

HYDE • PARK

DECEMBER 2014

www.facebook.com/groups/HydeParkUnited/
hydeparkhouston.org

Hyde Park Civic Association

Letter from the President



Happy Holidays, Hyde Park!

Welcome to the season of most unpredictable weather, festive cheer, increased traffic, shopping deals, faith, giving, family time, and many opportunities to indulge in whatever ways you choose. "The most wonderful time of the year!"

At November's association meeting, **Mayra Hypolite** from the city's Department of Neighborhoods, discussed how this entity works to ensure quality of life. See the article on page 6 to find out more.

Watch our Facebook page or email blasts for details on January's topic of discussion. Our page is www.facebook.com/groups/HydeParkUnited/. If you're not signed up for email updates, you can do so at hydeparkhouston.org.

If you have ever wondered exactly what the Hyde Park Civic Association is, let me explain briefly. This group is made up of residents united in care for our community, many of whom volunteer their time towards this cause in various ways. With over 1,100 households, only 160 people are actually paid members (it's only \$30 a year and brings EVERY household this newsletter). But you don't have to be an official member to participate in the association or its activities or to volunteer. The association is not a "club" one must join, it's not exclusive, and while social gatherings are

planned a few times a year, the organization's purpose is not social. Our goal is simply to help keep Hyde Park a great place to live for all. Knowing this, I hope some of you consider joining - see the application inside or go to hydeparkhouston.org. Got questions? Email president@hydeparkhouston.org and I'll do my best to answer them.

The Hyde Park board of directors has been very busy monitoring all the increased local development, working with builders to ensure favorable community relations, enforcing deed restrictions where applicable, securing City Chapter 42 lot protection on key blocks, and navigating a city bureaucracy that is sometimes difficult, if not maddening to garner support from. Aside from all that important business, we also try to keep the neighborhood informed of key happenings in general and encourage a connected community.

In lieu of a December meeting, our annual Holiday Party will be held at Rivas - everyone, plus guests are invited to enjoy an open buffet for just \$10, with advance ticket purchase online. Remember to renew your annual membership for 2015 when you purchase your ticket. Last minute guests may pay \$15 at the door.

Here's to a wonderful December, a safe and warm New Year's and to another year of rewarding life in our wonderful community!

Macy Bodenhamer, President

NON-EMERGENCY CONTACT INFO

HPD Non-Emergency Line
(713) 884-3131

24/7 Montrose Management District Security Patrol
(832) 370-9191

Dial 311 for City Helpline

UPCOMING EVENTS

Annual Holiday Party at Riva's
Monday, December 8, 6:30 p.m.
Buy meal tickets in advance at hydeparkhouston.org.

Jan. 5 - General Mtg., Rudz, 6:30 p.m.

Feb. 2 - General Mtg., Rudz, 6:30 p.m.

BOARD CONTACTS

PRESIDENT - Macy Bodenhamer
president@hydeparkhouston.org

VICE PRESIDENT - Tammi Wallace
vicepresident@hydeparkhouston.org

SECRETARY - Travis Marshall
secretary@hydeparkhouston.org

TREASURER - Rex Richardson
treasurer@hydeparkhouston.org

PAST PRESIDENT - George Sroka
pastpresident@hydeparkhouston.org

DEED RESTRICTIONS - Diana Mobley
deedrestrictions@hydeparkhouston.org

MEMBERSHIP - Sandie Zilker
membership@hydeparkhouston.org

DIRECTOR AT-LARGE - Susan Ellis

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

HOLIDAY PARTY • DECEMBER 8 • RIVAS • 6:30 P.M.

\$10 advance tickets available at hydeparkhouston.org

SEEKING BLOCK CAPTAIN West Gray / Hazel

Contact: vicepresident@hydeparkhouston.org

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

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

Brandon Bartee 832-866-1426

Maryland

Cathy Hanchett 713.542.4921

Michigan

Tom Whitworth 713-523-8035

Missouri

Tammi Wallace 713-301-2266

Montrose/Waugh

Christina Ptasinski 832-516-9811

Peden

Lori Corwin 832-582-6520

Vermont

Sharon Lord 713-522-9427

Welch

Scott and Lina Rigrod 713-528-2791

Cliff Jones 713-524-3055

West Drew

Mike McKann 713-526-6777

West Gray / Hazel

OPEN

Willard

Delia Isabel Cuellar 832 819-0813

Yoakum/Van Buren

Macy Bodenhamer 713-201-5810

Block captains: Notify

vicepresident@hydeparkhouston.org
of any changes in contact information.

November Association Meeting Minutes

Submitted by Travis Marshall

The November Association meeting was held on Monday, Nov. 3 at Rudyard's. The meeting was called to order by Vice President **Tammi Wallace** at 6:33 p.m. with approximately 30 guests. The meeting opened up with a presentation by **Myra Hypolite** from the City of Houston Department of Neighborhoods. See the article on page 6 for a recap of the presentation.

President **Macy Bodenhamer** presented 2015 board elections for Vice President, Treasurer and two Deed Restriction Committee Members. Tammi Wallace, **Rex Richardson**, **Finis Cowan**, and **Divya Chandrasekhar** were nominated candidates re-elected for another one-year term.

A brief summary of the monthly financial report was shared, with an average account balance of \$17,500. Board Director Susan Ellis announced that the civic association raised \$364.29 from the California Pizza Kitchen fundraising initiative held October 10-12.

Membership Chair **Sandy Zilker** announced 46 members joined at National Night Out. Current membership is 156 total members.

An announcement was made for the Lamar Park Dolphin Fountain restoration project. Fundraising information was mailed to all households. \$150K will need to be raised and private donations are still being accepted.

Macy announced that the civic association is in need of a new editor for the monthly newsletter. Interested parties should email president@hydeparkhouston.org.

Deed Restriction Committee Chair **Diana Mobley** informed the meeting attendees of conversations with the Butler Brothers about the Fairview Flats development at Fairview and Waugh. Diana shared that they are being straight forward, but not complying with all requests. See the article on page 7 for more details. The board will continue in conversations and will keep the neighborhood informed. Board Director **Finis Cowan** shared that Pelican Builders, the constructors of Commonwealth Commons, made false promises about cutting down trees on the property. Further conversations are in line. See the article on page 4 for more.

The annual holiday party at Rivas will be on Dec 8. If you are planning to attend, you can purchase \$10 advance tickets at hydeparkunited.org. You can also renew your annual membership while on the website.

The next Hyde Park Civic Association meeting will take place on Monday, January 5. The meeting was adjourned at 7:44 p.m.

Board Election Results

The election for open seats on the 2015 Board of Directors was held at the Nov. 3 civic association meeting. Board President **Macy Bodenhamer** asked current members to vote on the proposed slate or write-in their candidate of choice. Membership Chair **Sandie Zilker** distributed ballots and Deed Restrictions Chair **Diana Mobley** tallied the votes. Diana shared the results. Each candidate was elected unanimously.

The following individuals were elected to positions according to Hyde Park Bylaws:
Vice President:..... **Tammi Wallace**
Treasurer:**Rex Richardson**
Deed Restrictions Committee Member, Pos. 1..... **Finis Cowan**
Deed Restrictions Committee Member, Pos. 2.....**Divya Chandrasekhar**

Thank you to Divya, Finis, Rex, and Tammi for serving in 2015. We appreciate your dedication to Hyde Park!

GENERAL MEETINGS:

Dec. - No General Meeting due to holiday event
Jan. 5 - General Meeting, Rudyard's 6:30 p.m.
Feb. 2 - General Meeting, Rudyard's 6:30 p.m.

ANNUAL HOLIDAY PARTY:

Dec. 8 At Riva's; 6:30 p.m.

TRASH/RECYCLING:

TRASH PICK-UP: MONDAYS

SINGLE STREAM: Dec. 8, 22; Jan. 5, 19; Feb. 2, 16

TREE WASTE: Jan. 7; Mar. 4; May 6; Jul. 1

HEAVY/JUNK: Dec. 3; Feb. 4; Apr. 1; Jun. 3

NEWSLETTER: newsletter@hydeparkhouston.org



Former civic association president and long-time resident **Bob Bagot** passed away March 9 after a brief battle with cancer. For several years, Bob owned The Tire Place (now Downtown Automotive) on Fairview. As president, Bob oversaw the merger of two competing civic associations into "Hyde Park United" in 2001.

In Memoriam 2014

Longtime resident **Camille Bogel** passed away April 7 after a lengthy battle with cancer. Camille served as block captain on Willard, distributed our newsletters and worked diligently to protect stray animals. Her spirit, determination and consistent volunteerism earned her our first Volunteer of the Year Award, now renamed in her honor.



Citizens on Patrol – September 2014

Volunteer Patrol Hours for September: 42.75 hours/car

Multiple number of incidents reported to police including several car break-ins reported on West Drew Street during the month of September.



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Pelican Builders' Halloween Chainsaw Tree Massacre

New Development Violates City Code

Submitted by Finis Cowan

Imagine your surprise at coming home and finding virtually all the shade trees on the other side of your street gone. Pelican Builder's, Inc. recently destroyed 21 protected trees in the City right-of-way at its Ashlar Commons project after promising neighborhood residents and the HPCA board that trees would be preserved. The project is located at Commonwealth and Maryland, a 22-townhome plan now under development.

HPCA Board Member **Finis Cowan** sent a September 16, 2014 certified letter to Pelican warning it "not to damage or remove any trees in the City right-of-way between the sidewalk and the street." That same week, Cowan spoke by phone with **Robert Bland**, president of Pelican Builders, who assured Cowan that Pelican was aware of the tree protection ordinance and would comply.

Despite this assurance, Pelican began destroying right-of-way trees in late October. On October 31, Pelican's Superintendent **Brad Workman** promised Maryland Street resident **Don Martin** that he had contacted the manager of the men cutting down the trees and that the pear trees on Maryland would be spared. Don's wife, **Mary Martin**, planted the trees years ago. Shortly after dark on that same day, the three 10-14" diameter pear trees were destroyed. "Mary and I were furious," reported Martin, adding:

"These trees were furnished to us by the City under a program about eight to 10 years ago and we were given specific permission to plant

these trees on the city right-of-way across from our houses. So, in effect trees that were made available, at taxpayers' expense, and as a part of a program to increase the green effect, have been destroyed. Therefore taxpayers' money has been wasted."

At a subsequent Nov. 3 meeting with Martin and Cowan, Pelican President Bland produced permits signed by the City's **Dale Temple** purportedly allowing destruction of all 21 right-of-way trees. Repeated email requests (four) by HPCA board members to Temple for the actual permits in the City's possession have not been responded to.

Board President **Macy Bodenhamer** met with **Mayra Hypolite** from the City's Department of Neighborhoods on November 20 and Hypolite reported that the City had determined that some trees were cut without permit, and that fines will be issued. The Board requested that Hypolite report the exact status/penalty.

Thanks to Cowan's immediate contact and requested action, Pelican planted 4" diameter 12' high live oaks in place of the 12-48" diameter 25-60' high trees it destroyed. It will take a generation to replace the foliage taken by the builder in its quest for progress by whatever means it deems necessary.

At a November 3 "post-massacre" meeting, Pelican's site manager inadvertently disclosed to Martin and Cowan Pelican's plan to circumvent its city-approved plan requiring two driveways to access the site. Additionally, HPCA objected to, and the City rejected, Pelican's original one-driveway plan because it violated

the maximum driveway length ordinance. Pelican obtained approval of its two-driveway plan and subsequently made plans to disregard this ordinance and HPCA's objections by making the driveway on Commonwealth a locked fire gate and funneling all 22 units' traffic onto already-congested Maryland Street. Thanks to the efforts of HPCA and **Ellen Cohen's** office, the city recently persuaded Pelican to comply with the approved plan.

Cowan and Martin also reported to Pelican damage to the historic brick on Maryland Street by Pelican's dump trucks during the demolition phase. HPCA and Councilwoman Ellen Cohen's Deputy Chief of Staff (and Hyde Park resident) **Traci Elsner** emailed on November 6 that in a meeting with Pelican's representatives "Pelican assured CW Cohen that they plan to avoid having heavy trucks go down Michigan and Maryland to avoid damage to the bricks, and that they would replace any that are damaged, per City code."

If residents see any heavy trucks on the brick streets, they are urged to photograph the vehicles and license plates if possible and promptly email **Traci.Elsner@houston.tx.gov**, **Robert_bland@pelicanbuilders.com**, and **board@hydeparkhouston.org**.

Elsner advised, "On-the-street vigilance by neighbors is one of the most important tools we have to ensuring that construction projects go as smoothly as possible, and for responding when incidents occur."

HPD encourages everyone to have a safe holiday

- While shopping stay alert to your surroundings
- When making holiday purchases, stow them in the trunk prior to your next destination
- Protect your home
- Remember not to advertise what gifts you received
- Be careful to protect your personal data

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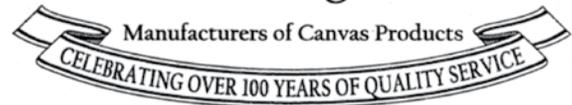
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City's Department of Neighborhoods Speaker Discuss Neighborhood Issues and Improvement



Submitted by Macy Bodenhamer

Mayra Hypolite with the Department of Neighborhoods (DON), was the guest speaker at the November association meeting. DON focuses on resolving neighborhood issues and improving quality of life for Houstonians.

Through seven divisions, DON provides programs and services addressing education, the interests of people with disabilities, citizens' concerns, volunteerism, international communities, gang prevention outreach and neighborhood inspections and code enforcement to reduce blight and substandard residential property. They work in collaboration with other City departments and community partners to improve government responsiveness and serve as a centralized resource for accessing City services.

DON DIVISIONS:

Inspections & Public Service - (IPS) (formerly Neighborhood Protection Corps)

Mayor's Anti-Gang Office

Mayor's Citizens' Assistance Office

Mayor's Office of Education Initiatives

Mayor's Office for People with Disabilities

Mayor's Volunteer Initiatives Program

Office of International Communities

The role of these divisions was explained, along with emphasis on the importance of resident vigilance to help keep neighborhoods safe and thriving. "What can happen if nuisance violations are not abated? The neighborhood continues to die slowly but surely," said Mayra.

Mayra noted that many neighborhood concerns are best addressed by reporting to the City's 311 Helpline. Reports can be made by calling 311 from any local phone, online at hfdapp.houstontx.gov/311/index.php or very easily by downloading the free mobile 311 app.

She also offered to personally assist neighbors in the resolution of outstanding issues and can be reached at Mayra.Hypolite@houstontx.gov.

Later in the month, Hyde Park board members toured the neighborhood with Mayra and **Traci Elsner**, deputy chief of staff in Councilmember Cohen's office, to visit several locations of community concern. Follow up from the City to address these issues has been promised. Watch this newsletter for updates. Find complete info on this department at www.houstontx.gov/neighborhoods/DON-Home-Page.

Hyde Park Civic Association Newsletter Ad Rates and Specifications

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.

BUSINESS-CARD (3.5 X 2):
\$25 a month or \$275/year

QUARTER-PAGE (3.5 X 4.75):
\$40 a month or \$440/year

HALF-PAGE (7.5 X 5):
\$75 a month or \$825/year

Above ads offer one month free if prepaid annually.

FULL-PAGE Please contact us for details.

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.

Ads may be submitted electronically as black and white .eps, .jpg, .tif, or .pdf files. Ads submitted in other formats may require an additional charge for conversion or redesign.

Mail ad payments to:
Hyde Park Civic Association,
PO Box 66422, Houston, TX 77266

View samples of the HPU monthly newsletter at hydeparkhouston.org.

Builder Discussions Continue on New Fairview Flats Midrise Development

Submitted by Diana Mobley

The HPCA board has continued ongoing communications with the Butler Brothers, the developers behind the large lot under development at the corner of Fairview and Commonwealth. The 14-unit property has pre-sold six units of their 8.5-story property. These discussions are an effort to ensure the builders are aware of community concerns regarding construction and potential negative impact to safety, traffic, street conditions, neighboring property, etc. and they heed community requests to minimize these concerns.

In October, Bo Butler answered many questions regarding Fairview Flats. Construction currently is expected to start in late January, although this date could change depending on permitting and contractor availability. Expected duration of construction is now 12-14 months. Road closures will be intermittent, occurring during deliveries and cement pouring, for the duration of the project. The developer hopes to use Fairview for access to the lot because it does not have heavy power lines, but is also considering Commonwealth as it has a larger right-of-way. They have committed to have heavy loads avoid the brick roads on Maryland. Employees should have parking arranged offsite, but the developer notes he cannot prevent them from parking in public spots should they choose not to utilize off-site parking options.

The Butler Brothers have committed to keep the board and community in the loop as progress develops.



**Got New Gadgets
for the Holidays?
Recycle - Don't
Trash - Old
Electronics!**

Submitted by Macy Bodenhamer

If you plan to upgrade electronics in your home or office or receive new ones as gifts, plan to recycle your old devices with Compucycle.net, Houston's first R2 Certified, EPA-recognized electronic recycling solutions provider. They refurbish equipment for resale, reuse components and provide environmentally responsible e-cycling solutions.

The following items and more are accepted. Find the full list at www.compucycle.net/important-info/products-we-accept.

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- Personal computers and laptops
- Keyboards, mice and speakers
- Cords and cables
- Computer monitors (including: CRT, LCD, LED, Plasma)
- Hard drives
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CONSUMER ELECTRONICS

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- Stereo equipment
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www.hydeparkhouston.org

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(Due each January, no proration)

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Each \$30 membership is per person, not per household.

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



A Joint Project of the HYDE PARK CIVIC ASSOCIATION and the HOUSTON PARKS BOARD

Every person who lives in Montrose does so because he or she is drawn to the unique charm of one of Houston's most diverse and exciting neighborhoods. The museums, the antique shops, the restaurants, the nightlife and, most importantly, the residents all contribute to make living in this area so desirable. Unfortunately, one of Montrose's most charming features needs your help.

The Hyde Park Civic Association is asking our neighbors to help restore the historic Dolphin Fountain on the corner of Hyde Park and Waugh. Dating from 1946, this fountain is believed to be one of the oldest continually operating water features in the city. But almost 70 years of Texas summers, along with a colorful life lived entirely in Montrose, has taken a toll on this quirky neighborhood mainstay.

The Dolphin Fountain Restoration Project seeks to return this fountain to its former glory. Plans are now underway to repair the fountain and beautify the area surrounding its base. Landscaping will be enhanced and light features will be added so that you may enjoy the fountain at night.

The project will be supported through tax-deductible gifts kindly given by our neighbors. We ask that you consider participating in this project that will beautify our neighborhood and enhance the overall "Montrose-experience" of living in this wonderful area.

How to Donate

- 1 Go to: www.houstonparksboard.org; then...
- 2 Click the "**Donate Now**" button (found in the top right corner); then select...
- 3 **Payment Options:** Credit card, personal check, or business check; then select...
- 4 **LAMAR PARK** (found in the Drop Down Box). This selection required to direct your donation to our restoration project and receive recognition.

Donor Recognition Deadline

All donations received prior to completion of our fundraising goal will be eligible for the DONOR Recognition outlined on this page. (The recognition deadline may be found on the project link at www.hydeparkhouston.org.)

For More Information

For a full listing of the project scope and planned improvements, email your request to lamarpark@hydeparkhouston.org. The fund total encompasses total restoration of the antique fountain, the entire area surrounding the fountain, as well as funds for future maintenance needs.

DONOR RECOGNITION LEVELS

\$250 MINIMUM DONATION

Personalized Brick Paver (only 250 available) For each \$250 tax-deductible donation, you will be able to reserve a place in Lamar Park's history. Your name, a family member's, a business, or even a pet's will be inscribed on a personalized paver when the project kicks into full swing! Every brick will represent the people who went before and paved the way for our local community to enjoy Lamar Park and our Dolphin Fountain for years to come.

\$5,000 MINIMUM DONATION

For a \$5,000 tax-deductible donation, the donor will receive recognition around the base of the fountain. In addition, donors will be able to participate in the naming of the dolphins. Your donation will build the foundation to ensure our community will enjoy our Dolphin Fountain.

\$25,000+ DONATION

For a \$25,000+ tax-deductible donation, the donor will receive special consideration for project recognition. In addition, donors will be able to name a dolphin. This generous commitment to our local community ensures future generations will enjoy Lamar Park.

Funds must be secured prior to start of project. All work must be completed through the Houston Parks Board.

\$150,000 FUND RAISING GOAL

The Houston Parks Board is a 501 (c) (3) non-profit organization. ALL donations made through the Houston Parks Board (Attn: Lamar Park) are tax-deductible!

Sharon Seligman

REALTOR, GRI

Home Address:
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Business Solutions

Happy Holidays



December 2014

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
						Full Moon
7 Pearl Harbor Day	8 Annual Holiday Party Rivas Italian Restaurant 6:30 p.m.	9	10	11	12	13
14 Last Quarter	15	16 Hanukkah Begins	17	18	19	20
21 First Day of Winter New Moon	22	23	24 Christmas Eve Last Day of Hanukkah	25 Christmas Day	26 Kwanzaa	27
28 First Quarter	29	30	31 New Year's Eve			

There is not better time than the Holidays to express our appreciation for your business and friendship.

May all the joys of the season be yours.

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