

Lighting Up the Night: Hyde Park prepares for National Night Out Oct. 7

Submitted by Jacob Kalmakoff

As October 7th approaches, the Hyde Park neighborhood prepares to join millions of Americans in one of the country's most beloved community-led traditions: National Night Out.

National Night Out was established by Matt Peskin in Philadelphia and has been held annually since 1984. The theory behind NNO was simple: "Let's have this one night where everybody goes outside, puts their front porch lights on, and this will show our unity." The first celebration involved 2.5 million neighbors across 400 communities in 23 states.

The concept encouraged neighbors to turn on their porch lights, step outside, and spend the evening getting to know one another. This symbolic act sent a clear message that neighborhoods were taking an active role in community engagement, often where local government couldn't step in. Over the decades, the event has evolved into so much more than that—elaborate celebrations featuring block parties, barbecues,

safety demonstrations, and meaningful interactions between residents fostering a sense of pride, support and community.

Houston has embraced National Night Out with Texas-sized enthusiasm. The city's multicultural neighborhoods—from the Heights to Third Ward, from Chinatown to the East End—use this evening to

showcase their distinct cultural flavors while united in the common goal of community camaraderie.

The event features activities that bring together residents of all ages:

food trucks and barbecues, children's activities, safety demonstrations by police and fire departments, and information booths from local civic organizations. Many Houston neighborhoods use the occasion to address specific community concerns, making National Night Out both a celebration and a practical forum for neighborhood improvement.

The Hyde Park Civic Association has consistently worked to foster the kind of neighborhood relationships

Continued on next page

Upcoming Events

- > **NO General Meeting**
this month. Instead, join us Tuesday night at Kindred for National Night Out.
- > **Neartown Association**
Thursday, October 9th
The Women's Home
602 Westheimer
- > **TIRZ Meeting**
Monday, October 20th
6:30 pm, at Havens
Center, 1831 W. Alabama St.
- > **Happy Hour**
Thursday, October 30th
5 pm at Verde Garden
2817 W Dallas St 77019

Important Phone Numbers

HPD Non-Emergency 24-Hr Hotline:
713-884-3131
Harris County Dispatch:
713-755-7628
City of Houston Service Line:
3-1-1
HSPCA Cruelty Hotline:
713-869-7722
Illegal Dumping Hotline:
832-927-1567
Human Trafficking Hotline:
888-373-7888
Illegal Removal/Pruning of a Tree:
832-395-7100

Madam President:
Sarah spills the
beans on herself
page 2

MADAM PRESIDENT: Sarah Frazier spills the beans on, well, *herself*

Submitted by Sarah Frazier

Sarah Frazier was elected Hyde Park Civic Association president last November, after the office had sat vacant for two years.

It's a point of pride for her that last year she and the rest of the board and very committed volunteer-leaders were able to recruit the amazing current board with no vacant offices, and the board is a great mix of people with deep institutional HPCA knowledge like Macy, new folks balancing parenting young children like Liam, Colin, and Vincent, and some folks like herself, Dmitry, and Rocky, who have lived here many years but are pretty new to HPCA engagement.

She says that working with neighbors on issues impacting our neighborhood has been such an unexpected gift for the last two years – the friendship and sense of purpose it has given her have changed her for good.

Sarah grew up in Birmingham and lived in Philadelphia,

Washington DC, Nashville, and small town North Carolina before starting her legal career in Houston in 2000 during the height of the Enron era. After a stint doing oil and gas law with Big Law, Sarah began representing clients who blow the whistle on those who defraud the government, including fraud involving Medicare & Medicaid claims, defense contracts, government-backed mortgages and loans, federal grants, and all kinds of lying, cheating, and stealing that affects taxpayer funds.

Sarah and her husband bought their Hyde Park house in 2003 and raised twin sons who are now college sophomores far from here.

She's a bit too new an empty nester to have robust hobbies apart from her sons' sports, but she loves book clubs, dive bars, Houston blues, historic preservation, dance (all kinds, to watch & to do it), shade trees, conversations about all of the "impolite" subjects, the River Oaks Theatre, and the Rule Against Perpetuities (geeky law jargon). She

has to give a shout out to Glenwood Cemetery, too, Macy's favorite place in Houston, which Sarah is also obsessed with.

Sarah is not particularly fond of beige, college football, "dirty" vodka martinis, the Mid-Century Modern aesthetic (except in dive bars), or the overuse of "I" over "me" in conversation.



*Hyde Park Civic Association
President Sarah Frazier*

Hyde Park prepares for National Night Out on Tuesday, Oct. 7

Continued from previous page

that National Night Out celebrates year-round. Through regular meetings, community improvement projects, and ongoing dialogue, our association embodies the principles that Matt Peskin envisioned.

Our tree-lined streets, historic homes, and walkable blocks create the perfect setting for community interaction. We encourage longtime Hyde Park residents to share their memories and experiences

with National Night Out in our neighborhood—these stories help preserve our community's history and inspire new residents to participate in continuing this important tradition.

As we prepare for this year's celebration on Tuesday, October 7th, we have an opportunity to strengthen the bonds that make Hyde Park a wonderful place to live. Whether you're a longtime resident or new to the neighborhood, this event offers a chance to meet

neighbors, learn about community resources, and demonstrate our collective commitment to community and mutual support.

Mark your calendars, turn on those porch lights, and join us in continuing a tradition that began with a simple idea in Philadelphia more than four decades ago. National Night Out reminds us that some of the most powerful solutions start with neighbors simply taking the time to get to know one another.

To learn more: <https://natw.org/>

SEPTEMBER NEARTOWN MEETING:

Heated discussion delays votes on contentious topics

Submitted by Sarah Frazier

Neartown/Montrose Superneighborhood met on Sept. 11 at the Women's Center for a regular "President's Council" meeting, which is meant less for the public but apparently does not bar public attendance, according to Neartown President Jack Valinski, though the bylaws appear to differ and allow only civic club presidents and a few others.

I did not receive the agenda in advance (due to apparent email delivery issues), which turned out to

be a sometimes heated discussion of several statements potentially to be voted on by either Neartown or at individual civic clubs, mostly or all proposed by one or a combination of Friends of the Boulevard / Walk & Roll Houston / Mehdi Rais, Alex Strike, or Keith Strickland.

Proposals included condemnation of:

- Montrose TIRZ board members;
 - West Alabama TIRZ design;
 - Safe Routes to Schools TIRZ design;
 - Mandell Place TIRZ design.
- No vote took place.

There has since been email discussion as to a possible vote on the second item listed above. My reading of the bylaws suggests this would require the calling of a meeting rather than a vote by email.

Note that Hyde Park has sometimes endorsed statements such as these in the past before I was involved, but a few years ago leadership lost some interest in weighing in on civic issues that can be technically complex as well as fiercely decisive between neighbors.

Oct. 9 is the next general Neartown meeting.

TIRZ MEETING SUMMARY:

Many Hyde Park sidewalks will be expanded to 5 feet wide

Submitted by Sarah Frazier

Safe Routes to Schools presentation by David Greaney. This now includes a great deal of sidewalk reconstruction in Hyde Park. Please see visual from presentation, now available at Montrosehtx.org – where each block is mapped out precisely.

Many Hyde Park blocks will see sidewalks expanded to 5 feet where possible in order to aid pedestrian travel to Wharton, Gregory-Lincoln, and Carnegie. Sixteen non-ordinance trees pose problems for the plan. They will now work to preserve as many of those as they can.

Public comments ensued, discussing affordable housing, Mandell West Alabama redesign, Kevin Strickland on criticism of TIRZ board ("incompetence and grift all around"), Montrose Blvd timeline questions, hawks versus traffic lights (the latter were denied by City due to low volume use I believe). Cycling on side streets versus main streets. I briefly commented on the need to preserve older four-plexes and similar established affordable housing before they disappear, using a revolving fund.

West Alabama cannot have the

power lines buried because the cost after research was not in budget.

Procedural motions included bookkeeping and the paying of bills. One large item was not voted on for lack of a second.

Robert Gutthart announced that the Affordable Housing Committee plans to invite a past consultant to the TIRZ back to discuss past ideas. Also, they are looking into large apartment developments, and they want to spend their funds on public art. [This was all very disappointing to me, as I've urged the committee to preserve current small scale housing.]

NATIONAL NIGHT OUT

Join Your Friends and Neighbors for Food and Fellowship Tuesday night at Kindred

AUGUST NEARTOWN MEETING:

Harris County budget cuts include maternal health, mosquito spraying plus an update on crosswalks

Submitted by Sarah Frazier

Neartown/Montrose

Superneighborhood met on August 27 at the Women's Center as usual. There were a number of brief speakers including political candidates as well as the sharing of information among civic clubs.

Patrick Grant, rep for County Commissioner Rodney Ellis, reported on budget cuts.

Cuts include maternal health, mosquito spraying, many other areas. \$200 million will be allocated to affordable housing. His presentation will be on the Neartown website, Neartown.org

METRO's PR rep Colin Gary reported on crosswalk plans

It will be a Rectangular Rapid Flashing Beacon (RRFB) with a push button light. He passed out a handout showing this.

Civic clubs reported:

N. Montrose: Parking difficult with construction, homelessness.

Hyde Park: Recently invited speaker Preservation Houston, nuisance of diesel leaf blowers.

East Montrose – worse kinds of crime like assault lately, homelessness

since swept downtown with civility enforcement.

Vermont Commons -They punted on West Alabama letter of support vote.

WAMM – worried re Skanska languishing. Excited re jazz club. Desire but no money for extra Constable patrol. AOC is building new performing arts center – construction and parking issues. Covenant House concerns. Pursuing permit parking. Short-term rentals a big problem -recent party with AR-14s brandished – beds for 33 in two jointly owned adjacent houses, one with hot tub, one with swimming pool. 3 adults per BR law but authorities worried: is it a constitutional “taking” to enforce the property code?

Director of Neighborhoods rep: Matching grant for beautification due Aug. 31. Ashanti Zow or Roman ____.

Harris County Attorney Menefee rep.

Alejandra Salinas – running for Council seat at large Position #4. Sussman partner. “I know how to fight.” Affordable and reliable city services. Water: Leaking pipes

causing sinkholes. Water treatment EPA noncompliance action – unacceptable. (Alejandra's wife came to our last HPCA meeting)

Audrey Neff – HISD candidate. #7. Demo – the only one for the seat. Pediatric neurologist. Pro-library and Special ed funding. Please note that Audrey also came to our August HPCA meeting.

Congressional District 18 race – Zoe Cadore – Third Ward. Short-term rentals. Background is federal policy in DC, representing Houston industries.

Alex Spike – letter in support of safe streets. High injury network. Safety should be priority for streets; streets are for us. I countered briefly: not clear what is goal of letter on just West Alabama in Montrose when the other TIRZes in Midtown and Upper Kirby part of same improvement plan have no intent or plan to add bike facilities or do the things this group wants on their portions of Alabama.

Next meeting is Sept. 11 for President's Council (closed to general public) and Oct. 9 is next general meeting.

NATIONAL NIGHT OUT

Lots of terrific raffle prizes like restaurant gift cards, one-hour massage, plants, gift baskets, and more

Board Elections coming up in November



HPCA Board directors are elected for two-year terms. This year, four Board positions are open for election: President, Secretary, Deed Restrictions Seat #2, and At-Large. As per the bylaws, a nominating committee has been formed and we are soliciting candidates for the positions.

If you would like to nominate someone, or are interested in serving on the Board yourself, please email vicepresident@hydeparkhouston.org. Any nominee must be a paid member in good standing with the Association and at least 18 years of age.

The slate of candidates will be finalized and announced during the National Night Out on October 7th, and the vote will be held during the November membership meeting. Current paid members are eligible to vote.

August HPD Crime Report for Hyde Park

Compiled by Ross Lee

The reported incidents are alleged crimes as reported to Houston Police Department. This report is a reminder to be aware and be vigilant. We live in a large city with lots of car and foot traffic. Most incidents are a crime of opportunity and most criminals want to take the path of least resistance.

August 2025				
Offense Type	Date	Hr**	Incident Block	Premise Type
Theft.	06-Aug-25	12	1700 Block COMMONWEALTH	Bar or Night Club
Aggravated Assault	05-Aug-25	1	1900 Block COMMONWEALTH	Apartment
Theft.	14-Aug-25	21	1300 Block W GRAY	Other, Unknown, or Not Li
BMV*	15-Aug-25	23	1400 Block HADDON	Road, Street, or Sidewalk
BMV	21-Aug-25	20	1200 Block JACKSON	Residence or House
BMV	30-Aug-25	9	1900 Block MONTROSE	Other Parking Lot
BMV	20-Aug-25	18	1900 Block MONTROSE	Apartment Parking Lot
Theft.	16-Aug-25	14	1900 Block MONTROSE	Restaurant or Cafeteria
Theft.	22-Aug-25	19	2300 Block MONTROSE	Specialty Store (Non-Spec
BMV	16-Aug-25	16	2500 Block MONTROSE	Restaurant or Cafeteria P
BMV	22-Aug-25	12	2500 Block MONTROSE	Restaurant or Cafeteria P
Theft.	23-Aug-25	7	2500 Block MONTROSE	Service or Gas Station
Aggravated Assault	03-Aug-25	14	2700 Block MONTROSE	Service or Gas Station
Theft.	31-Aug-25	0	2700 Block MONTROSE	Restaurant or Cafeteria
BMV	13-Aug-25	23	1400 Block NEVADA	Road, Street, or Sidewalk
Theft.	07-Aug-25	19	1700 Block VERMONT	Residence or House
Theft.	14-Aug-25	7	2600 Block WAUGH	Road, Street, or Sidewalk
BMV	07-Aug-25	12	900 Block WESTHEIMER	Restaurant or Cafeteria P
BMV	22-Aug-25	14	900 Block WESTHEIMER	Restaurant or Cafeteria P
BMV	25-Aug-25	20	900 Block WESTHEIMER	Restaurant or Cafeteria P
Theft.	16-Aug-25	19	900 Block WESTHEIMER	Other Parking Lot

* BMV = Burglary of a Motor Vehicle ** Hr = Military Time

August Happy Hour held at BB's Tex-Orleans

Submitted by Patty Hunt

A group of us gathered at BB's Tex-Orleans on Thursday August 28. Since the weather was still considerably warm outside, we gathered inside. (Recommend you check out the great patio outside as the weather permits.) We enjoyed visiting with one another over fabulous Cajun food and refreshments. Several people we hadn't seen in a while, and a first time attendee won the raffle gift this time.

We want to thank our server Jonquis for his excellent service and Manager Becca for making arrangements for our group. We recommend everyone stop by BB's when you're in the neighborhood.



August's Happy Hour gathering of Hyde Park residents at BB's Tex-Orleans, 515 Westheimer Rd, Houston, TX 77006, (713) 524-4499, www.bbstexorleans.com

NATIONAL NIGHT OUT TUESDAY NIGHT AT KINDRED

**THEY PERSONALIZE
MY PRIMARY CARE**

Your Houston Methodist primary care physician takes the time to get to know you and your unique goals. That's how we personalize your health care at one of more than 40 clinics throughout the Greater Houston area. And with same-day appointments, you can get the care you need, when you need it.

That's the difference between practicing medicine and leading it. **For you.**

Same-day appointments available

houstonmethodist.org/pcg
713.441.7265

HOUSTON
Methodist
LEADING MEDICINE

BEFORE NATIONAL NIGHT OUT ...

Get extra raffle tickets by joining or renewing now

Submitted by Karen Baribeault

Just DAYS until my favorite night of the year – National Night Out (NNO) on Tuesday, October 7, 2025. Check out all the information right here in the October newsletter. I hope to see you there.

HPCA has 181 fully paid members right now. That means potentially 181 ballots can be cast for our 2026 board members in November. That would be wonderful and really show the current board members and candidates how important this neighborhood civic association is to you. Check out Dmitry's election article in this newsletter!

We already have 24 members who have joined or renewed in the past few months and their renewal date is January 2027. As the HPCA membership person, this is important to me because I can figure out how much work I have to do to get to my 2025 goal of 200 members by January, 2026.

I need to get busy.

First, I want to thank these 18 members who joined or renewed in August or September: Margaret Elmore, Clint and Maren Fuller, Laura Funk and Samuel Tekie, Dalton Holdge, Jason McLane, Tim O'Rourke, Nancy Parra, Alain and Geraldine Rouault, Marieange and Roland Rouxel, Joni Shereda +1, Joshua Stoeber, Mary Ellen and Tom Whitworth, Janet Zuniga. Welcome and thanks for paying your dues. HPCA is glad you're here!

And now my membership pitch that only lasts until National Night Out on October 7.

Join or renew between now and when you check in at NNO, and you get 5 (FIVE) extra raffle tickets. Have you seen the prizes? I mean the NNO committee has really outdone themselves – restaurant gift cards, one hour massage, Flowers by Georgia famous plant, Dogtopia gift basket, etc. Our Hyde Park businesses are being

incredibly generous this year. And you will have more chances to win if you join or renew your membership. We do not sell the raffle tickets. Everyone who checks in at NNO gets one ticket. If you pay your \$30 membership, you get a total of six tickets!

And one more incentive – pay your membership dues between now and the end of 2025 and your renewal date is January 2027. There are four ways to pay the \$30 annual dues:

1. Venmo @HydeParkCA
2. PayPal – go to HydeParkHouston.org
3. Credit cards – go to HydeParkHouston.org
4. Paper check
Hyde Park Civic Association
PO Box 66422
Houston, TX 77266-6422

Love Hyde Park!

Karen Baribeault,

HPCA Membership

Karen.baribeault@comcast.net

Your local civic association needs YOU!

Scan QR code to join!



Memberships sustain the civic association. With your support of just \$30/year, we:

- print this newsletter
- help maintain Lamar Park
- manage deed restrictions
- subsidize activities

Help us maintain National Night Out, the Christmas Party, Christmas Caroling, Happy Hours, and exciting new events planned for 2025. We need your support and welcome your involvement!

Mail form and check to:

Hyde Park Civic Association
PO Box 66422
Houston, TX 77266-6422

Check No: _____

Date Paid: _____

Hyde Park Civic Association Annual Membership

Yes, I would like to support my local neighborhood association

Name 1: _____

Name 2: _____

Address: _____

Email: _____

Telephone: _____

(Check one) ☐ New ☐ Renewal

(Check one) ☐ Individual (\$30) ☐ Couple (\$60)

I/We would like to make an additional donation for _____

Or just pay online at www.hydeparkhouston.org

TOTAL _____

A Montrose Institution:

The Enduring Legacy of Rivas Restaurant

Submitted by Jacob Kalmakoff

Lines of black and white photos adorn the interior of the dimly lit restaurant, harkening back to a time long gone. This is Rivas—doling out dishes to the Montrose neighborhood for nearly three decades from their



Owner Michael Sibouyeh

tree-shaded corner at 1117 Missouri Street.

“Our style is Italian and Mediterranean—family style,” says Michael Sibouyeh, the owner who, along with his brother Joseph, has operated restaurants in the Houston area for nearly five decades. The Sibouyeh brothers previously ran a location in Memorial before making their home in the rambling, porch-wrapped Montrose house in 1996, where they’ve been serving the community for close to 29 years.

Michael, who lost his son to cancer three years ago, emanates love for the community he serves. His genuine warmth and

accommodating nature have made Rivas a cornerstone of Montrose dining, where regular customers aren’t just patrons—they’re family. The staff often remember faces and names, creating an atmosphere that feels more like dining in a friend’s home than a restaurant.

The food is understated but homey, and of course everyone leaves feeling full. The Mediterranean Salmon is a must-have—somehow, they’ve managed to create a sauce that just speaks to the soul. That and the creamy lentil soup will for sure leave you feeling the comforts of home. And the soup is served HOT!

For appetizers, the crab cakes and the portobello mushroom come highly recommended, both staples on a menu that has remained remarkably consistent throughout their Montrose tenure. This consistency extends beyond the food to the very essence of the restaurant. The atmosphere at Rivas is wonderfully eclectic. The restaurant is stacked floor to ceiling with an almost overwhelming level of kitsch and near year-round holiday lights. Michael makes the Christmas decorations “bigger and brighter every year,” creating a special holiday menu that brings even local TV news crews out to cover

the festivities. The staff wears regular clothes without aprons, contributing to the casual, family-like atmosphere that makes Rivas feel suspended somewhere back in the 1970s.

This unique character attracts a loyal following. Regular customers are their best customers, drawn not only by the food but by the sense of belonging that permeates every corner of the restaurant. The beautiful wraparound porch offers additional seating for Sunday brunch, extending the welcoming atmosphere outdoors.

Rivas has been a regular sponsor of Hyde Park Civic Association’s National Night Out, and we look forward to once again welcoming them to join us this year.

When asked what

their secret is, Michael puts it honestly: “Consistency is the key—same quality, same stuff, same people—it’s a family business. My brother is in the back making the sauces.” The other thing that has undoubtedly remained as consistent as

possible are the prices. In an era when so many independent food and hospitality businesses are struggling to keep their underlying costs low, Rivas is a shining example of being committed to supporting its guests.

At Rivas, everyone is welcome. While many restaurants are formulaic and lack ambiance, Rivas is the exact opposite of that. It stands as a testament to what happens when a family business prioritizes community, consistency, and genuine hospitality over trends and profit margins.

In a rapidly changing neighborhood, Rivas remains a constant—a place where time slows down, the food warms the soul, and every meal feels like coming home.



**Tuesday,
Oct. 7 at
6:00 pm**

NATIONAL NIGHT OUT 2025

**Kindred
Church
2515 Waugh**



\$500
nativecitizen

MONTROSE
2311 Dunlavy St, Houston, TX 77006
713.527.8088

HEIGHTS
1102 W 19th St, Houston, TX 77008
832.767.1925

GIFT CERTIFICATE | SHOP FOR ACTIVE, EVERYDAY LIVING

www.nativecitizen.com

FURNITURE,
ART, RUGS,
LIGHTS &
MORE!

Native Citizen is a Houston-based design and furniture showroom specializing in creating unique, globally-inspired living spaces. Visit today and redeem.

Board and Committee Members

President – Sarah Frazier
president@hydeparkhouston.org

Vice President – Dmitry Bazykin
vicepresident@hydeparkhouston.org

Past President – Chris Delphin
pastpresident@hydeparkhouston.org

Treasurer – Vincent Vega
treasurer@hydeparkhouston.org

Secretary – Liam McElhiney
secretary@hydeparkhouston.org

Board - General
board@hydeparkhouston.org

Deed Restrictions
deedrestrictions@hydeparkhouston.org

Rocky Kneten
 #2 – Barry Baumgarten
 #3 – Colin McCulley

At Large – Macy Bodenhamer

Lamar Park Committee Chair –
 Stephen Todd Cook
lamarpark@hydeparkhouston.org

Volunteer Coordinator –
 Mary Ellen Whitworth
volunteer@hydeparkhouston.org

Membership Chair –
 Karen Baribeault
membership@hydeparkhouston.org

Newsletter Advertising –
 Carlos Fernandez
advertising@hydeparkhouston.org

George Sroka – Newsletter Editor
newsletter@hydeparkhouston.org

Jim Patera – Newsletter Coordinator

Hyde Park Civic Association Boundaries



Scan the QR code to sign up for your Hyde Park Civic Association membership via PayPal!

Block Captains

Bomar

Greg Jeu & Jim Hurst
 281-541-6756

California / Missouri

Patty Hunt 713-447-1115

Commonwealth

Kathy Overly 713-419-8228

Fairview

Karen Baribeault 708-870-6870

Hyde Park / Hyde Park Apts.

Melba Bowen 713-526-9212

Hyde Park Crescent

Carlos Fernandez 832.541.9246

Hyde Park Townhomes

Clint Harbert 832-428-0158

West Gray & Indiana / Yupon

Dmitry Bazykin 281-771-4799

Jackson

Peter McGillivray 504-231-8565

Maryland

Francisco Gutierrez 832-597-3299

Michigan

Tom Whitworth 713-523-8035

Montrose

Francisco Gutierrez 832-597-3299

Peden / Hazel / North Van Buren

Lori Corwin 469-323-0626

Upas

Melba Bowen 713-526-9212

Vermont

Jimmy Wead 713-392-6985

Waugh

Ross Lee 708-203-2333

Welch

Scott and Lina Rigrod
 713-528-2791
 Cliff Jones 713-471-6936

West Drew

Andrea Oyuela 281-406-0566

Westheimer

Francisco Gutierrez 832-597-3299

West Gray / Hazel/ Van Buren

Dmitry Bazykin 713-446-8213

Willard

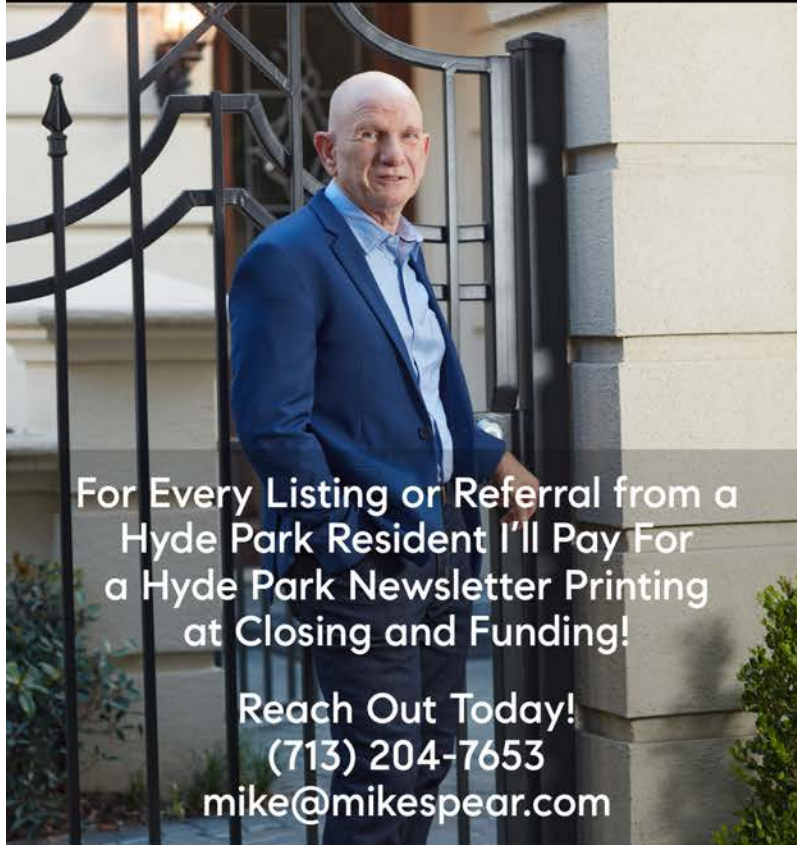
Aleks Gallagher 281-781-3298

Yoakum/South Van Buren

Macy Bodenhamer 713-201-5810

Block captains: Notify president@hydeparkhouston.org of changes in contact information.

Mike Spear: Guiding You To Your Next Home



COMPASS



Hyde Park

1515 Fairview Street

4 BD 4 BA 3134 SF \$1,260,000

Paid for a Hyde Park Newsletter printing: Listing from within Hyde Park listed and SOLD. SOLD in 3 days!



Hyde Park

1118 Welch Street, Unit B

3 BD 4 BA 2416 SF \$740,000

Paid for a Hyde Park Newsletter printing: Buyer referral from outside of Hyde Park but buyer bought within Hyde Park



Montrose

1311 W Bell Street

3 BD 3 BA 2443 SF \$735,000

Paid for a Hyde Park Newsletter printing: Buyer Referral by resident of Hyde Park, bought outside of Hyde Park, still qualifies for a newsletter printing



Hyde Park

1110 Peden Street

3 BD 2 BA 1861 SF \$659,900

Paid for a Hyde Park Newsletter printing: Listing referral from within Hyde Park listed and SOLD! Sold while NOT listed.

Compass is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.



PRINTED BY
KWIK KOPY MONTROSE
1405 Waugh Dr

October 2025

SUN	MON	TUE	WED	THU	FRI	SAT
			1 Heavy Trash	2	3	4
5	6 Trash and Yard Waste	7 NATIONAL NIGHT OUT Kindred Church	8	9 Neartown Association The Women's Home	10	11
12	Columbus Day 13 Trash, Yard Waste & Recycling	14	15 Hispanic Heritage Month ends	16	17	18
19	Trash and 20 Yard Waste TIRZ 6:30 pm Haven's Center	21	22	23	24	25
26	27 Trash, Yard Waste & Recycling	28	29	30 Happy Hour 5 pm at Verde Garden 2817 W Dallas	31 	