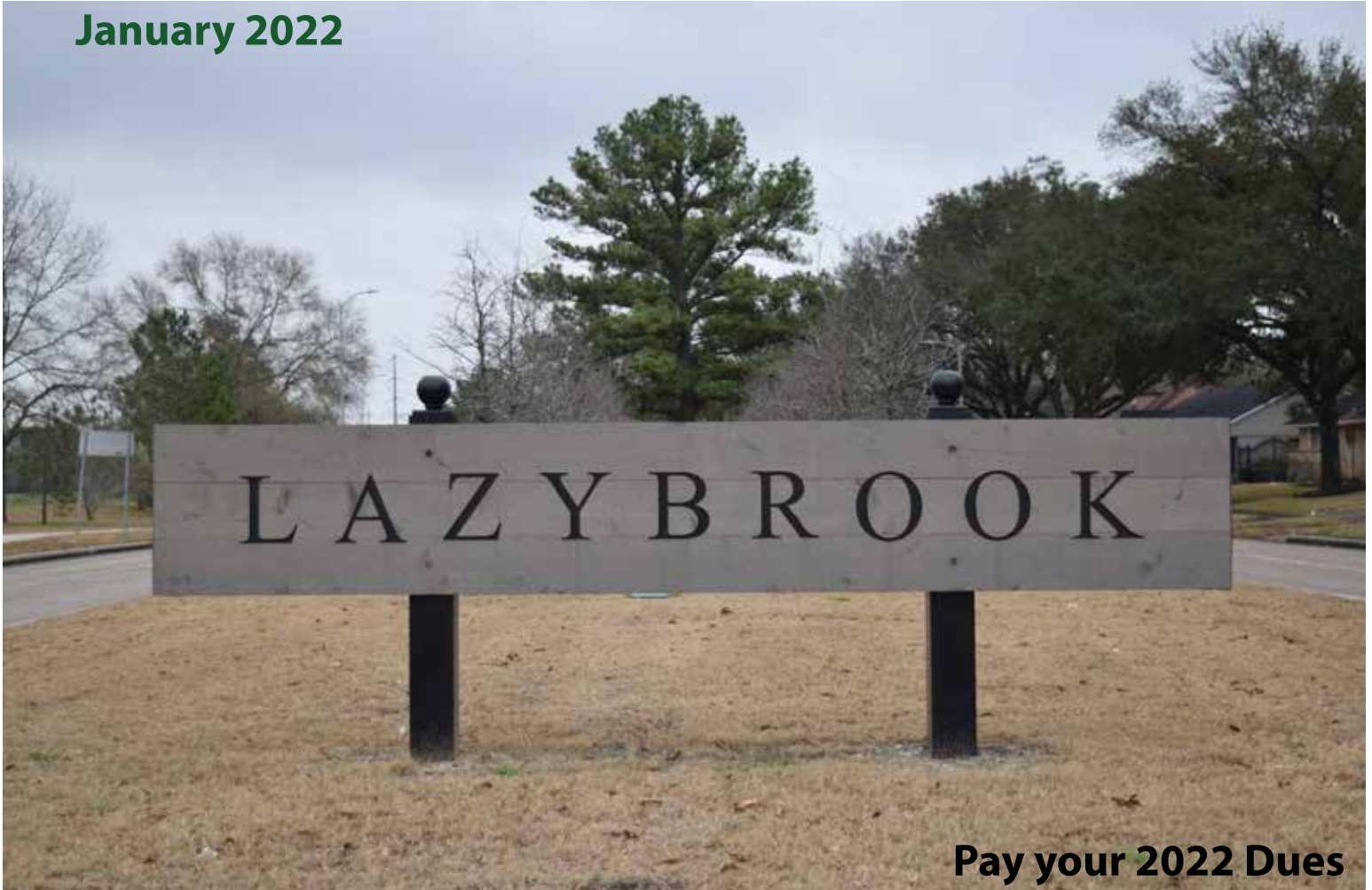


# Lazybrook

## NEWSLETTER

January 2022



Pay your 2022 Dues

**Next In-Person Meeting**  
**January 25<sup>th</sup> 7pm**

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



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## EXECUTIVE MEMBERS

### PRESIDENT

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

### VICE PRESIDENT

Ernest Fuhrmann  
(713) 201-4302  
[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

Megan Mooney  
[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](http://printheouston.com)  
for the Lazybrook Civic Club and  
the Friends and Neighbors of  
Lazybrook.

# Next Civic Club Meeting

## January 25<sup>th</sup>, 2022 7 p.m. to 8 p.m.

### At Lazybrook Baptist Church

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)

#### SUPER NEIGHBORHOOD

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

#### NEWSLETTER

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

#### BLOCK CAPTAIN

Nicole Fuhrmann  
[blockcaptain@lazybrook.org](mailto:blockcaptain@lazybrook.org)

#### YARD OF THE MONTH

Niki McCay  
[yard@lazybrook.org](mailto:yard@lazybrook.org)

#### DEED RESTRICTIONS

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

#### WEBMASTER

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

#### CAPITAL IMPROVEMENTS

Ben Dolan  
[improvements@lazybrook.org](mailto:improvements@lazybrook.org)

#### SECURITY CHAIR

Joel DuBois  
[security@lazybrook.org](mailto:security@lazybrook.org)

#### ADVERTISING

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

#### BEAUTIFICATION

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

### SOCIAL GROUPS:

#### ARCHITECTURAL REVIEW

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

#### MOM'S CLUB

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

# Letter From The President

Dear Lazybrook,

I want to start 2022 by thanking Ben Dolan for his service to the neighborhood the last two years as Lazybrook Civic Club President. I also want to thank Melanie Markowski and Steve Yarbrough for spearheading the 2021 holiday decorating contest--the new yard signs turned out great! Thanks also to Niki McCay for putting out our Lazybrook sign decorations this year and to Erin Fuchs for organizing the holiday hayride.

At our November meeting I officially took on the role of President. I look forward to taking the lead at the LCC and believe we have some exciting things on the horizon. After several years of net income, we have a healthy balance sheet and can start to take on some larger capital improvement projects. Our ultimate goal is to eventually get matching grants from the Houston Department of Neighborhoods to help fund these projects and stretch our dollars even farther.

For those of you who paid dues in 2021, we can't thank you enough. We are especially appreciative to the many neighbors who make additional generous contributions to our general fund. As we turn the page to 2022, I hope you consider paying the modest \$40/annual dues this year. We want to do more for our neighborhood but we need dues payments and donations to make that happen.

In addition to paying dues, I hope you consider volunteering your time to help us out. You can have a say in what we do by joining our capital improvements committee, help manage our membership as committee chair, or you can just let us know how you think you can help--I can find something that fits whatever time you have to offer, and your help would go a long way to lighten the load of our existing volunteers.

I hope to see you Jan 25th at 7pm at Lazybrook Baptist Church-- but if not, I will see you around the neighborhood!

Your President,



**Please don't forget to visit our generous local business that sponsor door prizes at our in person meetings!!**

Bargain Foods Mart - 18<sup>th</sup>

Demeris BarBQ - NW Freeway @ 18<sup>th</sup>

Kojak's Fine Foods - 18<sup>th</sup>

Heights Mobil - 18<sup>th</sup>

Pizza Inn - 18<sup>th</sup> & Mangum

Athas Florist - Ella Blvd

Queen Donut - 18<sup>th</sup>

Tony's Mexican Restaurant - Ella  
Spaghetti Western #2 - W TC Jester

Subway - 18<sup>th</sup> St

Magic Nails & Facials - Ella

Preslee's Southern Good Eatery - 19<sup>th</sup>

# Membership

Neighbors - It's time to join the Lazybrook Civic Club and pay your 2022 dues which are only \$40 per household per year. Though voluntary, your dues and additional donations are the sources for funding the many efforts to protect the biggest investments of our lives: the value of our homes!

For the sake of comparison, we have 677 homes and the final membership stats for the past few years are:

2021: 47% (318 homes paid)  
2020: 55.5% (376 homes paid)  
2019: 41.5 (281 homes paid)  
2018: 47.3% (319 homes paid)

The higher percentage in 2020 resulted from running a contest (a LOT of work and included a LOT of cajoling and pleading). Folks, paying your dues should be an automatic annual reminder on your calendars because your dues fund a LOT of services such as:

Mowing and maintenance on 18th between the fence and sidewalk  
Mosquito spraying once a week (March 15 through Nov 15)  
Supporting improvement projects within Lazybrook  
Supporting Citizens on Patrol (COP) for gas money - consider volunteering!  
Covering miscellaneous costs for PayPal, accounting programs, website costs, etc.  
Ensuring your voting rights at all LCC meetings

Pay online with credit card or PayPal by visiting <http://www.lazybrook.org/membership> - you can even set up a recurring annual payment!) or pay by check by completing the form on the next page.

Also, we are looking for a new Membership Chair to replace me - please contact if you're interested!

Eddie Yarbrough  
Memberships Chair  
[membership@lazybrook.org](mailto:membership@lazybrook.org).  
713-823-8430

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**Brendan J. Muller CPA, EA**  
Partner  
[bmuller@jambrina.com](mailto:bmuller@jambrina.com)

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Mobile: 713.562.7756  
Fax: 713.456.2007  
Skype: brendan.muller7

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# Ways to Pay

Good news, paying your dues is easier than ever before. Visit [www.lazybrook.org/membership](http://www.lazybrook.org/membership) to pay Online or use the QR code below. You don't need a PayPal account to be able to make payment and you can now set up annual recurring membership payments so you don't forget next year!

## Follow the QR code to quickly pay your dues

or visit [www.lazybrook.org/membership](http://www.lazybrook.org/membership) for all our payment options including annual subscription, general donation and advertising payments.



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>

## LAZYBROOK CIVIC CLUB MEMBERSHIP DUES

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

I AM ENCLOSING:  **\$40.00** Membership Dues  
 \_\_\_\_\_ Voluntary Additional Donation <sup>1</sup>

TOTAL: \$ \_\_\_\_\_

MAKE CHECKS PAYABLE TO: LAZYBROOK CIVIC CLUB  
PO BOX 926181  
HOUSTON, TX 77292-6181

<sup>1</sup> Additional donations helps to further fund LCC operations and programs including Beautification, Citizens on Patrol and Mosquito Spraying.



# YOUR LAZYBROOK MARKET UPDATE

## ACTIVE HOMES ON THE MARKET

2 Active Listings

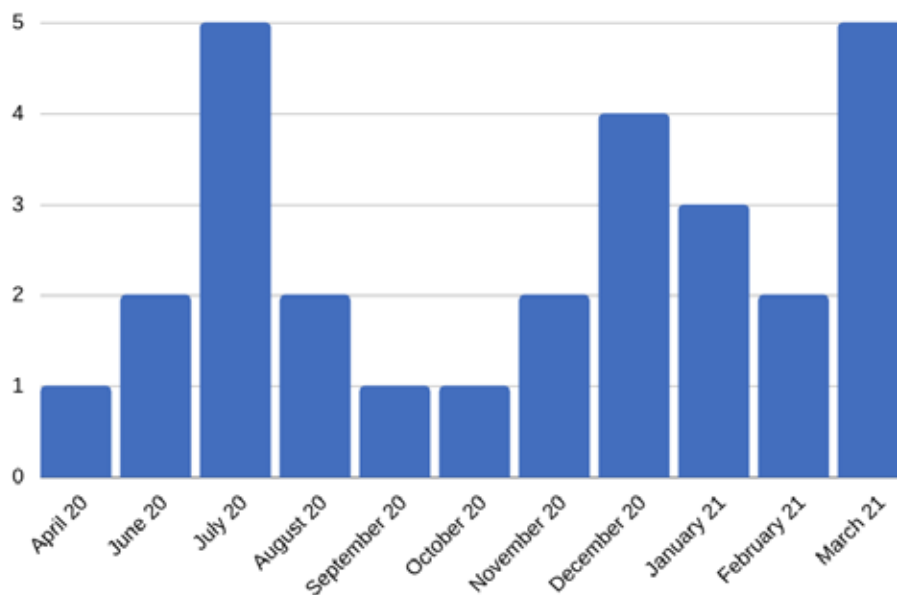
- **Average Size:** 3 beds, 3 baths
- **Average List Price:** \$705,000
- **Average Days on Market:** 7

## 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

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KATIE@movemetotx.com

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# Events and Updates



We are excited to announce the return of the Timbergrove Manor “Run the Grove” 5K run on April 23, 2022! The 5K was last held in 2018 and brought Houston residents, runners, and businesses together in our community. Funds that are raised will be used to beautify our neighborhood including a donation for the maintenance of the Lorraine Cherry Nature Preserve (formerly known as W 11th Street Park). It will also provide an opportunity to bring our community together after the challenges of the last two years.

The date of the run has been secured with the City of Houston and the race course map is shown below. However, we are still in the process of securing sponsors and are always in need of volunteers to assist with the event. Please contact Scott Douglas ([scottdouglas86@gmail.com](mailto:scottdouglas86@gmail.com)) if you have questions, would like to be a sponsor/know someone who would or are willing to help out in any way. Registration for this event will begin early next year on the TMNA website ([www.tmnaonline.org](http://www.tmnaonline.org)) – note: the website is currently being modified and will be available in mid-January. We greatly appreciate your support in making the return of “Run the Grove” a success!

**Sharon Ettinger**  
— REAL ESTATE SOLUTIONS —  
**713.299.5149**  
**Ettinger.Sharon@gmail.com**

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# Events and Updates

Support Sinclair Elementary by sponsoring the "Sinclair 54" Silent Auction! We expect approximately 400 guests at this year's disco-themed party, located at the SPJST Lodge. The event will be on Friday, February 11, 2022. See below for sponsorship opportunities! We are also looking for items for the silent auction itself, such as gift cards and or branded merchandise. All donations are tax deductible. Please contact Erin Fuchs ([moms@lazybrook.org](mailto:moms@lazybrook.org)) if you are interested in supporting Sinclair Elementary!



February 11th, 2022 7PM-11PM

## Business Sponsorship Opportunities



### Venue Presenting Sponsor - \$5,000 (SOLD)

- Name / logo on outside "Thank You" banner for one year (Ella Blvd)
- Name / logo "Thank You" on PTO website, social media platforms, and event signage
- Name/logo on yard sign on Manville for several weeks
- Can add own marketing material/items to VIP swag bag
- Business advertisement on social media platforms
- Name / logo recognition displayed prominently at entrance of event + throughout event
- Name / logo EXCLUSIVELY printed on auction commemorative item given to all attendees (hand sanitizer, pens, mints, etc.)
- Special shoutout describing your services
- VIP reserved table at auction for 8 guests
- 8 VIP Swag Bags
- 8 VIP Champagne Lounge tickets
- 4 raffle tickets
- 1 ticket to Wine Pull / 1 tickets to Booze Pull
- 2 reserved front row parking spots or free rides to and from event with Alto



### I Love the Nightlife - \$1,500

- Name / logo on outside "Thank You" banner for one year (Ella Blvd)
- Name / logo "Thank You" on PTO website, social media platforms, and event signage
- Name/logo on yard sign on Manville for several weeks
- Can add own marketing material/items to VIP swag bag
- 4 general admission tickets
- Business advertisement on social media platforms
- Special announcement naming you as sponsor
- +
- Name / logo recognition displayed prominently at ONE area of choice + on promotional items

Examples of areas : Bar, Food Tables, Live Auction, iKids Gala Sponsor - we will work with you to determine the best area for your business!

**(This sponsorship opportunity is first come first served!)**



### VIP Sponsor - \$5,000 (Limit 1)

- Name / logo on outside "Thank You" banner for one year (Ella Blvd)
- Name / logo "Thank You" on PTO website, social media platforms, and event signage
- Name/logo on yard sign on Manville for several weeks
- Can add own marketing material/items to VIP swag bag
- Business advertisement on social media platforms
- Name / logo recognition displayed prominently at entrance of VIP lounge + throughout event
- Name / logo on auction commemorative VIP reusable "swag bag"
- Special shoutout describing your services
- VIP reserved table at auction for 8 guests
- 8 VIP Swag Bags
- 8 VIP Champagne Lounge tickets
- 4 raffle tickets
- 1 ticket to Wine Pull / 1 tickets to Booze Pull
- 2 reserved front row parking spots or free rides to and from event with Alto



### Disco Inferno - \$750

- Name / logo on outside "Thank You" banner for one year (Ella Blvd)
- Name / logo "Thank You" on PTO website, social media platforms, and event signage
- Name/logo on yard sign on Manville for several weeks
- Can add own marketing material/items to VIP swag bag
- 4 general admission tickets
- +
- Business advertisement on social media platforms
- Special announcement naming you as a sponsor



### Turn the Beat Around - \$500

- Name / logo on outside "Thank You" banner for one year (Ella Blvd)
- Name / logo "Thank You" on PTO website, social media platforms, and event signage
- Name/logo on yard sign on Manville for several weeks
- Can add own marketing material/items to VIP swag bag
- 2 general admission tickets

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**SHANE KOGAN**  
**832.264.7737**

*Shane.Kogan@kw.com*

# Lazybrook Mom's Club

Thank you to all who came out to make the Holiday Hayride a great success and to all the houses with decorations for us to look at on our ride!! Special thanks to Molly Slagle for sponsoring, and to Lazybrook Baptist Church for helping get Santa from the North Pole to stop by! Also much appreciation to Good vibes ice cream truck!



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Molly@mollysoldit.com



# Holiday Decorating Contest Winners!

Thank you to all those that decorated this year to make the neighborhood fun and festive and a big thank you to our volunteers Melanie Markowski, Steven Yarbrough and Niki McKay who helped organize and judge our contest as well as decorate our Lazybrook signs.

## And the winner are....

- Most Religious - 2338 Brookmere
- Best Wreath - 2503 Brooktree
- Best Window - 1806 Greengrass
- Prettiest - 2110 Millwood
- Most Creative - 1822 Foxwood
- Best Block - Greengrass Court
- Best Santa Claus - 2406 Brookmere
- Best Door - 2003 Willowmoss
- Best Use of Lights - 1811 Greengrass
- Best Tree - 2403 Lazybrook
- Best Inflatables - 1839 Salford
- Best Snowman - 1834 Watercrest





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The Houston housing market continues to forecast home values will continue to rise in 2022. Homebuyers can look forward to an upswing in home inventory after last year's decline but will continue to remain competitive for buyers especially in the entry-level price tiers. Abundance of buyers means escalating home prices. Homeowners who are ready to sell 2022 are in a good position. Prices are likely to continue to push higher. While inventory continues to grow, sellers will face competition. Those properties in good condition and priced well will continue to sell quickly in most markets. Lazybrook mostly features midsize homes that are competitively priced. The community dates back to 1955 and has continued to develop over the years. The house ages range from 1955 to 2020 with 48 homes sold in 2021.

## ACTIVE HOMES

As of January 2022, there are five homes actively listed in Lazybrook – priced between \$589,000 and \$899,000. The square footage ranges from 1,923 to 3,685 and built between 1959 and 1974. The homes range from 3 bedrooms 2 baths with an average dollar per SQFT of \$394 to a 4 bedrooms 2 baths with an average dollar per SQFT of \$319. The average list price is \$687,000 with a days on market of 85.

## PENDING HOMES

Four Lazybrook properties are under contract: selling between \$425,000 and \$650,000 with square footage ranging from 1425 to 1590 SQFT. The average dollar per SQFT for these pending properties is \$330.61 with a days on market of 56.

## SOLD HOMES

Price	CDOM	Street	Bed	Bath	SQFT	SQFT
\$482,000	4	1818 Mill Creek Drive	3	1.1	1397	\$345.03
\$530,000	11	2114 Seamist Court	3	2	1820	\$291.21
\$545,000	36	2214 Lazybrook Dr	3	2	1688	\$322.87
\$550,000	55	1802 Mill Creek Drive	3	2.1	2061	\$266.86
\$591,000	21	1723 Guese Road	3	2	1395	\$423.66
\$650,000	55	1810 Tannehill Drive	3	2.1	1926	\$337.49
\$799,000	3	1806 Haverhill Drive	4	3	2645	\$302.08

## LEASE HOMES

These were a total of five lease homes on the market during this time frame. All Five are currently active. The average list price was \$3130 per month. Homes range from a 3/2, 3/1 and 5/4.

Shane Kogan – Keller Williams Metropolitan - [Shane.Kogan@kw.com](mailto:Shane.Kogan@kw.com) – 832.264.7737

# Citizen Patrol

## Citizen Patrol Hours Logged

September 2021	- 23 hrs
October 2021	- 23 hrs
November 2021	- 12 hrs
December 2021	- 14 hrs



## Crime in the Neighborhood

1/6 – Breaking & Entering – 2000 Lazybrook Drive

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.

**Joel DuBois** (281) 382-7564

[security@lazybrook.org](mailto:security@lazybrook.org)



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*December*

Yard of the Month



2018  
Sea King



*January*  
Yard of the Month



# Replace Street Signs for FREE!

Do your street signs look terrible, worn out, unreadable? Are the letters falling off, faded or covered in grime? Are your stop signs old, undersized and no longer reflective at night?

If so, there is good news! Getting them replaced is very easy and anyone can do it. All you need to do is request the replacement via 311. We highly recommend using the app for this since the city prefers photos documenting the condition of the signs. Just snap a photo with your phone and submit the request via the app. In our experience, once the sign replacement has been requested, city crews complete the work within a few days.

There are many more signs around the neighborhood that need replacement so we are asking for your help! Next time you are out walking and see a crummy looking sign, grab a photo, take the 5 minutes to download the app and submit the request. You can also submit the request on their website. This is an free and easy way to help beautify and improve the neighborhood.

Thanks for helping to beautify Lazybrook!



Before and after stop sign and post replacement. The new standard stop sign is much larger and more reflective than the original signs.

# 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 Koteras	713-864-4490
Crystal (2000)	Denise Conine	832-647-4982
Foxwood	John Kaehler & Joe Ratsky	713-861-4177
Greengrass (1800)	Steven Yarbrough	713-540-9949
Greengrass (2000)	Lindsey O'Kelley	713-591-2780
Guese	Erik Ledvina	281-638-0181
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	713-557-2339 (Amy)
Seaspray	Matt & Elissa Ripley	713-906-3382
Tannehill (1500)	Jorge Sera	713-862-1360
Tannehill (1600)	Roger Lawson	713-201-2407
Tannehill (1700-1800)	Helen Brown	713-880-2445
Tattenhall	Jennifer Ofsowitz & 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

Block Captain Chair is Nicole Fuhrmann, please contact [blockcaptain@lazybrook.org](mailto:blockcaptain@lazybrook.org) to volunteer.



# January

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
2	3	4	5	6 TRASH RECYCLING	7	8
9	10	11	12	13 TRASH	14	15
16	17 MLK Day	18	19 TREE WASTE	20 TRASH RECYCLING	21	22
23	24	25 <b>Civic Club Mtg @7pm</b>	26	27 TRASH	28	29
30	31	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>				

# February

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3 TRASH RECYCLING	4	5
6	7	8	9	10 TRASH	11	12
13	14 Valentines' Day	15	16 HEAVY TRASH	17 TRASH RECYCLING	18	19
20	21 President's Day	22	23	24 TRASH	25	26
27	28	Regular yard waste is collected every Thursday, this includes bundled branches and debris in compostable COH approved bags.				

# March

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Mosquito spraying begins weekly service March 15th - Nov. 15th <a href="mailto:Mosquitospraying@lazybrook.org">Mosquitospraying@lazybrook.org</a>		1	2	3 TRASH RECYCLING	4	5
6	7	8	9	10 TRASH	11	12
13	14	15 	16 TREE WASTE	17 TRASH RECYCLING St Patrick's Day	18	19
20	21	22 <b>Civic Club Mtg @7pm</b> 	23	24 TRASH	25	26
27	28	29 	30	31 TRASH RECYCLING	 - Weekly Mosquito Spraying	