



## You're invited to the OBPOA Member's Meeting

### Spring Member's Meeting

7:00 pm

Thursday, April 22, 2010

2310 Underwood Blvd.

(home of Dorry & Carroll Shaddock)

Please join us for the spring meeting of the Old Braeswood Property Owners Association on April 22nd in the beautiful historic home and garden of Dorry & Carroll Shaddock. All Old Braeswood neighbors are welcome.

We'll begin with social time and refreshments. The meeting will include an appearance by Council Member Anne Clutterbuck and news about what's going on in and around our neighborhood. Those who come to the meeting will learn about development plans along Holcombe, recent public works emergencies and how one special elected official saved the day for Glen Haven and Maroneal residents, our beautification efforts within our subdivision and along our borders. You'll be able to meet our hardworking volunteers and learn how you can become involved. We'd also want to hear your ideas and suggestions for improving our neighborhood. The meeting is held in conjunction with the Old Braeswood Garden Club.

If you have not already sent in your annual OBPOA dues, please bring them with you to the meeting. We hope to see all of you there!

### Recognition for preservation efforts

This year one of our goals is the preservation of Old Braeswood's historic integrity. As a first step in the pursuit of this goal, we will begin to recognize families who renovate, rather than demolish, original homes in the neighborhood. Starting with our next issue, we'll feature renovation projects that honor the historic homes in Old Braeswood and preserve our sense of place.

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**Old Braeswood POA**  
invites you to the  
**2010 Park Party**  
3-5 p.m.  
**Sunday, May 2<sup>nd</sup>**  
**Old Braeswood Park**  
(Morningside @ Maroneal)  
Bring the whole family to the park for  
an afternoon of fun and beautiful  
weather. Everyone welcome!

Thanks to Peggy Vineyard of Martha Turner  
properties for co-sponsoring this event.

Additional sponsors are needed.  
Contact [info@oldbreswood.com](mailto:info@oldbreswood.com) if you can help.

## *Your House Has a History* by Susan Teich, OBPOA Historian

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If you have something in your closet from Palais Royal, then you have a personal connection to the house at 2409 Maroneal. Isadore Erlich, founder and president of Palais Royal Inc., purchased the house in 1955 with his wife of 21 years, Moselle. (The only prior owners, Maxine and William B. Stanberry, appeared at that address beginning in 1953. William owned Houston Stone Co., in the Heights.) Palais Royal began in Shreveport, Louisiana, in 1921, but Isadore had moved its headquarters to Houston by the time he and Moselle moved to Old Braeswood.

The Erlichs sold the Maroneal house in 1967 and moved into a highrise at 1400 Hermann Dr., already home to their former Old Braeswood neighbor Harry Battelstein (founder of Battelstein's). They probably also knew building residents Tobias Sakowitz (founder of Sakowitz) and Gertrude Finger (the widow of architect Joseph Finger).

A year later, Isadore died, and Moselle ran the company in his stead, first as President and then as Chairman of the Board. (She sold Palais Royal in 1985 to Wellan's, which then sold it to Stage Stores in 1989.)

Moselle remarried in 1971, to Milton Pollack, a federal judge for the Southern District of New York, and moved to New York City. Judge Pollack is remembered for presiding in the cases against Michael Milken and Ivan Boesky, and for his handling of the case against Drexel Burnham Lambert.

The third owners of 2409 Maroneal were Ruth and Francis Kosieracki, who moved here from Galveston. Francis was a captain for Lykes Brothers Steam Ship Company, headquartered in New Orleans, but with an office in Galveston. The Kosierackis moved to Houston to keep an eye on their rental properties here.



**Ruth Kosieracki in front of her home at 2409 Maroneal**

(continued from page 2)

Ruth grew up in Munich, Germany, and came to Galveston in 1949 when an aunt and uncle living in Galveston sponsored her immigration. (Her uncle had founded Southern Select, the first brewery in Galveston after the end of Prohibition.)

She arrived just before Christmas, and her uncle, who knew the captain of the steamer, invited the officers of the ship to his home for a holiday party. Francis Kosieracki, the first officer of the ship (soon to be a captain) attended. Ruth, who had not noticed him during the voyage, began to date him. They were married in 1953.

Ruth kept busy in the Maroneal house, raising a daughter and managing the family's rental properties. When Francis neared his 1981 retirement, Ruth worried about what a lifelong sea captain would do with himself in that house all day. Luck intervened. They owned some acreage near Brenham which was leased out, but the lease was almost expired. Ruth had an idea. She went to a cattle auction and bought 5 head of cattle without Francis's knowledge. She gave him the cattle for

Christmas, to his utter surprise. Soon, enough other cattle were added that Francis could legitimately refer to himself as a "rancher," which he delighted in doing.

Francis had the recipe for a happy marriage: Speak a language your spouse can't understand. He was the son of Polish immigrants and spoke Polish. She, of course, spoke German. When one of them was out of sorts with the other, he or she would express whatever unpleasant observations he wished to make, but in the language that the other did not understand. Ruth remembers that it was a good way to get rid of bad feelings without offending your spouse. Sometimes, when they both were making use of this technique at the same time the result was laughter.

Ruth, now widowed, remains in the house and is an active grandmother to her daughter's 5 children, all living in Houston.

[This is the 13th article in a continuing series on houses and people in Old Braeswood. Suggestions for future columns are welcome.]

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## *Yard of the Season*

*The Garden Club selected 2420 Bellefontaine as this winter's Yard of the Season. Most yards suffered because of the freezing conditions this year. The gardeners at 2420 Bellefontaine kept working all through the cold months; trimming, clipping and building brick borders. The result is a well manicured, lovely palm tree draped yard. It is a calming influence. Go by and take a look and watch for the silver flamingo. Thanks to Dawn Gervais, The Garden Club now presents certificates for selected yards.*



## Old Braeswood Garden Club Spring Tour *by Christine Infante*

Every year the Garden Club takes a tour in the Spring to some place of interest. Previously, the club went to places like the Netherlands in tulip season and the Chelsea Flower Show. One year we travelled by Greyhound to the azalea gardens on Avery Island, Louisiana. These days we stay closer to home.

This year's tour was to Buchanan's Nursery in the Heights. They have an interesting selection of plants and trees, a little different from other nurseries in Houston, as well as many colorful garden accessories. The gift shop alone is worth a trip. After our shopping we enjoyed a leisurely lunch at the nearby Berryhill's.



Dee Murray's "Valentine's Day" entry to the 2010 Garden Club Flower Show—  
*Your Favorite Day of the Year*

The Garden Club always welcomes new members. Join now and get in on the annual Flower Show and dinner (Sunday, April 25<sup>th</sup>). For more information about the Garden Club call Christine at 713-667-3675.

## Digital Architectural Review

*by Matthew Kelley*

The Architectural Review Committee (ARC) is "going digital". All of the plans that have been reviewed by ARC over the past 15 years have been scanned. This digital archive will make storage and retrieval of the plans much more convenient.

Over the next several months, original sets of plans will be offered back to the current homeowners. This is a great way to find out more about the history of your house.

## Garden Club Donates Pet Waste Station at Park *by Dee Murray*

The Old Braeswood Garden Club has generously donated money each year for the neighborhood. Recent donations include trees for the triangle on Greenbriar and for park improvements. This year they are donating \$500 for a pet waste station to be installed at the west end of the park outside the fence. Similar pet stations are installed by the condominiums on Kelvin. The presence of the pet waste station should encourage more people to clean up after their dogs. The equipment should be installed by this summer.



Those of us looking at these stations have had a good laugh because of their names; "Doody calls", "We scoop, le'pooop", and "Valet Station" to name just a few.

## Social Committee Recap Welcome Coffee

*by G.G. Hsieh.*

The welcoming coffee for new neighbors held on March 27, 2010 at the Maroneal home of Mark Hausknecht and G.G. Hsieh was a smashing success. Thank you to all the Old Braeswood residents who came out to welcome our three new

families and their darling children. The infusion of new and youthful energy is impressive! We all look forward to getting better acquainted at future neighborhood events.

Special thanks go to Liz Alhand for her help with the coffee.



## A Walk in the Park

by Matthew Kelley

The Old Braeswood Park Corporation (OBPC) extends a warm and hearty THANK YOU to all the neighbors who have contributed to OBPC. Your support is greatly appreciated!

The funds received from the Park Patrons and donors will help support the maintenance of Old Braeswood Park, Blue Bonnet Triangle, and Katy's Corner. 2010 goals include repair of the park gates, installation of a drain beneath the main play structure, replacement of warped wood on the benches, and replacement of the park fountain with an ADA compliant fountain.

It is not too late to make a tax-deductible donation to the Old Braeswood Park Corporation. Please contact OBPC Directors Matthew Kelley, Courtney Steves, or Bob Birenbaum if you wish to contribute; or send your contribution payable to:

*Old Braeswood Park Corp. (aka OBPC)*

*P.O. Box 541346*



*Old Braeswood Park*

*Photo: Susan Teich*

### **Thanks to 2010 Park Contributors**

Roger Brown	Grace & Richard O'Brien
John Connor & Julie Cohn	Maria Reuter
Helen Dreyfus	Christine & David Robins
Marilyn Archer & Jack Eby	Barbara & Don Schaffer
Annette & John Eldridge	Dianne Stool
Fran & Michael Feltovich	Janna & William Taylor
Agust Helgason MD	Susan & Len Teich
Matthew & Kathy Kelley	James & Carol Tindall
Rebecca & Matthew Kelly	Melissa Thomas & Ajay Vargheese
Samia & Kamal Khalil	Tony Wood
Martha & Brian Long	
Dee & Bill Murray	

### **Trees for Old Braeswood**

by Carroll Shaddock

Thank you 2010 contributors to Trees for Old Braeswood! This important neighborhood project seeks to perfect the allees and groves of trees which line our streets. Such plantings not only enhance property values, but also strengthen bonds of neighborhood identity and unity. The attractiveness of our neighborhood depends not only upon the efforts of individual homeowners, but also upon the beauty imparted to streets through tree plantings along our borders, which will soon be completed. Your support and participation are essential to our project's future success. For more about this program, visit [www.oldbraeswood.com](http://www.oldbraeswood.com). The following list represents contributions received through April 2, 2010.

### **Thanks to 2010 Tree Contributors**

Prince & Katherine Ambooken	Samia & Kamal Khalil
Marian & Gary Beauchamp	Mr. Irvin Kraft
Ian & Patricia Butler	Melissa & Daniel Levin
The Doyle Family	The Long Family
Helen Dreyfus	Marcella B. Manning
Lisa & Ray DuBois	Jaime & Luz Nino
Louis H. Green, MD &	Sharon & Roger O'Neil
Barbara Schachtel-Green, PhD	Mollie & Randy Schaffer
Agust H. Helgason	Susan & Leonard Teich
Ernesto & Christine Infante	

# WELCOME

## New Neighbors

**Yolanda Garcia &  
Justin Peel**  
2512 Bluebonnet

**Maureen Glancy &  
Wamique Yusuf**  
2325 Bluebonnet

## *Parking Etiquette* by Susan Teich

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We live on spacious lots that give us ample elbow room. Life for our cars is a different matter. They are crowded onto our streets. Be a good neighbor by parking in your driveway or in front of your own house, when possible, and encourage your guests to do the same. Please also remember to avoid blocking our sidewalks. You will be appreciated for it!



## *Street Reconstruction petition drive still in need of signatures*

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NSR (Neighborhood Street Reconstruction) petitions have been submitted to the city for all of Old Braeswood except for those blocks listed below. Only blocks that have submitted qualifying petitions will be reconstructed. OBPOA launched the street reconstruction petition drive two and half years ago. Support has been excellent overall, yet surprisingly sparse on Dorrington and Underwood, with both streets receiving less than half the support needed to qualify for reconstruction. Since we began our petition drive two and a half years ago, the waiting period for street reconstruction has grown from 8-10 years to 12 or more years—and that timeframe is increasing rapidly.

If your block is on the list below and you haven't already signed the petition, please download the petition from our website and return it to OBPOA. Only homeowners whose names appear on HCAD can sign. Volunteers are needed to collect signatures on Underwood.

Dorrington property owners can call co-captains Alice Frei (713-669-9089) or Zerong Jiang (713-666-2596) who will gladly come by and collect your signature. If you live on Underwood and are willing to help collect signatures on your block, please contact the Old Braeswood office at 713-807-1787.

### **Unqualified blocks** (as of 4/2/10)

Bluebonnet	2400-2500
Dorrington	2300-2500
Glen Haven	2300 (east)
Underwood	2300-2500
Braeswood Ct.	block 1

## *Old Braeswood Real Estate Report* by Dawn Gervais, Realtor® Consultant

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Please note there was an error on my last report regarding number of homes for sale. There were eight homes for sale, not two.

Good news for the Houston Real Estates market for the second month of 2010 with robust sales activity in the upper housing segments and this shows in our neighborhood with six homes under contract.

Sales of all property types in Houston for February totaled 3,843, down 4.6 percent compared to February 2009. Total dollar volume for properties sold during the month was \$747 million versus \$711 million one year earlier, representing a 5.1 percent increase. We wish our Old Braeswood neighbors the best of luck selling their homes and send a warm welcome to our new neighbors.

<b>Total # of Homes For Sale:</b>	<b>8</b>
* Minimum Asking Price	\$459,900
* Maximum Asking Price	\$1,750,000
* Average Asking Price	\$1,013,475

<b>Total # Homes currently under contract:</b>	<b>5</b>
* Minimum Sales price:	\$349,500
* Maximum Sales price:	\$1,777,000

## Compostable Yard Waste Bags Program

On April 5<sup>th</sup> of this year the City began requiring compostable yard waste bags which are available at most grocery and home stores. Non-conforming bags will be left at the curb. Please remind your yard crew to use these bags if they do not haul away yard waste. Better still, “go green” by leaving lawn clippings on yards and by composting yard waste. For more information visit [www.houstontx.gov/solidwaste/](http://www.houstontx.gov/solidwaste/).

Excellent information about composting is available on the Texas A&M website at <http://aggie-horticulture.tamu.edu>. Select “Landscape Gardening Information” and navigate to the “Don’t Bag It, Compost It” link. The site includes extensive information plans for low-cost DIY systems such as a simple metal trash can with holes drilled into the sides to promote air circulation to ready-made units ranging from \$20 to more than \$500. The more expensive units allow for easy turning.



## Automated Recycling and Old Bins

On April 13<sup>th</sup> the city begins automated collection of recyclables in Old Braeswood using new roll out bins. This new program allows the convenience of mixing all recyclables in one container, including glass. Plastic and glass containers should be rinsed and dried. The new green, bins were delivered to Old Braeswood at the end of March. The letter from the City that was mailed to all homeowners about this new program is posted on our website for easy reference. Set automated recycling bins at the curb for collection every other Tuesday at least 6 ft. from your regular trash bin. As for what to do with your old rectangular bin, it can be repurposed, set out for heavy trash pick up (next date for junk waste is June 7), or taken to the city’s Westpark Recycling Center.

## Recycling & Trash Schedule

Household Trash	Tuesdays
Yard Waste	Tuesdays
Heavy Trash	1st Monday
	May 3 Tree Waste
	June 7 Junk Waste
Recycling	Every other Tuesday
	(April 13 & 27, May 11 & 25, June 8 & 22)

Per city ordinance, trash may not be set on the curb for collection before 6 p.m. of the day preceding pick up. The city has begun ticketing residents for violations and fines are hefty. Please remind your yard service crews not to leave bags at the curb. Yard services should haul bags and debris away. Please also remind yardmen not to blow leaves or other debris into the storm sewers.

### 2010 OBPOA

#### Officers & Chairpersons

President	John Eldridge
1 <sup>st</sup> Vice Pres.	Susan Teich
2 <sup>nd</sup> Vice Pres.	Buddy Steves
3 <sup>rd</sup> Vice Pres.	Ryan Maierson
At-Large	Sam Bernstein
At-Large	G.G. Hsieh
Treasurer	Brent Whiteley
Secretary	Dawn Gervais
Past President	Dee Murray
Architectural Review	Marilyn Archer Matthew Kelley
Block Captains	Sally Miller
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Newsletter	VACANT
Park	Matthew Kelley
Enforcement	Sam Bernstein John Eldridge David Robins
RACS Rep	Ryan Maierson
Rice U Liaison	Bob Birenbaum
Social	G.G. Hsieh
Trees	Carroll Shaddock
University Place	Kathy Lord
Welcome	Dawn Gervais
Manager	Evalyn Krudy

## 2010 Membership Drive

The 2010 annual membership solicitation was included inside the February newsletter and was mailed to all homes in Old Braeswood. To those of you who have already sent in your dues, we thank you! Through your continued generous support, we are able to carry out the many activities that help preserve and enhance our property values and maintain the special character of our historic neighborhood.

If you haven't yet paid your 2010 dues, please watch for a reminder in the mail and send in your dues by June 1 to ensure your name is included in the list of members in the next newsletter.



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**OLD BRAESWOOD  
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RETURN SERVICE REQUESTED

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