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WINTER
2024



OLD BRAESWOOD
PROPERTY OWNERS ASSOCIATION

Old Braeswood News

OBPOA
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Letter from the President

Dear Neighbors,

Happy 2024! I wish each of you a wonderful, prosperous new year.

On behalf of the Old Braeswood Property Owners Association ("OBPOA"), I would like to thank Chad Mason for his tremendous service as treasurer for the OBPOA for the last two years. We extend a warm welcome to our new treasurer, Christi Bowden.

As we begin this new year, the OBPOA needs volunteers. We need talented neighbors to help us in several different areas. First, we will hold two neighborhood meetings this year, a spring membership meeting and our annual meeting in November. We are seeking volunteers to host each of these events. Please contact me or any executive committee member if you are willing to open your home to our neighbors for a meeting. I would like to thank Alicia and Robert Jackson for being such gracious hosts for our two 2023 neighborhood meetings.

In the spring, we will be holding our 2024 Estate/Garage Sale. Dee Murray has agreed to organize this event and she is recruiting volunteers. Third, we are forming a new OBPOA committee to prepare for our neighborhood's 100th year anniversary and we are looking for a chair for this anniversary committee as well as members for the committee. Finally, several OBPOA committees need committee members. Annette Brown is the new chair of the Beautification Committee and is looking for committee members. Vanessa Ames will be chairing the Social Events Committee again. Last year Vanessa did an incredible job on the neighborhood park party and the evening social for adults. Vanessa needs committee members, volunteers, and underwriters.

Finally, the OBPOA standing committees need your volunteer help. Please consider volunteering for the Architectural Review, Block Captains, Enforcement, Hospitality & Directory, Newsletter, Historian, Preservation, Patrol, Trees and Welcome committees. Please review the Newsletter for a listing of the chairs of these committees. Please email us at info@OldBraeswood.com and let us know you are interested in joining a committee, being a block captain, volunteering to work at or on a function or underwriting an event. Volunteering is a great way to get to meet our amazing neighbors in the neighborhood!

I look forward to seeing everyone throughout the year at our neighborhood events.

Ann Garnett

President, Old Braeswood POA

Membership and Patrol Drive for 2024—New Levels

At its January meeting, the Executive Committee approved a new dues structure to include optional higher levels. The base level ("Bronze") remains the same at \$150.00. But now members can elect to join at Silver (\$250), Gold (\$500), or Platinum (\$1000) levels. These higher levels allow those who can afford it to support the association at a higher degree. Because only about two-thirds of households contribute, those that pay a larger share ensure that the organization is able to meet its obligations and bring you more news, events, activities, projects, and help provide funding for deed restriction enforcement.

The base rate for Patrol subscriptions will remain \$400, but due the increased cost of SEAL Security, the Executive Committee has added an Elite level at \$600. Neighbors are still encouraged to make an additional donation toward the patrol in any amount, which will allow for us to contract with SEAL at 60 hours per week.

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The Homes and History of Old Braeswood:

Ranch Houses — Wide-Open Spaces, Wide-Ranging Details by Christine Waller Manca

The years following World War II saw a new phase of building in Old Braeswood—the era of the Ranch house. This house type was extremely popular in the 1950s and 1960s, particularly in Sunbelt states. It was an expression of a casual, family-oriented lifestyle and the increased prevalence of automobiles, and it remains a sought-after house type today.

The Ranch house, which evolved in part with inspiration from the modernist, horizontal Prairie Style houses of Frank Lloyd Wright and other American architects of the early twentieth century, is a one-story structure with a horizontal emphasis. It usually has a slab foundation and a low-slung appearance. Its defining characteristics, according to *A Field Guide to American Houses* by Virginia McAlester, include broad proportions; a low-pitched roof, often with a notable roof overhang; an off-center entry sheltered under the main roof; an asymmetrical facade with a wide picture window and sometimes with low masonry planters; and an attached garage.

Frequently the Ranch house was styled with a Mid-century Modern or Contemporary flair. Other examples incorporate modest elements of traditional detailing, loosely based on Spanish, French, or English architecture, sometimes in combination. To add variety to the standard Ranch, as the 1960s progressed into the 1970s, some houses were designed with a higher roof and more extensive stylistic detailing, including Spanish Colonial, French Provincial, and Tudor.

Our neighborhood includes wonderful examples of the wide variety of Ranch house styles, with the highest concentration in the 2400-2500 block of Maroneal and on Bellefontaine and Gramercy. The juxtaposition of the Ranch houses and other modern styles with the more traditional revival styles of the 1920s and 1930s was one of the primary reasons that the National Trust for Historic Preservation selected Old Braeswood for its 2016 Candlelight Tour. The National Trust dubbed Old Braeswood as having the finest collection of mid-century modern houses in the country.



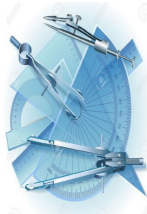
Plan Review Required for Exterior Changes:

The ARC Is Here to Help!

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

Please remember to consult with the ARC in advance of beginning any home updates. All exterior alterations must be reviewed and signed off on prior to construction. Contact the ARC at 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.

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.



Please Welcome Incoming Treasurer Christi Bowden

Christi and her husband David have lived in Old Braeswood since 2005 along with their four children, first on Glen Haven near Kirby, and now on Greenbriar in the house with the beloved dancing bears out front. An active volunteer with various organizations, she is a Baylor grad and a licensed CPA who serves as the CFO for a group of construction companies. We appreciate her stepping into this important role for the POA.



Recent Garden Club Celebrations

The Old Braeswood Garden Club opened its program year with two events at the home of past president Alicia vonGreisman. The September event featured pearls, with everyone wearing her own and learning about them from an expert jeweler. Alicia decorated her home with "pearls" and even the cake on the buffet lunch was covered with them. October was the annual BBQ on a mild evening in Alicia's furnished garden. Some (including Alicia) wore jeweled cowboy boots and everyone enjoyed the BBQ and other ranch food. But Alicia isn't done. In February she will host an evening party for Club members. How can we ever thank Alicia for her unending hospitality?! There needs to be frequent flyer miles for this! Thank you, thank you.

Sherri Walsh hosted the Garden Club for lunch at her home in November. The program was provided by Old Braeswood resident Lisa Frederick, who has trained and worked with therapy dogs for over 15 years. Her dogs accompanied her for the demonstration.

For the December Holiday Party, kudos go to Ann and Joe Garnett for hosting another of their legendary Garden Club dinners. Special thanks to Maribel Reuter for the outstanding charcuterie board, and to Debra Balthazar for providing the desserts.



Clockwise from top right: Krista Heidersbach and Alicia Von Greisman; Garrett & Sherri Walsh; Mary & Kendal Hirschi; Dee Murray, Cecilia Kang & Adam Hinnant.





October Party: Vicki Birenbaum, Kathy Lord, Bob Birenbaum, Joseph & Christine Manca, and Dr. Keila Torres.



November Speaker: Lisa Frederick

December 2023 Holiday Party



Ms. Santa Lapsley visited the party!



Above: Kathy Lord, Laura Pang, Janice Gregory, Marc Tausend, Ann Garnett, Christine Manca and Eileen Brewer. Below: Ann Garnett, Christine Manca, Teryle Morrow, Dr. Eileen Brewer, Joseph Manca, and Len Teich. [All photos on pages 3 through 5 courtesy of Susan Teich.]

Garden Club Holiday Party Continued



1



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3



4



5



6



7



Pictured above participants listed from left to right in each photo: (1) Robert Jackson, Joe Garnett, Andrea "Santa" Lapsley, Sherri Walsh, Samia Khalil, Garrett Walsh, Lisa Frederick, Kamal Khalil, Alicia VonGriesman Jackson. (2) Bob Birenbaum & Mike Kelly. (3) Lynne King and Laura Pang. (4) G.G. Hsieh. (5) Krista Heidersbach and Debra Balthazar. (6) Ruth Kosieracki with her daughter, Helene Henson. (7) Jean Boisaubin. All photos courtesy of Susan Teich.

Patrol Committee Finds SEAL Security's Service Offerings Superior to Other Options

Dear Neighbors,

As part of our routine assessment, the Old Braeswood Patrol Committee sent out a Request for Proposal (RFP) to several local patrol service providers outlining our specific patrol requirements and expectations for 2024. After reviewing the submitted proposals, the committee unanimously agreed that the patrol hours, services, pricing structure and flexibility provided by SEAL continue to best meet the needs of our neighborhood. Thus, we recommended to the Executive Committee that SEAL's contract be renewed for 2024. We also encouraged locking in current rates via a two-year contract. The Executive Committee adopted our recommendations, and SEAL will continue to be the Old Braeswood patrol service provider through 2025.



We were able to secure six additional Flock Safety camera signs to install in the neighborhood at no additional cost to the POA. Cameras and license plate readers are recommended by law enforcement and are becoming more prevalent in the Houston area. See the December 22, 2023, article by Matt deGrood in the Houston Chronicle: *"Houston Police Chief Troy Finner wants all Houstonians to install security cameras or license plate readers."*

OBPOA Patrol Committee

Ann Blackwood, Julie Cohn, Courtney Duperier, Sharam Honari

Thank You Old Braeswood Park Corp. Donors for 2023

The Old Braeswood Park Corp would like to thank the neighbors listed below who generously donated in 2023 to help fund the maintenance and upkeep of the landscaping in our lovely park spaces. Tax deductible donations are always welcomed. Payments can be made via Zelle (OldBraeswoodPark@gmail.com), or checks made payable to "OBPC" can be mailed to P.O. Box 541346, Houston, TX 77254. Thank you!

Benefactor (\$1000 & up)

Janet Bruner
Eileen & Joseph Corriere
Meredith & Ryan Maieron
Jordan Leigh Seff

Ambassador (\$500)

Sandra & Stephen Barnett
Fran & Thomas Callahan
Helen & Tony Davenport
Marilyn Archer & Jack Eby
Mary Lee & Martin Fischer
Friends at 2515 Glen Haven
G.G. Hsieh
Erin & Brian Goldman
Lyle & Teryle Morrow
Mollie & Randolph Schaffer Jr.
Mark Schnee
Amanda & John Seaberg
Melissa & Oliver Tuckerman

Patron (\$250)

Dena & Richard Beaver
Joanne & Donald Brodsky

Julie Cohn & John Connor

Bhagvanti Das

Annette & John Eldridge

Ann & Joe Garnett

Carolyn & David Husbands

In Memory of Jay & Katy Plotkin

Manami & Michiaki Imamura

Linda Joekel

Anjum Khan

Andrea & Bob Lapsley

Doug Miller

Dee & Bill Murray

Rita & Bal Sareen

Chris & Craig Shenkman

Fred Steves

Jackie Traywick

Blake & Joel Watts

Partner (\$100)

Nancy Beren

Lisa Blume

Patricia & Ian Butler

Mike Feltovich

Blanten Filak

Gayle & Scott Hoffer

Samy & Molly Khalil

Marcella & Bryant Manning

Patrick McNamara & Jose Vazquez

Cassandra & Alejandro Mora

Bonnie & Eric Nelson

Connie & Bud Pollon

Dileep Rao

Maria Isabel Reuter

Lynn & David Rizzo

William Slusser

Carrie & Austin Stanton

Sherri Garrett Walsh

Friends (\$50)

Gary & Marian Beauchamp

Louise Coretti

Mundo & Kimberly de la Fuente

Maureen M Glancy

Afton & Bradley Griffin

Itiel Kaplan

Barbara & Jacob Leon

The McDade Family

Renee & Brian Miles

Joanna & Allen Pasternak

Carol & James Tindall

Lyn Weyer

Old Braeswood Patrol Report 2023

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. The table below shows patrol activities for all of 2023.

The Patrol Service is paid for through annual subscriptions of \$400 or \$600 per household. If you are not a current Patrol subscriber, please consider becoming one. Subscribe using the form enclosed with this newsletter or OldBraeswood.com/wp/join/. Questions or complaints? We'd love to hear from you. Please contact us at 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	2	1	0	3	10
Animal	0	0	1	0	0	0	0	0	0	0	0	0	1
Arrest	0	0	0	0	0	0	0	0	0	0	0	0	0
Assault	0	0	0	0	0	0	0	0	0	0	0	0	0
Assistance	0	1	0	2	1	1	0	3	3	0	0	2	13
Burglary of Habitation	0	1	0	0	0	0	0	0	0	1	0	0	2
Burglary of MV	0	0	0	0	0	1	0	0	0	0	0	0	1
CTW	0	0	0	0	0	0	0	0	0	0	0	0	0
Damage/Defacement	0	0	0	0	0	1	0	0	0	0	0	0	1
Dispute	0	0	0	0	0	0	0	0	0	0	0	0	0
Disturbance/Noise	0	0	0	0	0	0	0	0	0	0	0	0	0
EMS/FD/PD	0	0	0	0	0	1	0	1	0	3	0	1	6
Information	0	0	0	0	0	0	1	0	4	0	2	1	8
Robbery	0	0	0	0	0	0	0	0	0	0	0	0	0
Solicitor	0	1	4	0	0	0	0	0	0	2	0	0	7
Suspicious Activity	0	0	0	0	0	0	2	0	0	0	0	0	2
Suspicious Person	2	2	3	6	1	5	0	0	1	1	3	2	26
Suspicious Vehicle	1	0	0	0	1	1	0	3	1	1	0	0	8
Theft	0	1	0	1	0	1	0	0	0	0	0	0	3
Vacation Watch	4	3	5	3	12	9	10	9	15	8	6	8	92
Vehicle Collision	0	0	0	0	0	0	0	0	0	0	0	0	0

In Memoriam

Joel Marc Androphy

1953-2023

Joel Marc Androphy, our neighbor on Glen Haven, passed away on Sunday, September 24, 2023. He was born in Connecticut and in 1975 moved to Houston to attend South Texas College of Law. He was an attorney in the partnership of Berg & Androphy. Our sympathy goes to his wife, Sheryl, and their two children, Daniel Michael Androphy and Robyn Androphy Campbell. He will be missed.



Kathrine G. McGovern

1933-2023

Kathrine G. McGovern, a former Old Braeswood resident and noted Houston philanthropist, died on December 1, 2023. She and her late husband, John P. McGovern, MD, supported many organizations and causes in Houston through the John P. McGovern Foundation and were generous donors to the Old Braeswood Park.



Welcome, New Neighbors!

Falon Delaynie Blackmon

2329 Underwood Blvd.

Shirin Hakimzadeh & Ramin Bojoghli

2503 Gramercy Blvd.

Ellen & Marc Rosa

2314 Gramercy Blvd.



Trash & Recycling Schedule

Recycling	Every other Tuesday (B)	
Dates	Jan. 17 & 30	Feb. 13 & 27
	Mar. 12 & 26	Apr. 9 & 23
Household Trash	Tuesdays (in city provided bins)	
Yard Waste	Tuesdays (in biodegradable bags)	
Junk / Tree Limbs	<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 foot bundles.

Visit www.houstontx.gov/solidwaste for more information.

2024 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	Christi Bowden
Secretary	Erin Goldman
Past President	Samia Khalil
.....	
Arch. Review	Teryle Morrow
Advisory	Dee Murray
Block Captains	Vacant
Enforcement	Marcella Watkins
Flood Control	Debra Balthazar
Garden Club	Vicki Birenbaum
Directory	Sally Miller
Newsletter & Historian & Preservation	Christine Manca
Park Corp.	Annette Eldridge
Patrol	Ann Blackwood
Social Events	Vanessa Ames
Trees	Daniel Parker
University Place	Andrea Lapsley
Welcome	Maribel Reuter
Exec. Director	Evalyn Krudy

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 or call 713-807-1787.

Pinkertons Awarded 'Yard of the Season' for Fall 2023



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Meet the Pinkertons: Grant, Sarah, and 11-month-old Charlotte. Their beautiful garden at 2305 Blue Bonnet is filled with brightly colored marigolds, azaleas, mums, and soon-to-be-added cyclamens. Festive holiday decorations added ever more color this winter. Special thanks go to the Pinkerton family for providing the delicious bar-b-que for the Night Out on Blue Bonnet.

Thanks to Scout Cooper Nelson for His Neighborhood Service Project

Special thanks to neighborhood scout, Cooper Nelson with Troop 55 for installing SWIM decals at each storm drain in the neighborhood. The metal decals read "This is not a Garbage Can—Flows to Galveston Bay," and alert everyone to be mindful that only storm water should enter a storm drain. We hope the plaques will help

remind neighbors to keep the drains clear of debris and workers to avoid blowing leaves into the storm drains.



Neighbors Night Out on Blue Bonnet



A marvelous Night Out celebration was hosted by Erin and Brian Goldman with assistance from Susan & Paul Danziger, for Blue Bonnet, Morningside, Kelving, and Greenbriar residents.

