

A SENSE OF COMMUNITY

HYDE • PARK

March 2014

hydeparkhouston.org

Hyde Park Civic Association

Letter from the President – March

Hello Neighbors,

After an especially chilly winter this year, I am looking forward to warmer weather as



I'm sure many of you are. Or maybe not. Some say Houston has two seasons - hot, and not hot. The first day of spring is March 20. Let's hope we get to enjoy a real spring season this year!

Last Month's Activities

Thanks to all who made it to the February association meeting, where Councilmember **Ellen Cohen** addressed

the concerns of many residents and answered many questions. Our District C is the largest among all in the city, which means Ms. Cohen has many neighborhoods to represent. We thank her for attention to our community and her open office rapport to all. See the article in this issue for full details on her presentation.

Welcome New Board Members

With the regrettable departure of Secretary **Janet Nichols** and Deed Restrictions Committee Member **Dairus Deneui**, I am pleased to announce that both positions have

Continued Page 2

Protecting the Character of our Neighborhood

by Diana Mobley



As many have noticed, the volume of multi-family structures is increasing rapidly in the Hyde Park area. New development is often a very good thing for a neighborhood, but there can reach a point where over-development can occur at the expense of existing residents. The character of the neighborhood can suffer as old trees and homes are removed and large buildings constructed in their place. The quality of the water system, roads,

traffic, and parking can all be negatively impacted, and many of us are experiencing this first hand.

Soon, Hyde Park will get its first mid-rise (or potentially high-rise) building at Commonwealth and Fairview. This is likely the first of many as investors grab up land to take advantage of our awesome location and community. There is action that we can take to ensure development

Continued Page 10

Next Meeting

Kevin Calfee

Manager, Community Sustainability, City of Houston Planning and Development Department

Mon., March 3, 6:30 PM

Rudyard's (upstairs) 2010 Waugh Dr.

BOARD CONTACTS

PRESIDENT - Macy Bodenhamer
president@hydeparkhouston.org

VICE PRESIDENT - Tammi Wallace
vicepresident@hydeparkhouston.org

SECRETARY - Janet Nichols
secretary@hydeparkhouston.org

TREASURER - Rex Richardson
treasurer@hydeparkhouston.org

PAST PRESIDENT - George Sroka
pastpresident@hydeparkhouston.org

DEED RESTRICTIONS - Diana Mobley
deedrestrictions@hydeparkhouston.org

MEMBERSHIP/DIRECTOR - Susan Ellis
membership@hydeparkhouston.org

CITIZEN PATROL - Cynthia Greenwood
citizenpatrol@hydeparkhouston.org

NEWSLETTER - Paul Civiletto
newsletter@hydeparkhouston.org

ADVERTISING - Carlos Fernandez
advertising@hydeparkhouston.org

LAMAR PARK
Rodney Morris and Dean Emmons
lamarpark@hydeparkhouston.org

NEIGHBORHOOD BLOCK CAPTAINS

Bomar

Greg Jeu & Jim Hurst 281-541-6756

California / Westheimer

Cecilia Kammer 832-788-1586

Commonwealth

Liz Hudson & Carol Brownstein 713-527-9852

Mark McCreary 713-338-1929

Fairview

Irene Dahlgren 713-299-5190

Hyde Park / Hyde Park Apts.

Linda Carter 713-524-2952

Alex Aranda 713-533-9474

Hyde Park Crescent

Susan Ellis 713-528-8289

Carlos Fernandez 713-520-7017

Hyde Park Townhomes

Daniel Posada 713-454-7834

Indiana / Yupon

Alice McCarthy 713-521-5807

Jackson

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Tom Whitworth 713-523-8035

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Syndee Sharrar 281 216 0953

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Lori Corwin 832-582-6520

Vermont

Sharon Lord 713-522-9427

Waugh

Will Martin 405-361-2523

Welch

Scott and Lina Rigrod 713-528-2791

Cliff Jones 713-524-3055

West Drew

Mike McKann 713-526-6777

West Gray / Hazel

Sherry Waddell 713-252-3968

Willard

Camille Bogel 832-794-2577

Yoakum/Van Buren

Macy Bodenhamer 713-201-5810

**Block captains: Notify
vicepresident@hydeparkhouston.org of
any changes in contact information.**

President's Letter (Continued)

been filled. **Daniel Stidham**, who recently took on the co-role of HPD PIP Liaison, has accepted the secretary position. Daniel, thanks for stepping up! **Divya Chandrasekhar** has joined the Deed Restrictions Committee. As assistant professor in the Dept. of Urban Planning and Environmental Planning at TSU, I know she will make valuable contributions to both the committee and board.

March Association Meeting - Topic "Protecting the Character of our Community"

On Monday, March 3, our special guest speaker will be Community Sustainability Manager **Kevin Calfee** with the City of Houston Planning and Development Department. Kevin will discuss how Subdivision Ordinance Chapter 42 can protect the character of our neighborhood. Residents can obtain this protection for their blocks and streets, which can prevent developers from subdividing lots and enforce minimum setbacks. This has become an issue of

increasing concern, as development continues to grow aggressively in Hyde Park. Our deed restrictions details will also be discussed at the meeting. Hope to see you there!

Are You A Member?

Last month, newsletters included a return envelope for renewing or obtaining new membership. Please take action to become a member or renew your status. At just \$30 annually, your contribution keeps this newsletter coming to your doorstep, helps with maintenance of Lamar Park, helps us enforce deed restrictions, and strengthens our voice as a community. To date, only about 10% of this neighborhood funds priorities for the other 90%. Please take a moment to fill out the form in this newsletter and join.

Enjoy the coming of spring, rodeo season, and mark your calendar for an April 12 picnic in Cherryhurst Park, where we'll come together for fun and frolic with other nearby civic associations.

Sincerely,

Macy Bodenhamer

February Meeting Minutes by Janet Nichols

The February 3 meeting commenced at 6:40 p.m. with near-record attendance of about 40 members and guests to hear District C Houston City Councilwoman **Ellen Cohen** speak to the Hyde Park Civic Association. Cohen addressed concerns which members had submitted for the evening's discussion. Details of the entire address are covered in an article on Page 6 of this newsletter.

Following Councilwoman Cohen's departure, President **Macy Bodenhamer** commenced introductions and announcements. Some residents expressed much concern about the planned six-story development going up at Fairview and Commonwealth being built by Butler Brothers Construction. Current intent is to plan a meeting with Butler Brothers including a larger Hyde Park Resident attendance. The

construction company will be asked to provide a Shade Study conducted in January and June to measure the amount of shade produced by the tall building and discuss the affect of that shadow. A Structural Study has also been requested.

Treasurer **Rex Richardson** reported the association's financial balance and mentioned liability insurance upcoming payment. Funds from membership renewals are coming in.

Membership Chairwoman **Susan Ellis** encouraged renewals and new membership. Payments can be made via paypal, checks, cash, or credit cards, for just \$30 a year.

Deed Restrictions Committee Head **Diana Mobley** reported Chapter 42 and Deed Restrictions will be topics for Hyde Park's March meeting.

The meeting adjourned at 7:55 p.m.

Are you a tennis enthusiast?

We're co-sponsoring a picnic on Saturday, April 12, in Cherryhurst Park, which features tennis courts. If you're interested in setting up our own tennis tournament, email pastpresident@hydeparkhouston.org or contact **George Sroka** through our Facebook page.



CALENDAR • ANNOUNCEMENTS

GENERAL MEETINGS

Rudyard's (upstairs) at 6:30 p.m.

March 3

April 7

May 5

HYDE PARK CITIZEN PATROL REPORT: Jan 2014

Number of known incidents reported to police: **2**

Number of arrests: **1**

Hours patrolled on foot: **113.25**

Hours patrolled by car: **42**

CHERRYHURST PARK PICNIC - April 12

Saturday April 12; 11 a.m. until 2 p.m.

Co-sponsored by the Cherryhurst and Hyde Park Civic Associations.

For more information or to help please email pastpresident@hydeparkhouston.org.

APRIL NEWSLETTER

Deadline is April 15.

newsletter@hydeparkhouston.org

ADVERTISING:

advertising@hydeparkhouston.org

TRASH/RECYCLING

Monday is the regular garbage collection day. Please do not put out your trash/recycling bins before 6 p.m. Sunday. When collection day is a Monday holiday, garbage and recyclables are picked up the following day.

SINGLE STREAM (large wheeled bin)

Mar 10, 24; Apr 7, 21; May 5, 19

DUAL STREAM (small bin, no glass)

Mar 3, 17, 31; Apr 14, 28; May 12, 27

HEAVY/JUNK AND TREE WASTE

TREE WASTE: Mar 5; May 7; Jul 2

HEAVY/JUNK: Apr 2; Jun 4; Aug 6



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Picnic in Cherryhurst Park

THIS TIME FOR SURE!

Saturday, April 12, from 11 AM - 2 PM

Co-sponsored by the Cherryhurst and Hyde Park Civic Associations

Bring food to share and join us at Cherryhurst Park for fun and games. Play some tennis. Bring Frisbees, board games and the kids. Enjoy a warm-weather outing with your neighbors before the summer heat and humidity hits.

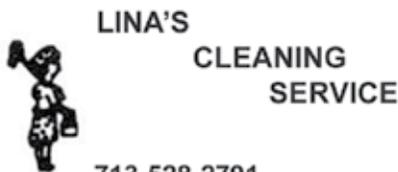
Meet and mingle with your neighbors from Cherryhurst, East Montrose and other nearby neighborhoods.

The park is bounded by Cherryhurst, Windsor, Missouri and Ridgewood.



Come for the Fun, Food & Friends

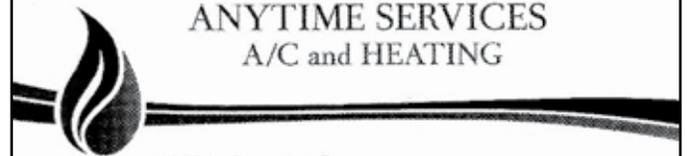
Want to help? Email pastpresident@hydeparkhouston.org or call 713-522-7050



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Monday—Friday

Lunch Specials: 11 a.m.— 2:30 p.m.
Dinner 5:00 p.m. — 9:30 p.m.

Saturday

12:00 Noon — 10:00 p.m.

Sunday

12:00 Noon — 9:30 p.m.

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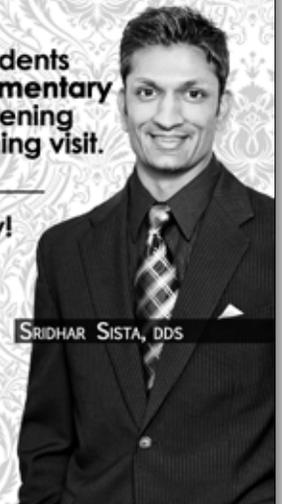
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Advertise in the Hyde Park monthly newsletter. Contact Carlos Fernandez at advertising@hydeparkhouston.org.

Councilmember Ellen Cohen Addresses Hyde Park Issues

by Macy Bodenhamer

On February 3, our local city council representative, Ellen Cohen, addressed questions and topics of interest from residents.

Ellen began her presentation by pointing out that our district has about 80 civic associations, while the next largest district has only 30. District C is more than twice as large as others, with about 215,000 residents.

Priorities for the city were outlined, which included pensions for city employees and upcoming budget issues. Ellen was appointed chairperson for the Quality of Life Committee, which meets 2-4 p.m. on the 4th Wednesday of every month. The committee's obligation is to listen to residents' concern, evaluate and then bring those issues deemed significant to the mayor for consideration.

Single Stream Recycling Deployment

Last year, 75% of the neighborhood got large green bins for single stream recycling. The rest of the community is scheduled for inclusion this year, which is a city priority. Half of the city now has single stream recycling and Hyde Park is on the waiting list. Ellen also pointed

Find a full audio recording of
Ellen Cohen's presentation at
hydeparkhouston.org

Contact District C:
districtc@houstontx.gov
832.393.3004

out that our city does not impose a garbage fee to residents.

Growing Population Density and Associated Problems

Ellen pointed out that Houston is now a national destination for growth, with many out-of-state residents moving here because of the low cost of living and other attributes. And that many formerly suburban residents are moving into the city for the wonderful amenities. District C has the highest number of residential developments in the city.

As far as street conditions, the city operates under a "worst first" protocol, and many district residents consider their streets the worst. The city does evaluate street conditions and is in action

repairing them, though it may take many years to complete this initiative.

A portion of Hyde Park will be developed under the Capitol Improvement Plan to begin in the near future. Public Works will begin construction in a few months or sooner. Call Ellen's office if you want more information on what's happening on your street.

Traffic Issues

Residents have concerns on violations of the one way streets traffic on Commonwealth and Waugh. Additional signage doesn't seem to have helped.

Public Works makes the decisions on what lights and what signs are displayed on which streets. Ellen's office has put in a request to them, but it is one of very many.

Sidewalk Safety Issues/ADA Non-Compliance

Per city code, it is the responsibility of homeowners to maintain the existing sidewalks adjacent to their property. Ellen recognized that sidewalk conditions are a huge issue, but unfortunately, this is the case. The city does not have funds for this. For new sidewalks, the city does fund and ensure ADA compliance.

For sidewalks, if a sidewalk is damaged by a City crew (for instance by a Solid Waste truck, a CIP project, a fire truck, etc), the homeowner can immediately call it in to 311 and there is a process to have the City repair it in accordance with City code. In such a case, please be sure to report it to 311 as soon as the damage occurs and also please loop in Ellen's office, as there is a limited time in which this type of complaint can be made.

Drainage / Sewage Issues

Public Works has a huge undertaking for repair and does try notify residents if water will be cut off, but this doesn't always happen apparently. Schedules are subject to change due to many moving variables and are difficult to nail down.



Jackson Blvd. property recently razed for new construction

Advertise your local business here

The Hyde Park Civic Association newsletter is published monthly and distributed to all Hyde Park residents and businesses prior to the first Monday of each month. Hyde Park encompasses the area between Montrose and Commonwealth/Yupon, and Westheimer and West Gray. Circulation is more than 1,000 households/businesses.

AD RATES (size in inches, width x height):

BUSINESS-CARD AD (3.5 X 2)

\$25 a month or \$275 per year
(one month free if prepaid annually)

QUARTER-PAGE AD (3.5 X 4.75)

\$40 a month or \$440 per year
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\$75 a month or \$825 per year
(one month free if prepaid annually)

FULL-PAGE AD; please contact us for details.

Rates effective Jan. 1, 2014. Deadline for ad materials is the 15th of the month prior to publication.

For more information about placing your ad in the Hyde Park monthly newsletter, contact **Carlos Fernandez** at advertising@hydeparkhouston.org.

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March 15, 2014

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Welcome Our New Hyde Park Secretary

Daniel Stidham has recently accepted the role of Secretary for the Hyde Park Civic Association.

Daniel works as a Commercial Banking Underwriter for JPMorgan in their Downtown Houston office. He is a proud 2011 graduate of University of Houston, where he acquired his Bachelor's Degree in Business Finance.

He is involved with serving in youth development/mentoring/motivational speaking, substance abuse/homeless outreach, Young Adults at First Presbyterian Church, and community development. He currently resides on Peden Street and is engaged to be married to the love of his life in August 2014. Welcome Daniel!



MARCH 16 Plan to Ride in the Annual Tour de Houston

by Macy Bodenhamer



Registration is still open for the 2014 Tour de Houston presented by Apache Corporation and benefiting RE-Plant Houston sponsored by the Houston Parks and Recreation Department.

Ride with **Mayor Annise Parker** and **Texas State Senator Rodney Ellis** on Sunday, March 16 starting from City Hall.

With three distance options, it is the perfect outdoor event for all cyclist levels, from the leisure rider to cycling competitors. The distance options include a 60-mile route starting at 7:30 a.m., a 40-mile route at 8 a.m. and a 20-mile route at 8:30 a.m.

Online registration - available through Wednesday, March 12 - is \$35 for adults; children 12 and under are \$20.

On-site registration on the day of the event is \$40 and will begin at 6 a.m. Only cash will be accepted on-site.

For your convenience, the City of Houston recommends you pick up your registration packet early and go directly to your lineup position on the day of the event.

Registrants for the bike ride will automatically be entered for a chance to win a Sun and Ski bicycle and two Southwest Airlines tickets.

For more details on the bike ride, including registration and packet pick-up locations, visit www.tourdehouston.org. For more information about Houston Parks and Recreation Department, visit www.houstontx.gov/parks.

Hyde Park Civic Association Annual Membership

(Due each January, no proration)

Individual - \$30	Couple - \$60	New or Renewal (circle one)
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Each \$30 membership is per person, not per household.

Date Paid:	___/___/___	Amount: \$	Check No.:
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You can also join or renew online at hydeparkhouston.org using PayPal.



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Annual City of Houston Capital Improvement Plan Meeting

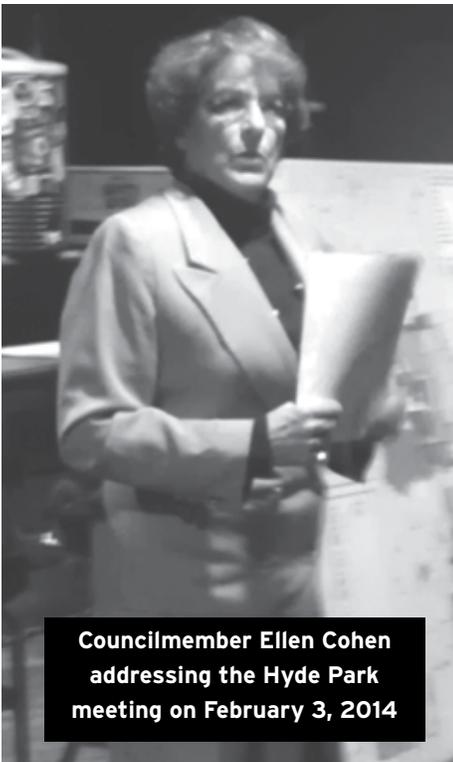


Capital Improvement Plan (CIP) meetings are held every year to inform citizens of upcoming projects scheduled in their respective communities. The meetings afford citizens an opportunity to learn, voice their concerns and address their respective City Council members and City of Houston officials regarding project planning and delivery.

For details about current and future CIP Projects, visit <http://www.houstontx.gov/cip/index.html>

District C Council Member Ellen Cohen
Wednesday, March 5, 2014
6:30 p.m. - 8:30 p.m.
The Metropolitan
Multi-Service Center (Gym)
1475 West Gray Street

Cohen Address (Continued)



Councilmember Ellen Cohen
addressing the Hyde Park
meeting on February 3, 2014

Maintaining drainage ditches is the responsibility of the abutting property owner. Serious situations should be reported to the city's helpline at 311. Keep the tracking number. If no action is taken, call Ellen's office and report the tracking number so her office can follow up.

For drainage ditches, if the specific issue is that the grass/weeds are overgrown (in a person's yard or in the ditch) this will be considered a "nuisance property" and can be reported to 311. The Department of Neighborhoods oversees enforcement of that specific issue through a citations process.

Litter

Cleaning up street, park and neighborhood litter is the responsibility of residents and homeowners. Ellen recommended that residents contact business owners to request help. In many cases, businesses will step

up to help contain litter. For litter on esplanades and parks, call 311 and the city will respond.

Planned Six Story Development - Fairview and Commonwealth

This lot is not deed restricted, but Ellen offered to facilitate a meeting between residents and the developers. Developing a positive relationship with developers has proven to be the most effective tool in negotiating for the betterment of the neighborhood. The lack of zoning and deed restrictions allows developers to build at will. Residents plan to pursue Chapter 42 protection in the neighborhood to prevent this type of development.

Ellen encouraged anyone to contact her office with concerns or questions, and promised follow up.

Thanks so much, Ellen and Traci!

Protecting the Character (Continued)

continues to benefit our community. Hyde Park has two main defenses in our toolbox: Chapter 42 and our deed restrictions.

Many properties in Hyde Park are deed restricted, but there is no particular pattern to their location. When a lot is deed restricted, subdividing that lot to build townhomes or multi-family homes is not allowed. Furthermore, cutting down trees larger than 7" in diameter is prohibited. Homeowners opting in to our existing deed restrictions is one way to protect our neighborhood.

City Ordinance Chapter 42 is an especially powerful tool because it enables blocks to collectively determine what is right for them. This protection works with our current deed restrictions; it does not take the place of them. Chapter 42 ensures a minimum lot size and/or a minimum setback is maintained for all new construction within a protected area. Minimum setbacks set the minimum distance that new construction can be built from the property line. For example, this prevents developers from building right up against sidewalks. For minimum lot sizing, protections typically ensure lots cannot be subdivided, and as a result, new construction is limited to single family homes. This protection is currently implemented on parts of West Drew, Jackson, and Willard. Entire blocks can be covered by Chapter 42, or just a single block face (such as the north side or east side). In order to be eligible to implement these protections, a majority of property owners within the protected area must support the changes.

We must act quickly to preserve the neighborhood. Hyde Park Civic Association is beginning to encourage blocks to incorporate Chapter 42 and homeowners to opt in to our existing deed restrictions. With residents' support, we can ensure our neighborhood can enjoy healthy development that puts the quality of life for current residents first and foremost. Please join us at our next meeting if you would like to learn more. Deed restrictions and Chapter 42 will be the topic of the meeting.

Hyde Park's New Home on the Web

by George Sroka

Hyde Park has a new home on the web that matches our new name: **hydeparkhouston.org**. The updated address replaces **hydeparkunited.org** as our "home" on the Internet, although both will take you to the same site for now.

The name change reflects revisions approved in our Bylaws last autumn. We dropped the "United" and now identify ourselves as the Hyde Park Civic Association. The "United" dates back a dozen years or more to the merger of competing civic associations that overlapped the same area.

Email addresses have also been updated to reflect the change. For example, the email address for **Macy Bodenhamer**, our president, is now **president@hydeparkhouston.org**. Take a moment to update your email address book with new addresses, which are listed on page 1 of this newsletter.

Our web site is also getting a makeover. In addition to a cleaner look, our site now features a short form (see inset) on the left side of the page to subscribe to our email alerts. By signing up, you'll receive reminders about general meetings, special events like National Night Out, and other local news of interest. You can easily unsubscribe if you want to prune your inbox someday.

Other nifty stuff you can do on our web site:

- Start or renew your membership using PayPal or a credit card
- Download our latest monthly newsletter or older issues
- Check out plans to renovate the Dolphin Fountain
- Download a copy of our Bylaws or Deed Restrictions

And other cool stuff...like listening to a recording of Houston Councilwoman Ellen Cohen's talk at our February meeting.

If you have suggestions for additions or improvements to the web site, offer them at a meeting or email them using one of the new "hydeparkhouston.org" addresses, of course.



The image shows a web form titled "HYDE PARK EMAIL UPDATES". Below the title is the text "Subscribe to our news updates". There are three input fields: "First Name:", "Last Name:", and "Email:". At the bottom of the form is a "Sign Up" button.

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FEBRUARY 2014

APRIL 2014

S	M	T	W	T	F	S	S	M	T	W	T	F	S
						1			1	2	3	4	5
2	3	4	5	6	7	8	6	7	8	9	10	11	12
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16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28		27	28	29	30			

March 2014

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 <i>New Moon</i>
2	3 Hyde Park Meeting 6:30 PM Rudyard's	4	5 <i>Ash Wednesday</i>	6	7	8 <i>First Quarter</i>
9	10	11	12	13	14	15
Daylight Saving Time Begins						
16	17	18	19	20	21	22
<i>Full Moon</i>	St. Patrick's Day			<i>First Day of Spring</i>		
23	24	25	26	27	28	29
<i>Last Quarter</i>						
30 <i>New Moon</i>	31					



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