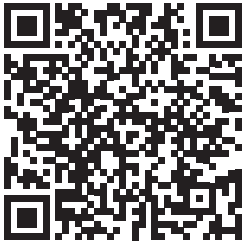


# Lazybrook

## NEWSLETTER

Pay Dues

September 2021



LAZYBROOK



### Next Virtual Meeting

### September 28<sup>th</sup> 7pm

See page 2 for login details, or visit [www.lazybrook.org/meetings](http://www.lazybrook.org/meetings)

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## EXECUTIVE MEMBERS

### PRESIDENT

Ben Dolan  
(281) 802-0358  
[president@lazybrook.org](mailto:president@lazybrook.org)

### VICE PRESIDENT

Kurt Swafford  
(281) 685-8405  
[vicepresident@lazybrook.org](mailto:vicepresident@lazybrook.org)

### TREASURER

Beth Goodner  
(832) 624-6778  
[treasurer@lazybrook.org](mailto:treasurer@lazybrook.org)

### CORRESPONDING SECRETARY

Pat Koteras  
(713) 864-4490  
[correspondence@lazybrook.org](mailto:correspondence@lazybrook.org)

### RECORDING SECRETARY

Calla Shuman  
(214) 778-9897  
[recording@lazybrook.org](mailto:recording@lazybrook.org)

## IMPORTANT NUMBERS

HPD Dispatch  
713-884-3131

HPD Central Station  
713-247-4400

Newsletter printed by



713-623-0703  
printheouston.com  
for the Lazybrook Civic Club and  
the Friends and Neighbors of  
Lazybrook.

# Next Civic Club Meeting

## September 28<sup>th</sup>, 2021

## 7 p.m. to 8 p.m.

## Virtual Zoom Meeting

Meeting ID: 773 4877 0444 Passcode: LCC

<https://us02web.zoom.us/j/77348770444?pwd=MG9SK1JYSEVKMmVoM0JXc3VzUjYrUT09>

## Civic Club meetings are the 4<sup>th</sup> Tuesday of Jan, March, May, Sept, and Nov\*

\* If this falls on the week of Thanksgiving it will be the first Tuesday after Thanksgiving

### COMMITTEE CHAIRS:

#### MEMBERSHIP

Eddie Yarbrough  
[membership@lazybrook.org](mailto:membership@lazybrook.org)

#### NEWSLETTER

Jessica Swafford  
[newsletter@lazybrook.org](mailto:newsletter@lazybrook.org)

#### YARD OF THE MONTH

Vicki Ballard & Rachel Corbell  
[yard@lazybrook.org](mailto:yard@lazybrook.org)

#### WEBMASTER

Sherri Oldham  
[webmaster@lazybrook.org](mailto:webmaster@lazybrook.org)

#### SECURITY CHAIR

**Open Position**  
[security@lazybrook.org](mailto:security@lazybrook.org)

#### BEAUTIFICATION

Carolyn Lehnert  
[beautification@lazybrook.org](mailto:beautification@lazybrook.org)

#### ARCHITECTURAL REVIEW

Ernest Fuhrmann  
[architecturalreview@lazybrook.org](mailto:architecturalreview@lazybrook.org)

#### SUPER NEIGHBORHOOD

Kurt Swafford  
[superneighborhood@lazybrook.org](mailto:superneighborhood@lazybrook.org)

#### BLOCK CAPTAIN

**Open Position**  
[blockcaptain@lazybrook.org](mailto:blockcaptain@lazybrook.org)

#### DEED RESTRICTIONS

Judy Dyk  
[deedrestrictions@lazybrook.org](mailto:deedrestrictions@lazybrook.org)

#### ADVERTISING

**Open Position**  
[advertising@lazybrook.org](mailto:advertising@lazybrook.org)

### SOCIAL GROUPS:

#### MOM'S CLUB

Erin Palmer Fuchs  
[moms@lazybrook.org](mailto:moms@lazybrook.org)

# Letter From The President

Dear Lazybrook,

I trust you are all doing well and hope everyone enjoyed their "Hot Summer"! I would like to thank Erin Fuchs and the Lazybrook Mom's Club for organizing our annual 4th of July Parade. I'd also like to thank Eddie Yarbrough for leading the parade in her very festive, star-spangled golf cart. We had a big turnout this year and it was great to see all the little patriots out there celebrating our independence.

If you fear you missed out on the parade celebrations, worry not! We have more festivities coming up right around the corner. National Night Out will be back in full swing this year and this event offers a great opportunity to get out and mingle with your neighbors. National Night Out will take place on Tuesday, October 5th at a driveway near you. I'd like to thank Megan Mooney for chairing this event once again! Details for how you can participate in NNO are enclosed in the Newsletter.

I would like to announce that elections for Civic Club Officers will take place at our Annual Meeting on Tuesday, November 30th. At the conclusion of this term, I will be stepping down as President of the Lazybrook Civic Club. It has been my privilege to serve as a member of the board over the past 5 years and an even greater honor to serve as President over the last 18 months. I will continue to volunteer in various capacities and plan to remain involved with the Civic Club for as long as I live in Lazybrook. Kurt Swafford has volunteered to run for the position of President and you can trust that the club is in good hands with his leadership.

The Civic Club plays such an important role in making Lazybrook a great place to live so I encourage everyone to participate in some form. If you have a passion or desire to contribute to our community, please consider running for an executive position (Vice President, Recording Secretary) or one of our open committee chair positions (Security, Block Captain, Advertising). Please reach out to me at [president@lazybrook.org](mailto:president@lazybrook.org) if you have any interest in contributing to the greatness of our neighborhood.

Unfortunately, due to the recent surge in COVID cases we will be holding this month's Civic Club Meeting virtually once again. Hopefully we can return to in person meetings at the church by November. The Lazybrook Civic Club Meeting will be held virtually via Zoom Video Conference on Tuesday, September 28th at 7pm. Details on how to attend the meeting are enclosed in the newsletter. We hope to see y'all there!

We hope to see y'all there!

Your President,

*Ben Dolan*

Connect with the Lazybrook Civic Club at our website [www.lazybrook.org](http://www.lazybrook.org) or on Facebook and Nextdoor.

 [lazybrook.org/nextdoor](http://lazybrook.org/nextdoor)



The Lazybrook Facebook page: <https://www.facebook.com/lazybrookcivicclub>

The Lazybrook Facebook social group: <https://www.facebook.com/groups/lazybrookneighborhoodgroup>

The Lazybrook Moms Club: <https://www.facebook.com/groups/lazybrookmomsclub>

# Membership

Our 2021 membership dues are **34.7% (234 homes out of 675 total)** paid.

This is quite low compared to past years where we normally have ~ 50% dues paid by this time of year. If you have not yet paid, please remember to do so before the end of the year! We rely on these very modest annual dues to support many important services and functions provided by the your Lazybrook Civic Club.

Remember, we can't keep up with all the great services below without your dues!

- Enforcement of Deed Restrictions and Architectural Review of home renovations and construction
- Mowing/cleaning of the 18th Street green area by the fences
- Mosquito spraying twice a week (April through October)
- Tree planting in esplanades/bayou areas and maintenance of those trees
- Community events such as litter pick-ups along our section of White Oak Bayou
- Lazybrook Newsletter for all residents (5x per year)
- Citizens on Patrol (COP), dues helps reimburse volunteers for their for gas money (consider volunteering!)
- Operating costs (PayPal, accounting programs, website, etc.)
- Paying your dues gives you voting rights at all LCC meetings

**Eddie Yarbrough**, Membership Chair  
[membership@lazybrook.org](mailto:membership@lazybrook.org)  
713-823-8430W



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**Amy Hoff**, personal trainer, Dr. of Pharmacology, RTS Certified, has joined us to make the Perfect Fit.



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# YOUR LAZYBROOK MARKET UPDATE

## ACTIVE HOMES ON THE MARKET

**2 Active Listings**

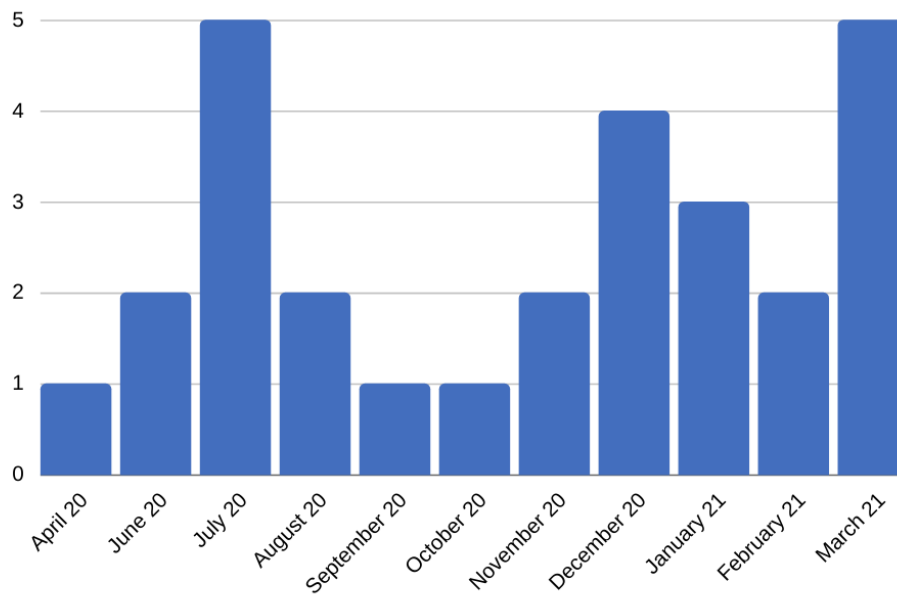
- **Average Size:** 3 beds, 3 baths
- **Average List Price:** \$705,000
- **Average Days on Market:** 7

## SOLD IN THE PAST 6 MONTHS

**17 Homes Sold**

- **Average Size:** 3 beds, 2.5 baths
- **Average Sales Price:** \$529,295
- **Average Days on Market:** 21

## PAST 12 MONTHS SALES



## CURIOUS ABOUT YOUR HOME?

**Unlock Your Home Report:**

**<https://hmbt.co/PCYMR4>**



**Market Stats Courtesy of:**

The MOVEMETOTX Team

Steve Louis & Katie Day

832-317-6006

LOUIS@movemetotx.com

KATIE@movemetotx.com

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# Events and Updates

## ***National Night Out***

***Tuesday, October 5th, 2021***



**N**ational Night Out (NNO) is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live. National Night Out enhances the relationship between neighbors and law enforcement while bringing back a true sense of community. Furthermore, it provides a great opportunity to bring police and neighbors together under positive circumstances.

NNO will be held during the evening of Tuesday, October 5 this year. We are so hopeful that with increased vaccinations and appropriate safety protocols we may get to have some gatherings again this year to celebrate our wonderful Lazybrook neighborhood. Our recent experiences in the winter storm brought neighbors together in helping to shut off water lines, share food and resources, and take care of one another. It's through events like NNO that we get to know each other better so that we can help one another when the time comes. Let's start planning early this year so we can make the 2021 NNO a wonderful celebration! If you're interested in helping, please contact Megan Mooney at [meganmooney@sbcglobal.net](mailto:meganmooney@sbcglobal.net)

## ***Lazybrook Litter Pick-up***

***Saturday, November 6th,  
2021***

***9am - 11am***

**P**lease join the Civic Club in helping us beautify Lazybrook and protect the environment by participating in a volunteer litter pick-up along our stretch of White Oak Bayou.



Our first Litter pick-up event back in February was such a success we hope to make it a semi-annual event with at least two litter pick-ups per year, maybe more.

Stop by the sign-in table at the intersection of Lazybrook Dr. and W. T.C. Jester to grab a trash bag, gloves, and litter grabber.

Please keep an eye on our website and Facebook page for reminders and an event sign-up. If you have any questions please e-mail Jessica Swafford at [newsletter@lazybrook.org](mailto:newsletter@lazybrook.org).



# Sunday, Texas Style



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# Lazybrook Mom's Club

## Fourth of July Parade

We were so excited to see neighbors, friends, and veterans out for our 4th of July Parade. Thank you to the neighbors that came out and cheered the parade on and thanks to the Hyders for having popsicles at their house afterwards!



## Halloween in Lazybrook!

Last year's Halloween was so much fun – we would love the neighborhood to do it again! Here are a few ideas:

- Individual baggies of treats set up on a picnic/card table in your yard or driveway
- Lawn chairs set up outside with a bucket of candy for kids
- Candy catapult!
- Pirate ship candy chute – ahoy 'matey!

\*\*If you do not wish to participate in Halloween, please turn your lights off on your front door/porch.

## Lazybrook Mom's Book Club

If you're interested in joining the LBK Mom's Book (and Wine) Club, reach out to Sara Hyder at [sfphyder@gmail.com](mailto:sfphyder@gmail.com) or Erin Hoffman at [erin.r.watkins@gmail.com](mailto:erin.r.watkins@gmail.com). You can also join the group on Facebook by searching Lazybrook Moms-BookClub.

## Sinclair Moms Night Out

Meet new friends and learn more about Sinclair Elementary at the Sinclair Mom's Night out at local favorite, Star Sailor, on Thursday, September 30th. You don't have to have a child at Sinclair, but we ask that you bring a bottle of wine (\$20 and up) to donate to the Sinclair Auction wine pull. The owner has a few specials for the group, and it's also coloring night!

As always, if you'd like to host a meet-up, playdate, or event, you are welcome to do so through the Lazybrook Mom's Group on Facebook. This is our main avenue of communication. It's also a great place to swap kids items, give/ask for recommendations, and chat about anything mom/kid/neighborhood related.

# “Have You Thought About Selling Your Home In The Next 12 Months?”

## **Sell Fast For More!**

Whether you're think of selling or just looking for answers, we will guide you with market knowledge and expertise specific to your area. Let's sell your home fast, together.



## **Please call today**

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**832.264.7737**

*Shane.Kogan@kw.com*



Houston real estate market broke records in June with buyers continuing to seize upon historically low interest rates as they purchased homes from a limited supply. Despite the strong buying activity, the pace was slightly slower than last year. In June the single-family homes sales were down 6.1 percent and once again, homes prices from \$750,000 and above led the way with homes at \$500,000 to \$750,000 sector followed. August proved to be another healthy month for home sales despite the lingering coronavirus pandemic. The high end of the market staged the strongest performance, pulling up overall pricing along the way. However, with a decline in the number of listings for sale coming on the market, inventory has now fallen to its lowest level in five years

## ACTIVE HOMES

As of August 2021, there are six homes actively listed in Lazybrook – between \$499,000 and \$750,000. Square foot ranges from 1,425 to 2,722 and built between 1957 and 2002. The homes range from a 2/2, 3/2 and 4/2 and have been on the market between 2 and 102 days.

## PENDING HOMES

Three Lazybrook properties are under contract: selling between \$499,000 and \$799,000 with square footage ranging from 1560 to 2777 SQFT.

## SOLD HOMES

Price	Days on Market	Street	Bed	Bath	Building SqFt	Price per SQFT
\$882,500	11	2003 Willowmoss	3	2.1	3340	\$264
\$815,000	180	2338 Brookmere Court	4	3.1	3753	\$217
\$780,000	7	2226 Brooktree Drive	3	2.1	2235	\$349
\$735,000	4	2502 Brooktree Drive	3	2.1	2293	\$321
\$690,000	33	2102 Lazybrook Drive	3	2	1942	\$355
\$660,000	5	2310 Brookmere Drive	3	2	2020	\$327
\$651,000	3	1839 Seamist Drive	3	2	1982	\$328
\$650,000	4	1807 Seamist Court	4	2	2234	\$291
\$620,000	150	2307 Lazybrook Court	3	2	2121	\$292
\$600,000	4	1607 Tannehill Drive	3	2.1	2100	\$286
\$588,000	19	2422 Lazybrook Drive	3	2	1456	\$404
\$480,000	9	2442 Brooktree Drive	4	2	2460	\$195
\$475,000	21	1827 Seaspray Drive	3	2	1627	\$292
\$445,000	5	1810 Watercrest Court	3	2	1348	\$330
\$422,500	9	1812 Locksford Drive	3	2	1479	\$286
\$402,000	4	1827 Millwood Street	3	2	1489	\$270

## RENTAL HOMES

There was seven Lazybrook rentals during this period. All properties rented in less than 17 days. The homes rental rated ranged from \$1950 to \$2,900 per month.

This report covers the period of May 1 – August 31, 2021.

**Shane Kogan** - Keller Williams Metropolitan - [Shane.Kogan@kw.com](mailto:Shane.Kogan@kw.com)



# 24/7 RESPONSIVENESS & RESULTS

*From the listing of our home to the closing of our new home... Molly exceeding all expectations. With her followed advice from the staging and pricing of our home, we wear able to sale our home in less than 48 hours....above asking price! She was patient with all of our questions and so encouraging through the entire process! Molly is an expert in her field. She takes her responsibilities of her job seriously. She works from the heart and is a genuine joy to work with!" -Natalie*

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# Citizen Patrol

## Citizen Patrol Hours Logged

May 2021	- 26 hrs
June 2021	- 20 hrs
July 2021	- 18 hrs
August 2021	- 24 hrs

## Crime in the Neighborhood

5/15	- Breaking and Entering	- 1500 Tannehill Drive
5/22	- Breaking and Entering	- 2100 Millwood Drive
7/17	- Breaking and Entering	- 1800 Tannehill Drive
8/24	- Breaking and Entering	- 2200 Lazybrook Drive
9/12	- Vandalism of a Vehicle	- 1800 Locksford Street



I encourage everyone to report any suspicious persons or vehicles immediately to HPD. If you are unsure about a person or situation please let a trained HPD officer assess the situation and take any action needed. Please call HPD to report all crimes and get a case number, this is how we are assigned manpower from HPD.

**HPD Dispatch 713-884-3131**

## Crime Statistics

The latest crime statistics are posted on the web at: [communitycrimemap.com](http://communitycrimemap.com)

## Be a Good Neighbor

Your next door neighbors may be as effective as any alarm system. Speak with your neighbors often and establish trust. Good, trustworthy neighbors are often the first to spot when something is amiss. They can keep watch over your home when you're away and report any suspicious activity to the police. If you're able, consider attending our next Lazybrook Civic Club meeting or joining our neighborhood Citizen Patrol.

**Ben Dolan**, (281) 802-0358, [president@lazybrook.org](mailto:president@lazybrook.org)



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# Help Us Improve Lazybrook!

The Lazybrook Civic Club is constantly looking for ways to improve Lazybrook and we need your help. We are organizing a Capital Improvements Committee to shepherd improvement projects and ensure we take advantage of city funding opportunities such as the Neighborhoods matching grants program.

Below are just some of the ideas brought forward as potential projects for this committee.

- Street Paving
- Sidewalk Repair
- Speed Cushions
- Decorative Lazybrook Sign Toppers
- Restorations of Lazybrook signs on 18th Street

We want to know what you are most passionate about when it comes to fixing things up around here. Please join us at the meeting and bring any ideas to the committee to help revive Lazybrook and ensure it is a great place to live for years to come.

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# Volunteer Today!

Please consider helping out by volunteering for one of the following open roles. Right now we have folks pulling double duty to get these jobs done and it would be really wonderful to have some new volunteers help spread out the responsibilities. We need you to keep Lazybrook a safe and wonderful place to live!

## **Block Captain Chair** - email [blockcaptain@lazybrook.org](mailto:blockcaptain@lazybrook.org) to volunteer

Responsibilities include

- Pick up the newsletters from our nearby printer 5 times a year, usually the week before the upcoming meetings in Jan., Mar., May, Sept. & Nov.
- Count and bag them for each Block Captain (it's a very organized process which takes about 2 hours solo or faster with help from friends).
- Deliver them to Block Captains (route is organized - takes about 1.5 hrs solo or 1 hr. with help from friends).
- Recruit new Block Captain if one retires or moves
- Maintain the block captain list

## **Advertising** - email [advertising@lazybrook.org](mailto:advertising@lazybrook.org) to volunteer

Responsibilities include

- Emailing out invoices to advertisers in January
- Tracking and following up on payments
- Managing new advertising requests

## **Security Chair** - email [security@lazybrook.org](mailto:security@lazybrook.org) to volunteer

Responsibilities include

- Managing the COPS program (occasionally setting up new trainings and tracking hours)
- Compiling crime stats for newsletter update 5 times a year



  
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Skype: brendan.muller7

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250 ED English Dr. Building 3 Unit C. Shenandoah, TX 77385  
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Yard of the Month



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Brooktree  
Dr



*July*  
Yard of the Month



2014  
Brooktree  
Dr



*August*  
Yard of the Month



2019  
Willow-  
moss

*September*  
Yard of the Month





# Beautification Update

By the time you read this I believe the long awaited replanting at West T.C. Jester and Loop 610 will be completed. The work is being done by Texas Department of Transportation to replace what they destroyed when work was done on the highway several years ago.

The memorial tree for firefighter Lemuel Bruce has grown very well over the summer. There are long term plans to add a stone of some kind there, perhaps on Memorial Day.



Fall weather brings the time to plant all kinds of trees and shrubbery. The cooler temperatures allow the plants to develop good root systems before the rigors of summer. October is the best time to plant fall vegetables such as all kinds of greens, broccoli, carrots, turnips and herbs such as sage and oregano (save basil for the summer). Also, November is the time to plant pansies and other cool season annual flowers.

Happy gardening!

Carolyn Lehnert  
[beautification@lazybrook.org](mailto:beautification@lazybrook.org)

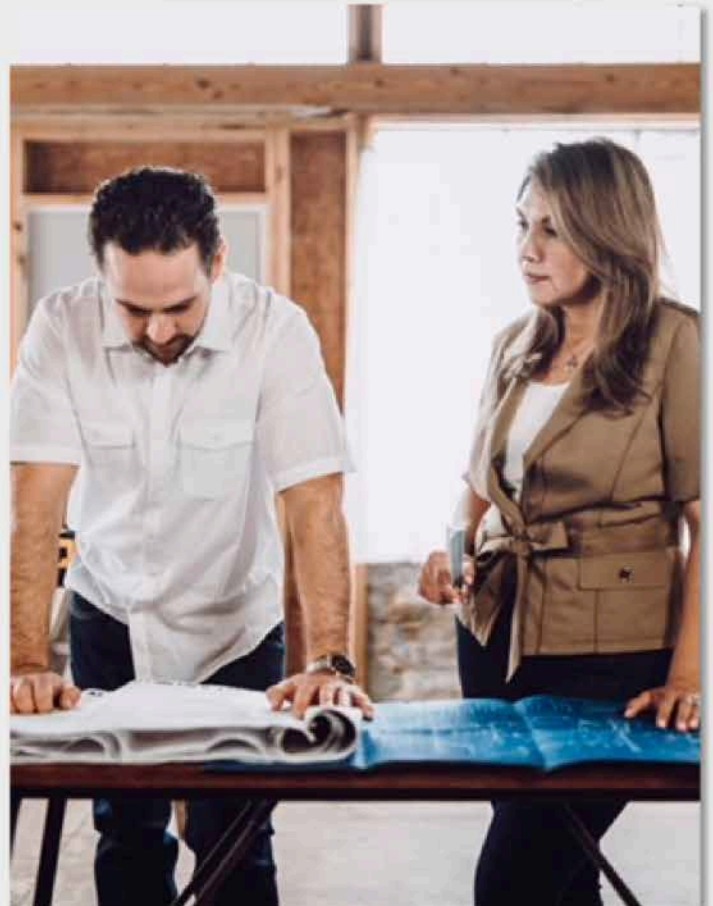
## AMERICANA — HOMES —

Americana Homes is a Houston-based, family-owned remodeler and builder specializing in seamless renovations featuring new additions. Lazybrook has been home to our family for many generations. We put our heart and soul into our re-envisioned spaces that are designed to accommodate today's lifestyles. Americana Homes is big enough to help turn your dream into a reality yet small enough to pay attention to every detail. Our projects are our passion.

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Jeff & Angelica Ramirez  
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[www.americanahomesinc.com](http://www.americanahomesinc.com)




# Block Captain Directory

Block Name	Block Captain/s	Contact Information
Brookmere	Carolyn Da Silva	713-864-8227
Brooktree (2002-2230)	Jeanne McDaniel	713-862-1833
Brooktree (2302-2510)	Barbara Lewis & Shawn Broussard	281-501-8888 / 832-474-2665
Crystal (1800)	Pat Koterak	713-864-4490
Crystal (2000)	Denise Conine	832-647-4982
Foxwood	John Kaehler & Joe Ratsky	713-861-4177
Greengrass (1800)	Trish Cato	713-862-2427
Greengrass (2000)	Lindsey O'Kelley	713-591-2780
Guese	Andy Diaz	713-725-0297
Haverhill (1600)	Eva Paek	281-300-5896
Haverhill (1700-1800)	Cayce Colley	512-751-5898
Lazybrook (2002-2111)	Jenny Estopinal	713-828-7165
Lazybrook (2114-2223)	D.J. Blanchard	713-791-3532
Lazybrook (2302-2327)	Mary Ann Bullard	281-794-9864
Lazybrook (2402-2423)	Crystal Hansen	512-461-0849
Lazybrook (2500-2600)	Shawn Broussard	832-474-2665
Locksford	Alison McGallion	832-423-3925
Mill Creek	Norma Sanchez	281-433-0338
Millwood (1800)	Cindy Magouirk	281-433-0338
Millwood (2000)	Melissa & Mark Cogle	281-433-0338
Nauts	Bill Hunter	713-862-4809
Salford	Vicki Ellis	713-875-6890
Sea King	Ellie Johnson	713-253-6607
Sea Queen	Maria Flores	713-545-6266
Seamist (1800)	Heather Fedun	281-744-6860
Seamist (2000)	Amy & Doug Finney	713-863-1666
Seaspray	Jo Crawford	713-864-0685
Tannehill (1500)	Jorge Sera	713-862-1360
Tannehill (1600)	Roger Lawson	713-201-2407
Tannehill (1700-1800)	Helen Brown	713-880-2445
Tattenhall	Jennifer Ofowitz & Tony Sullivan	713-306-0795
Watercrest	Catherine Sala & Dionne Ukleja	281-615-0624 / 713-542-8007
W. T.C. Jester	Rose Lopez	713-869-1942
Widdicomb (1800)	Judy Dyk	713-363-4014
Widdicomb (2000)	Amy & Doug Finney	713-863-1666
Willowby (1600)	Laura & John McCarver	713-504-8821
Willowby (1700-1800)	Christy Bergeon	281-794-3302
Willowmoss (1800)	Patrice Tucker	713-862-7886
Willowmoss (2000)	Carol Herring & Cheri Mills	713-252-2972 / 713-553-1029





Temporary Block Captain Chairperson is Eddie Yarbrough, please contact [blockcaptain@lazybrook.org](mailto:blockcaptain@lazybrook.org) to volunteer for the position.



# September

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Mosquito Spraying will continue through October on Thursday Evenings. Contractor may change schedule depending on weather.			1	2 TRASH RECYCLING 	3	4
5	6 Labor Day	7	8	9 TRASH 	10	11
12	13	14	15 TREE WASTE	16 TRASH RECYCLING 	17	18
19	20	21	22	23 TRASH 	24	25
26	27	28 Civic Club Mtg @7pm	29	30 TRASH RECYCLING 		

# October

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
The City of Houston picks up tree waste only on ODD months and heavy trash on EVEN months. Pick-up is scheduled for Lazybrook on the 3rd Wednesday of the month. <b>Download the <a href="#">HTX Collects</a> app to know your collection days and keep up to date on delays.</b>					1	2
3	4	5	6	7 TRASH 	8	9
10	11	12	13	14 TRASH RECYCLING 	15	16
17	18	19	20 HEAVY TRASH	21 TRASH 	22	23
24	25	26	27	28 TRASH RECYCLING 	29	30

# November

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Oct-31 Halloween	1	2	3	4 TRASH	5	6
7	8	9	10	11 TRASH RECYCLING	12	13
14	15	16	17 TREE WASTE	18 TRASH	19	20
21	22	23	24	25 Thanksgiving	26 TRASH RECYCLING	27
28	29	30 Civic Club Mtg @7pm	Regular yard waste is collected every Thursday, this includes bundled branches and debris in compostable COH approved bags.			