



## Letter from the President

Dear Neighbors,

I hope you and your family are doing well. As we wind down the warm days of summer, we especially look forward to this year's fall season and cooler weather, and hopefully you will take time to spend more time with your neighbors as well.

On behalf of the Old Braeswood Property Owners Association, the Executive Committee would like to thank our good neighbor, *Paul Sanders*, for his service on the Architectural Review Committee (ARC). Paul served as the chairman of the ARC for several years and devoted countless hours of his time for the betterment of our neighborhood. Paul recently resigned from his chairmanship to pursue other charitable endeavors. *Jordana Slawin* and *Renee Miles* will continue to serve on the ARC and they are now joined by newly appointed chair, *Teryle Morrow*. Teryle has lived in the neighborhood with her husband, Lyle, for several years. She spent over 25 years developing and running her own staffing and recruiting agency. Teryle brings a business skill set to the ARC team that will be beneficial to the neighborhood. The Ad Hoc Committee to Improve ARC had six different recommendations for improving the ARC. Teryle will be well suited with her business background to help accomplish some of those recommendations including:

- Updating the website for better functionality
- Continuously communicating the ARC's message

Please welcome Teryle to the ARC and thank you to Jordana and Renee for their continued service on the committee. These three neighbors will make a wonderfully talented team for the neighborhood.

Members of the Executive Committee continue to work on a new draft of the Architectural Guidelines. Comments received from different groups and individuals are being carefully and thoughtfully processed.

On behalf of the Old Braeswood Property Owners Association, the Executive Committee sends its thanks to our good neighbor, *Dee Murray*, for her service on the Patrol Committee. Dee served as the chairman of the Patrol Committee for several years and has given many hours of her time and talents to assure the safety of our neighborhood. *Sharam Honari* and *Ann Blackwood* will serve as co-chairs of the Patrol Committee going forward. Sharam is a Vice President on the Executive Committee and has served as a member of the Patrol Committee. Ann is also a member of the Enforcement Committee. Please join me in welcoming Sharam and Ann to the new positions on the Patrol Committee.

In June, the Executive Committee voted to adopt a one-year pilot program for Garage Sales and Estate/Moving Sales as outlined below:

- Coordinated annual neighborhood Garage Sale:
  - ◇ Every Household may conduct one Garage sale on their property each year on a date designated in advance by the Executive Committee.
  - ◇ The designated date and time for the neighborhood Garage Sale this year is October 14, 2023, from 9:00 a.m. until 3:00 p.m.
- Estate or Moving Sale:
  - ◇ Every Household may conduct one Estate or Moving Sale during the ownership of their property.
  - ◇ Seven business days' notice prior to the first day of the sale must be Given to OBPOA and the sale may not extend beyond 3 days.

After a one-year trial period, the Executive Committee will reassess the pilot program and determine whether to extend it into the future.

We have so many wonderful neighbors and great volunteers in our neighborhood. Thank you to each and every one of you for helping make Old Braeswood such a nice place to live!

*Ann Garnett*

*President, Old Braeswood POA*

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# *The Homes and History of Old Braeswood: Tudor Revival Houses*

by Christine Waller Manca

A wonderful and distinctive aspect of Old Braeswood is the varied architectural styles of its houses. One striking style in the neighborhood is the Tudor Revival.

Tudor Revival designs derive inspiration from the characteristics of Tudor (16th-century English) structures, and also from a variety of other late medieval and early Renaissance English buildings, from cottages to manors. The Tudor Revival first appeared in England and America in the 1890s, and by the 1920s and 1930s it peaked in popularity—coinciding with the decades when Old Braeswood was in its first phase of development. Buildings in this style appear in large numbers in cities and suburbs, including Houston neighborhoods such as Old Braeswood, Boulevard Oaks, Southampton, and Southgate.

You can spot Tudor Revival houses, according to *A Field Guide to American Houses* by Virginia McAlester, by such features as steeply pitched roofs and front-facing, often asymmetrical gables; tall, narrow windows, usually in multiples, with multiple glass panes; massive chimneys, sometimes topped by chimney pots; and front doors and entry porches topped with a round (Tudor) arch. Houses may be built of stucco or masonry, often with patterned brickwork in warm tones. Some feature half-timbering, with wood set into the stucco or brick to create a decorative pattern on the gables and upper stories that quaintly mimics medieval timber framing.

This style became popular because of its picturesque, charming appearance, and because it allows for a wide range of materials, floor plans, and detailing. Enjoy looking for the lovely examples of the Tudor Revival as you walk and drive through Old Braeswood!



**2215 Glen Haven Blvd.**



**2325 Glen Haven Blvd.**



**2341 Blue Bonnet Blvd.**



**2334 Underwood Blvd.**





**2342 Underwood Blvd.**



**2310 Underwood Blvd.**



**7319 Greenbriar Dr.**



**2345 Blue Bonnet Blvd.**

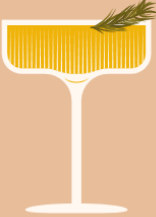
OLD BRAESWOOD


# FALL SOCIAL HAPPY HOUR

SUNDAY, November 5, 2023  
From 5 p.m. to 7 p.m.  
2336 Gramercy Street

Please join us to celebrate the fall season following the Neighbor-to-Neighbor Home Tour for adult fall-inspired libations and light bites.

Adults Only Please





OLD BRAESWOOD

# Neighbor-to-Neighbor Home Tour

SUNDAY, November 5, 2023  
From 2 p.m. to 5 p.m.

Tour beautiful homes and gardens right here in Old Braeswood. Open to all neighborhood residents and is a wonderful way to get to know your neighbors. And adults, don't forget to join us for the Fall Social Happy Hour following the tour.

**More to come!**

We are still looking for houses and gardens to be on the tour! If you are interested or have questions, please get in touch with Preservation Committee chairman Joseph Manca at [manca@rice.edu](mailto:manca@rice.edu).



## Watering Restrictions Hand Watering is Allowed at Any Time or Day

Per the City of Houston's website, customers can use a handheld garden hose to water their flower beds and/or trees ANY TIME OR ANY DAY while stage 2 drought restrictions are in effect. This is particularly important as Old Braeswood has a number of younger street trees that appear to be in shock due to the drought.

Trees will drop their leaves when stressed to preserve moisture, but they can sprout new ones if given water within a limited time frame. Stressed trees that are not watered soon will likely experience extreme shock and may not make it through this season. If you see leaves turning brown, that tree needs water.

For established trees, it is helpful to water around the drip-line where the feeder roots can take up the water. But for newly planted trees and those younger than 3 years, be sure to water the root ball several times per week. For watering instructions please visit the resources page at [www.treesforhouston.org/resources/](http://www.treesforhouston.org/resources/).

Our neighborhood's trees play a vital role in reducing heat islands, improving air quality and providing much needed shade. If you need help with watering a street tree, or if you can volunteer to help those who are traveling or are disabled, please contact us at [info@OldBraeswood.com](mailto:info@OldBraeswood.com).

The City's FAQs for Stage 2 Drought state that a handheld hose can be used to water flower beds and trees at any time or day. Please visit the City's Public Works website, [HoustonPublicWorks.org/current-watering-restrictions](http://HoustonPublicWorks.org/current-watering-restrictions), for more information.



## Executive Committee Nominations for the 2023-24 Term

Members who are interested in serving on the Executive Committee for the 2023-24 term are requested to send their names to [Nominations@OldBraeswood.com](mailto:Nominations@OldBraeswood.com) by October 30 at 5 p.m. Committee members are:

Jean Boisaubin (chairman)	2346 Gramercy	713-828-0329
Eva Allison	2510 Gramercy	713-202-6743
Debra Balthazar	2301 Gramercy	281-796-6484
Paul Danziger	2329 Blue Bonnet	713-962-3002
Chuck Ames	2336 Gramercy	917-536-1644

The eight (8) Executive Committee positions to be filled are: President, Vice President positions 1, 2 and 3, Secretary, Treasurer, and At-Large positions #1 and #2.

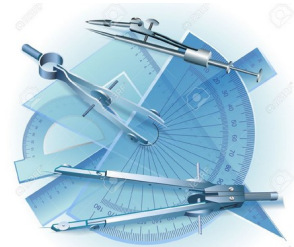
The OBPOA Nominating Committee will be meeting in October to determine the slate for the 2023-2024 term. If you would like to have your name included on the ballot at the annual meeting on November 15, please send a message to [info@OldBraeswood.com](mailto:info@OldBraeswood.com).

Volunteers are also needed to serve as block captains and to help with social events throughout the year. Please contact the Nominating Committee for more information.

Save the date for our Annual Meeting at 7:00 pm on November 15, 2023, at 7505 Morningside Drive.

## Plan Review Required for Exterior Changes: The ARC is Here to Help!

The Architectural Review Committee (ARC) encourages you to set up a preliminary meeting to discuss your project in advance of finalizing its design. This step can help ensure your plans are able to move quickly through the review process and may even help save you money on your project. While most preliminary meetings are held via Zoom, the ARC is open to meet on site if that helps with understanding the proposed project.



Please remember to consult with the ARC in advance of beginning any updates. All exterior alterations must be reviewed and signed off on prior to construction. If in doubt, contact the ARC at [ARC@OldBraeswood.com](mailto:ARC@OldBraeswood.com) to verify submission requirements and for help before and during the design phase to ensure plans are approvable before they are formally submitted. Visit the deed restrictions page of the website for more information.

Per the deed restrictions, home improvement projects requiring ARC review include new construction of homes and changes to existing homes involving building footprint, roofs, fences, doors and garage doors, window rehab or replacement, paint color changes, decorative elements, driveways, landscape elements, awnings, solar panels, projections, balconies, additions, new garages, carports, porte-cocheres, and outbuildings such as gazebos, greenhouses, or toolsheds. Fines may be levied for projects that are not submitted before implementation.



## Party in the Park on May 21, 2023



### *Old Braeswood Park Corp. Fundraising Time*

It's that time of year again! The Old Braeswood Park Corporation will begin its annual donation drive. Funds are needed to provide monthly maintenance of the landscape of our three parks, including mowing and tree trimming as needed, and to keep the aging sprinkler systems repaired and working. A solicitation packet will be mailed to owners this fall.

You can make an electronic donation, using Zelle ([OldBraeswoodPark@gmail.com](mailto:OldBraeswoodPark@gmail.com)), or send a check made payable to OBPC, to PO Box 541346 (77254).

### *Annual Meeting of Members November 15, 2023 at 7:00 p.m. 7505 Morningside Dr.*

*Please save the date for OBPOA's annual meeting.*

*The agenda will include annual elections  
and reports from committees.*

Special thanks to Social Committee chair Vanessa Ames, and her husband, Chuck, for organizing a wonderful annual Party in the Park. This year there were over a dozen activities including planting seedlings, bubble wands, ring toss, balloon art, and other crafts and games. The POA, Garden Club and Patrol Committee hosted tables and handed out information. The delicious food was catered by Pit King BBQ. The event ran four hours and over 80 neighbors stopped by and enjoyed the festivities, food, and fun in the park. Thanks to everyone who contributed to this neighborhood tradition.



## Old Braeswood Patrol Report

Like many other neighborhoods in Houston, Old Braeswood contracts with a private company to provide patrol and safety services beyond those offered by the Houston Police Department. Our current contractor, SEAL, patrols the neighborhood for 55 to 60 hours every week, on a varying schedule, in a marked police vehicle. In addition, SEAL officers assist neighbors in a variety of ways, including alarm checks, the very popular vacation watch service, and active response to reports of suspicious person or activities. The Patrol Committee periodically revisits the array of services desired for our neighborhood and requests proposals from patrol providers. We will be soliciting proposals before the start of the next contract year and expect SEAL and others to apply. The table below shows 2023 patrol activities through August 31, 2023.

The Patrol Service is paid for through annual subscriptions of \$400 per household. If you are not currently a Patrol subscriber, please consider becoming one. You can subscribe at [OldBraeswood.com/wp/join/](https://OldBraeswood.com/wp/join/). Questions or complaints? We'd love to hear from you. Please contact us at [Patrol@OldBraeswood.com](mailto:Patrol@OldBraeswood.com).

Report suspicious activity to the SEAL Security dispatcher at 713-422-2770. **In case of emergency, always call 911.** This table shows 2023 patrol activities through August 31, 2023

Category	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Alarm	1	1	0	0	1	0	1	0					4
Animal	0	0	1	0	0	0	0	0					1
Arrest	0	0	0	0	0	0	0	0					0
Assault	0	0	0	0	0	0	0	0					0
Assistance	0	1	0	2	1	1	0	3					8
Burglary of Habitation	0	1	0	0	0	0	0	0					1
Burglary of MV	0	0	0	0	0	1	0	0					1
CTW	0	0	0	0	0	0	0	0					0
Damage/Defacement	0	0	0	0	0	1	0	0					1
Dispute	0	0	0	0	0	0	0	0					0
Disturbance/Noise	0	0	0	0	0	0	0	0					0
EMS/FD/PD	0	0	0	0	0	1	0	1					2
Information	0	0	0	0	0	0	1	0					1
Robbery	0	0	0	0	0	0	0	0					0
Solicitor	0	1	4	0	0	0	0	0					5
Suspicious Activity	0	0	0	0	0	0	2	0					2
Suspicious Person	2	2	3	6	1	5	0	0					19
Suspicious Vehicle	1	0	0	0	1	1	0	3					6
Theft	0	1	0	1	0	1	0	0					3
Vacation Watch	4	3	5	3	12	9	10	9					55
Vehicle Collision	0	0	0	0	0	0	0	0					0

## It's Fall Clean Up Time



Now that the weather is cooling down, it's time to attend to our lawns, flower beds, and the effects of the drought. Please check your property for peeling paint, any needed repairs, tall grass and weeds, and dead vegetation, and make arrangements to take care of any issues you find on your property.



The Neighbor-to-Neighbor Home Tour on November 5 and the holidays are around the corner. Let's do our part to make the neighborhood sparkle!

## Welcome, New Neighbors!

**Christopher Duperier**  
2325 Glen Haven Blvd.

**Vivian & Clayton Kaul**  
2308 Blue Bonnet Blvd.

**Natalie Nguyen & Alec Hendon**  
2201 Maroneal Blvd.

**Carrie & Austin Stanton**  
2518 Underwood Blvd.

**Michelle Tarallo & Thomas Lodes**  
2323 Dorrington Blvd.

**Martin Zielinski & Elizabeth Lorenz**  
2334 Underwood Blvd.



## 2023 OBPOA Officers Standing Committee Chairpersons & Liaisons

President	Ann Garnett
Vice Pres.	Sharam Honari
Vice Pres.	Robert Jackson
Vice Pres.	Daniel Parker
At-Large	Fred Steves
At-Large	Paul Danziger
Treasurer	Chad Mason
Secretary	Erin Goldman
Past President	Samia Khalil
.....	
Arch. Review	Teryle Morrow
Advisory	Dee Murray
Block Captains	Christine Manca
Enforcement	Marcella Watkins
Flood Control	Debra Balthazar
Garden Club	Vicki Birenbaum
Hospitality & Directory	Sally Miller
Newsletter & Historian	Christine Manca
Park Corp.	Annette Eldridge
Preservation	Joseph Manca
Patrol	Ann Blackwood Sharam Honari
Social Events	Vanessa Ames
Trees	Paul Sanders
University Place	Andrea Lapsley
Welcome	Maribel Reuter
Exec. Director	Evalyn Krudy

## Trash & Recycling Schedule

<b>Recycling</b>	Every other Tuesday (B)
<b>Dates</b>	Aug. 1, 15 & 29      Sept. 12 & 26 Oct. 10 & 24      Nov. 7 & 21
<b>Household Trash</b>	Tuesdays (in city provided bins)
<b>Yard Waste</b>	Tuesdays (in biodegradable bags)
<b>Junk / Tree Limbs</b>	<u>3rd Monday of each month</u> Junk Waste (+ tree limbs) in Even months Tree waste only in Odd months



Place household garbage or recycling at the curb in the city-provided automated bins no earlier than 6 p.m. the evening preceding collection and no later than 7 a.m. on the day of pick up. Remove bins from curb no later than 10 p.m. on collection day. Bins left on the street beyond these times are subject to city fines. Ensure bins are accessible and not blocked by vehicles. Space bins a minimum of 3-feet apart.

Yard waste must be contained in city-approved biodegradable bags and placed at the curb. Branches must be tied into 3-4 ft. bundles.

Visit [www.houstontx.gov/solidwaste](http://www.houstontx.gov/solidwaste) for more information.

## eNews & Crime Alerts

Sign up to receive breaking news, invitations, and crime alerts by subscribing to our listserve.

Simply send your email address to [info@OldBraeswood.com](mailto:info@OldBraeswood.com) or call 713-807-1787.





PROPERTY OWNERS  
ASSOCIATION

P.O. Box 541346  
Houston, TX 77254

713-807-1787  
info@OldBraeswood.com  
www.OldBraeswood.com

SUMMER/FALL  
2023  
VOLUME 19, ISSUE 3






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