

April/May 2015

OLD BRAESWOOD
PROPERTY OWNERS ASSOCIATION

Old Braeswood News

A Letter from the President by Susan Teich

Dear Neighbors,

The last newsletter included a ballot on the POA Board's effort to transition to mandatory dues, so that we can consistently provide extended hours of security patrol and spread the cost equitably. Thank you to everyone who has returned a ballot. To those who have not yet voted, please do so. We need to hear from everyone, and those who have not voted will be contacted personally. Returning your ballot will make the effort to get a complete count easier by eliminating the need to contact you.

Please do not feel that you need to explain if you choose to vote against mandatory dues. While the Board believes that mandatory dues will make us a stronger neighborhood and protect our property values, differing views are respected. On the other hand, if you have not voted because you are undecided and have questions that have not been answered to your satisfaction, please do not hesitate to ask for more information. Some questions are answered by the FAQ sent to you previously and reprinted in this newsletter. I am personally available at steich1@comcast.net or 713-839-7234. Questions may also be directed to info@OldBraeswood.com or 713-807-1787.

I have learned that my president's letter in the last newsletter gave some residents the false impression that dues payments are being used to pay for architects to review construction/remodeling plans submitted to the Architectural Review Committee (ARC). Most work performed by ARC is performed by volunteer architects. When it is necessary to pay for an additional architect, to expedite processing a high volume of applications, those payments come from the submittal fees paid by the applicants generating the work. No architect is ever paid with your dues. While most work done on behalf of the neighborhood is done by volunteer residents, a few tasks require trained professionals. In my last letter, I listed services that require payment as a way of showing that we get a lot for the very small proportion of our money not going to the security patrol. Putting our funding on a secure and predictable course with mandatory dues is undertaken to expand the hours of the security patrol.

In giving this vote your careful consideration, think about what it means to you to live in the neighborhood that is Old Braeswood. Consider what you want from your neighborhood and whether mandatory dues advances that ideal. Please understand that conducting this vote is an effort that cannot be easily duplicated again. So, this is the time to make your wishes known by returning your ballot.

The Board exists to serve you. This election was initiated only because so many residents demanded increased security patrol. While it would be nice to have security 24/7 without cost, that is not an option. The hours of patrol available to us, with a response time of 3 minutes or less, is in direct relation to the funds available to pay for it. This vote is not about deed restrictions or the ARC or anything other than establishing reliable and equitable funding primarily for the Patrol.

Until dues are mandatory, voluntary dues and the voluntary Patrol (SEAL) subscription are needed to continue security and other neighborhood services in 2015. Our neighborhood requirements this year are not affected by the campaign, so, please continue to pay your Old Braeswood POA dues and (SEAL) Patrol Subscription.

The POA Board wants to do the best possible job in representing you and acting on your wishes. Thank you for voting!

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When Gerhard and Elizabeth Herzog moved to 2523 Maroneal in 1953, they immediately had something in common with movie stars Cary Grant, Elizabeth Taylor, Barbara Hutton, Barbara Stanwyck, and Robert Taylor, as well as Howard Hughes and Salvador Dali. It was that all of them shared the same architect – the Viennese-trained Paul Laszlo, who lived a celebrity's life in California with a studio in Beverly Hills on Rodeo Drive. *Time Magazine* (August 18, 1952) called him, “the Millionaire’s Architect.”

The Herzogs had immigrated from Switzerland with their son and Laszlo had immigrated from Hungary. The four of them arrived in this country for the same reason, to distance themselves from Nazi persecution. They had chosen different cities. Herzog, a geophysicist, worked for Texaco at its Bellaire laboratory and became its Director of Research. During World War II, he did his most satisfying work at the lab, top-secret projects for the War effort to defeat the Nazis.

The Herzogs were not new to Old Braeswood. They had lived at 2211 Maroneal since 1943, and now they would have their dream house without even leaving their street. The Herzogs knew of Laszlo’s work and commissioned him to design the house. Noted Houston architect Howard Barnstone was appointed by Laszlo to supervise execution of Laszlo’s plans. From the street, the house is long and low, without a hint of what is offered inside – sliding glass walls leading to gardens and, with the less humid California climate in mind, an outdoor room (now enclosed by glass) with fireplace. Stephen Fox, Rice’s architectural historian, credits the house with being the only one in Old Braeswood designed by a well-known out-of-state architect, and as being the first house in the neighborhood to have a back yard swimming pool, “the ultimate in 1950s Hollywood glamour.”

At its completion, the house was given a full page spread in the *Houston Post*. It began with a quote from Laszlo, summarizing his philosophy: “I understand the desire of my fellow men to turn their immediate surroundings into a little paradise and I enjoy doing it for them.” [*Houston Post*, Section 6, page 1]

In about 1960, the Herzogs sold their house to Dr. Harry Kaplan and his wife, Ethyl. Dr. Kaplan was a co-founder of Diagnostic Clinic of Houston. After a few years,

they sold it to the current owners, Dr. Louis Daily and his wife, LaVerl.

Dr. Daily is an ophthalmologist recently retired. LaVerl stayed at home to raise their two sons after an early career as Howard Hughes’ private secretary. Be-



ing interviewed for this article, she learned that the architect of her house had designed casinos and showrooms for hotels in Las Vegas owned by her former employer.

Dr. Louis Daily’s parents, Dr. Louis Daily (Sr.) and Dr. Ray Karchmer Daily, were also physicians. Dr. Daily (Sr.) was an ear, nose and throat specialist. Dr. Ray Daily, an ophthalmologist, was nationally known. Her professional life was filled with firsts: She was the first Jewish woman to graduate from the University of Texas Medical School (second in her class). She was the first woman elected president of the HISD Board (serving on the Board for a total of 24 years). At a HISD Board meeting, she made the motion to create what became the University of Houston (and turned the first spade of dirt at the site of the first UH building). She was the first woman president of the medical staff at Houston’s Memorial Hospital. Today, the Ray K. Daily Elementary School is named after her.

2523 Maroneal is one of the many houses in Old Braeswood worth preserving, both for its architecture and for the distinguished history of people associated with it.

[This is the 35th article in a continuing series on houses and people in Old Braeswood. Suggestions for future columns are

Annual Flower Show on April 19 Highlights Artistic Talents!

The Old Braeswood Garden Club's 2015 Flower Show theme, "Garden Treasures," was celebrated April 19th with great success thanks to hosts Elayne and Demo Kouzounis, aided by their daughter Margo Elgohary. Prizes went to winners Laurie Eckman (1st place), Lynne King (2nd place) and Laura Pang (3rd place). Thank you to Elayne, Demo and Margo, and to everyone who brought food and flower arrangements!



Pictured this page: (1) Laurie Eckman - 1st place; (2) Lynn King - 2nd place; (3) Laura Pang - 3rd place; (4) Shirley Cooper (Dawn Gervais's mother), Rose Pu, and Ruth Kosieracki; (5) Flower Show Winners Laura Pang, Laurie Eckman and Lynne King; (6) Dawn Gervais, Dee Murray (co-president), Annette Eldridge; (7) Courtney Steves and Teryle Morrow; (8) Krista Heidersbach and Mike Kelly; (9) Maribel Reuter and Elayne Kouzounis (hostess); (10) Demo Kouzounis (host); (11) Ann Garnett and Margo Elgohary; (12) Bill Wheeler and Laura Pang; (13) Dorry Shaddock, Len Teich, Annette Brown and Krista Heidersbach; (14) John Eldridge, Steve King, G.G. Hsieh and Fred Steves.

Should homeowners in Old Braeswood support their neighborhood and its security patrol with mandatory annual dues of \$500?

Yes. Mandatory dues are the only equitable way to increase our security patrol presence from 40 hours per week to 80 hours per week. Experience over many years shows that only about 60-65% of OB households will voluntarily pay dues. Making those households pay even more for the security that benefits all is just not fair.

Who votes and how many votes are needed?

Each house or lot gets one vote. The amendment passes with the support of 60% of all homeowners/lot owners. [Article XVI. Section 1(c).]

When will the mandatory dues start?

Mandatory dues start in 2016. Payment for the year 2016 will be due on January 1, 2016. [Payments for POA dues and SEAL coverage are still voluntary in 2015 and are necessary to continue the level of service we have come to expect.]

Why will mandatory dues be \$500 instead of some lesser number?

Currently, regular dues (\$100) plus the SEAL patrol fee (\$300) amount to \$400 annually. Because of demands by residents, we began increased SEAL coverage in 2014 by dipping into the POA's reserve fund. We cannot sustain that level of coverage without higher payments by residents. An annual mandatory payment of \$500 per household will allow us to sustain, and even increase, current SEAL coverage, rebuild our reserve fund and keep us on a sound financial footing.

I think \$500 per year to maintain our neighborhood and provide security is reasonable, but I'm afraid the POA Board will raise mandatory dues to much greater levels in future.

The proposed amendment specifically limits any future increases in the mandatory dues to a hard cap of 5% in any calendar year. Further, there can be no increase in dues for the first two years.

What if I can't pay the mandatory dues?

Few in a neighborhood such as ours are unable to comfortably make this payment, but there already is a hardship provision in the By-Laws that allows the Board to grant an exemption to those in need. [Article XI. Section 4.]

Would unpaid dues result in a lien on my house?

No. The responsibility to pay is personal to the homeowner and does not run with the land.

Why not continue to rely on voluntary payments?

About 60% of homeowners annually pay both POA dues of \$100 or more and the security subscription of \$300. With demands from residents for greater services and increased security coverage, it is both necessary and equitable to spread the costs across the entire neighborhood rather than ask higher payments from those already paying.

What has changed?

Our neighborhood is no longer the quiet, bucolic suburb of the 1930s and 1950s. We sit next door to a rapidly expanding Medical Center and next door to land slated for high rise residential/commercial development. Crime waves hit every couple of years and threats of burglary are constant. Without a strong security presence and POA to enforce our deed restrictions, our neighborhood could fall to either or both of these forces. Increased traffic through our neighborhood also presents added risks to safety, because we become more visible as an affluent enclave vulnerable to burglary.

If dues are mandatory, will I be asked for money in addition to the dues?

Most of the mandatory dues will simply cover the security patrol -- and increase coverage from 40 hours per week to 80 hours per week. During patrol coverage hours, response time to burglary or other threat is 1-3 minutes. Operational expenses of Old Braeswood would also be covered by the dues. Any special assessment to cover an extraordinary, one-time expense would occur only with the approval and vote of two-thirds of the POA Board and be capped at \$100 in any one year. There will continue to be opportunities, wholly voluntary, to enhance Old Braeswood with tax deductible donations to improve the park (Old Braeswood Park Corporation) and to add trees to our streets (Trees for Old Braeswood). Currently, a campaign is underway by the Old Braeswood Park Corporation to raise money for street sign toppers and additional Old Braeswood pillars. Donations to this campaign are also tax deductible. All tax -deductible donations for Old Braeswood are wholly voluntary and are in addition to the mandatory dues.

The ByLaws to the Old Braeswood Articles of Incorporation can be accessed on the Old Braeswood website (www.OldBraeswood.com). Questions about the ballot and mandatory dues should be directed to info@OldBraeswood.com or 713-807-1787. If you have misplaced the ballot that was mailed to you, please visit our website where you can download a copy. Please mail signed ballots to Old Braeswood POA, PO Box 541346, Houston, TX 77254.

Meet POA Board Member G.G. Hsieh



G.G. Hsieh is an At-Large member of the Old Braeswood POA Board and next up on the continuing series of Board introductions via the newsletter. An emergency medicine trained physician in part time practice, G.G. lives with her husband, Mark Hausknecht, at 2322 Maroneal. Living with them is son Paul, a medical student at Baylor. (Son Matthew is at UT Austin in a computer science Ph.D. program.)

G.G. has been a frequent Old Braeswood volunteer for many years, most notably in her role facilitating parties at the park, Night Out and the annual May Park Party, and hosting New Neighbor Coffees in her home. Her carport is the venue for free Saturday morning Tai Chi classes led by her mother, Rose Pu, who is also an Old Braeswood resident.

You are likely to see G.G. bicycling the neighborhood with, trotting beside her on leashes, dogs Lily (black), Buster (brown) and Ike (white). You are most likely to see Mark, a cardiologist, as he bicycles to the Medical Center for work.

Save the Date for Neighbor's Night Out / Texas Night Out

Tuesday, October 6, 2015

6:00.—7:45 p.m.

It's a long way off, but please mark your calendars now for Texas Night Out to be held at Old Braeswood Park. This is one of two neighborhood events held at the park each year. The first is coming up on May 3 (see back cover for details). Afterwards, return to your block for individual block by block gatherings.

Notable Old Braeswood Home to be Featured on Preservation Houston Tour, on May 2 & 3

The home of Courtney and Fred Steves at 2337 Blue Bonnet Blvd. is one of six houses featured on the home tour sponsored by Preservation Houston on May 2 and 3. Check out the tour information below:

A first-hand look at award-winning restorations

Join Preservation Houston for a unique insider's look at a selection of current and former Good Brick Award-winning restoration projects during the 2015 Good Brick Tour, 12 noon to 5 p.m. Saturday and Sunday, May 2 and 3.

The Good Brick Tour is your chance to explore these outstanding examples of historic preservation and to meet the property owners, architects and designers who guided them. Admission to the tour includes entry to all featured locations on both tour dates. (One-time admissions to single locations will also be available at a reduced price during the tour weekend.)

Ticket information

\$25 advance purchase — Admission to all tour locations will be available for \$25 online through Thursday, April 30.

\$30 at the door — On both tour days, admission to all tour locations will be available for \$30. Tickets will be sold at every tour location during the tour weekend.

\$10 single location — During the tour weekend, a single admission to one tour site will be available for \$10. Single-site admissions will be sold at every tour location.



The Bauhaus style home of Courtney & Fred Steves at 2337 Blue Bonnet is the final stop on the Preservation Houston Home Tour on May 2nd and 3rd.

New WELCOME Neighbors

Simon Coronado III
2310 N. Braeswood

Dileep & Purnima Rao
2417 Maroneal Blvd.

Margaret & Tanner Franks
1 Braeswood Court

**Lori Gallagher and
Vicki & Curtis Huff**
2428 Underwood Blvd.

Sign up for Old Braeswood eBlasts & Crime Alerts

Would you like to receive up to the minute news and crime alerts electronically? To subscribe, call the Old Braeswood office at 713-807-1787 or send your email address to info@OldBraeswood.com.

Join Old Braeswood's Yahoo Group

This is a real time group where you can send messages to other members without delay. The Yahoo group has been very helpful for tracking down lost pets and has even been used to help the Patrol track down thieves. Please note that the Yahoo group is not related to the eNews and crime alert service.

Visit this link to get started:
<http://groups.yahoo.com/group/OldBraeswoodNeighbors/>.

Your Contributions to the Trees for Old Braeswood Program are Working

With the drought ended, accumulated funds in the Old Braeswood account at Trees for Houston were put to use in planting trees this spring. More than 80 trees have been planted so far and a few more are scheduled to be planted in the next few weeks. Your contributions are growing – literally!



1) Newly planted trees on Underwood. 2) Newly planted tree on Morning-side. 3) Tree planted only a few years ago on Kirby, one of our gateway streets. 4) What the future holds!!!

POA Meeting on April 21

Special thanks to Zoe & David Thompson, for opening their wonderful mod home located at 2429 Blue Bonnet Blvd. to the neighborhood for the April POA member's meeting on April 21st at 7 p.m. Over 45 neighbors were in attendance and heard from Captain Reese from SEAL Security regarding . Thanks also to those on the board who brought delicious treats to share with neighbors!

This home has been featured in several magazines for the outstanding renovation and careful attention to restoration of the home's original 1955 amenities. This home will be featured again in May in a Houston Chronicle article. Look for a Houston Chronicle article about this home in May, 12015.

Preserving our Curbside Tile Street Signs

by Joe Manca, Chair of Old Braeswood Preservation Committee

As Old Braeswood completes its installation of street-sign toppers and adds more brick pillars to mark the perimeter of our neighborhood, residents should also be aware of the value and beauty of the tile street indicators found at the curb level. As in other traditional neighborhoods in the Inner Loop, these attractive signs were installed in the 1930s, and they form an historic link with the early establishment of Old Braeswood. Some of these blue and white ceramic signs are in disrepair, while others are in excellent condition. Many are missing only one letter or number, and all are still useful as street indicators, even if some of them sport creative spellings of our street names! Some intersections have as many as six or seven of these curbside markers, which add a sense of character and history to our neighborhood.



The Preservation Committee of Old Braeswood explored the possibility of having missing tiles restored, but this turned out to be unfeasible, because putting new concrete or other binder on existing concrete would not hold well. Suggestions to have them removed and replicated were rejected on grounds of cost and because, importantly, these form an historic part of the neighborhood.

We hope that all residents will continue to enjoy and preserve these tile signs. It would be appreciated if homeowners, or their lawn and landscape professionals, would keep grass from growing over these signs, and would carefully brush away or remove any dirt, piles of leaves, or standing water covering them. Of course, it is important that any construction projects (new walkways, for example) not affect these historic street signs.

Trash & Recycling Schedule

Recycling	Every other Tuesday		
Dates	Apr. 7 & 21	May 5 & 19	
	Jun. 2, 16 & 27	Jul. 14& 28	
Household Trash	Tuesdays (in city provided bins)		
Yard Waste	Tuesdays (in biodegradable bags)		
Tree Limbs & Debris	3rd Monday (in Odd months)		
Junk Waste	3rd Monday (in Even months)		



Place your household garbage in the city provided automated bin or recycling containers, and set them on the curb no earlier than 6 p.m. the evening preceding pick up and no later than 7 a.m. the day of pick up, and remove it no later than 10 p.m. on collection day. Bins left on the street beyond these times are subject to city fines. Bins must be accessible to the automated collection truck (not blocked by vehicles, trees, etc).

Yard waste must be bagged in city approved biodegradable bags, weighing no more than 50 pounds, and placed at the curb at least 3' away from automated bins. Yard waste mixed with paper, plastic or any other type of waste will not be collected. Small branches may be put in bundles (no more than 4 ft. x 18 inches in diameter).

2015 OBPOA

Officers & Chairpersons

President	Susan Teich
Vice Pres.	Molly Khalil
Vice Pres.	Joe Manca
Vice Pres.	Buddy Steves
At-Large	G.G. Hsieh
At-Large	Courtney Steves
Treasurer	David Leathers
Secretary	Dawn Gervais
Past President	John Eldridge
Block Captains	Sally Miller
Enforcement	John Eldridge
Flood Control	Kathy Lord & Len Teich
Garden Club	Laurie Eckman & Dee Murray
Newsletter	Zack Liu
Park	Annette Eldridge
Plan Review	Marilyn Archer
Preservation	Joe Manca
Patrol	Dee Murray
Rice U Liaison	Susan Teich
Social Events	<u>TBA</u>
Trees	Carroll Shaddock & Molly Khalil
University Place	Susan Teich
Welcome	Dawn Gervais
Manager	Evalyn Krudy

Volunteers Needed

Chairpersons are needed for the Social Events Committee. There are several events scheduled during the year, most notably the Spring New Neighbor Coffee, the Park Party in May, and Night Out in early October. Volunteering is an excellent way to get to know your neighbors and to become involved in your community. For information, please contact us at 713-807-1787 or send a message to info@OldBraeswood.com.



PROPERTY OWNERS ASSOCIATION

P.O. Box 541346
Houston, TX 77254-1346
Phone: 713-807-1787
Email: info@oldbraeswood.com
www.oldbraeswood.com

RETURN SERVICE REQUESTED

Sign Toppers Installed

Old Braeswood sign topper are now installed!

Check them out on every street corner
throughout the neighborhood!



Party at the Park for Old Braeswood Neighbors

Bring your family to have some treats:

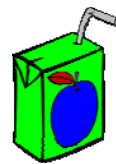
Pizza, ice cream & drinks provided.

Everyone welcome!



Sunday, May 3, 2015

4:00 – 6:00 p.m.



Special thanks to Dawn Gervais, Realtor with Greenwood King Properties, for graciously sponsoring the party! This event is brought to you by Old Braeswood POA.

