



OLD BRAESWOOD  
PROPERTY OWNERS ASSOCIATION

# Old Braeswood News

OBPOA  
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Houston TX 77254  
www.OldBraeswood.com  
713-807-1787

## Letter from the President by Ann Garnett

Greetings from the Old Braeswood Property Owners Association (“OBPOA”). I hope you and your family had the chance to participate in the neighborhood Yard Sale a few weeks ago. We had 19 locations and 24 households who opened their yards and garages to sell secondhand items. It was a beautiful spring day and a great time to meet and talk to so many neighbors and visitors. A special thank you goes to the Yard Sale Committee, including its chairperson Dee Murray and members Jenny Staff Johnson and Janet Sanders.

The April Membership Meeting was well attended. A special thank you to Renee and Brian Miles for hosting the Membership Meeting at their lovely home. Renee is a member of our Architectural Review Committee. We heard reports from several speakers including:

- The Association’s new attorney, Mitchell Katine of Katine Nechman McLaurin LP, who discussed and answered questions about our architectural guidelines and deed restrictions.
- Kate Dentler, Chief of Staff for Abbie Kamin, District C who discussed a new storm sewer drainage project on Greenbriar, along with other neighborhood issues.
- Lt. Dorton of the Houston Police Department who discussed our neighborhood Flock cameras and how those cameras are used by the Houston Police Department to locate and find stolen vehicles in real time and apprehend criminals.
- Erica Rocha, SEAL’s Chief Security Officer, who provided a Patrol report.
- Jonathan Arredondo, Sr. Service Consultant, and Jason Fabre, Operations Director, from CenterPoint Energy, who answered neighbors’ questions about the cause of frequent blackouts in the neighborhood and provided information about claims for damaged property caused by electrical surges.

There are many people to thank for their service to the OBPOA. First, I want to thank each of you who donated money to the OBPOA to support its programs. These voluntary donations help us protect all our homes from crime by paying for patrol services and flock cameras. Your donations also pay the expenses to spray for mosquitoes and to fund our neighborhood social events and more. I want to thank all our volunteers who gave us their valuable time to serve on committees and host events. I want to thank Annette Brown and Daniel Parker from the Beautification Committee who organized a neighborhood cleanup day bringing neighbors together for the good of the neighborhood and Annette for all her hard work planting flowers and getting signs replaced and power washed in the neighborhood. Sally Miller (chairman) and committee members Marilyn Archer and Linda Joekel did a fantastic job on our Neighborhood Directory. Please support the donor businesses listed in the directory.

Next up is the **Party in the Park on May 19**. Our chairperson, Vanessa Ames, has requested volunteers to help run the event and to give money donations to fund a food truck for the event. Let us know if you would like to volunteer or donate for this wonderful neighborhood event by sending a message to [info@OldBraeswood.com](mailto:info@OldBraeswood.com).

We have several other events and projects that are in the works including:

- The Centennial Committee was organized and will be headed by chairs Krista Heidersbach and Christine Manca. Contact them to join this committee.
- Members of the Executive Committee and Architectural Review Committee, with the assistance of the new Association attorney, Mitchell Katine, will finish the work on the Architectural Review Guidelines.
- The Executive Committee will evaluate the yard/estate sale 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:

## Reflections on Window Restoration *by Christine Waller Manca*

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Old Braeswood is well-known for its wonderful homes built throughout its nearly one hundred years of existence, with a particular abundance of houses built in the 1930s through the 1950s. As the decades pass, older houses require a lot of maintenance and “tender loving care.”

Windows are integral to the architecture of houses and are a visible, though underestimated, part of the appearance of our homes, and thus our neighborhood. There is a current trend for replacing windows, encouraged by manufacturers that claim homeowners will save time and money, and that promote replacing windows as a “green,” energy-efficient home improvement. These marketing ploys of the replacement-window industry should not be taken at face value. Think twice, consider your options—and remember that the greenest window, like the greenest building, is the one that is already built. It is always best to reuse, rather than to recycle or to buy new. A report from the National Trust for Historic Preservation, *Saving Windows, Saving Money: Evaluating the Energy Performance of Window Retrofit and Replacement*, shows how modifying or retrofitting your windows gives a better return on investment with a greatly lower cost.

Here are some things to consider when exploring options for your windows:

- Older windows are built with higher-quality, more sustainable materials. In contrast, the manufacture

of replacement windows creates toxic by-products.

- Traditional windows are made from parts that can be individually repaired or replaced as needed. This is a clear benefit over vinyl, aluminum, fiberglass, and composite windows that are manufactured as a unit, and the components generally cannot be repaired; when a part fails, or the insulated glass seal breaks, or the vinyl warps, the entire unit must be discarded and replaced.
- Windows can be draft-proofed and insulated with caulking and weatherstripping materials.
- Interior additions such as drapes, shades, or shutters can also help with insulation and lessen the infiltration of outside air.

Do you want more information? The National Trust for Historic Preservation’s website, [savingplaces.org](http://savingplaces.org), offers an abundance of advice on the benefits of preserving original windows. Simply typing “windows” in the website’s search bar will provide you with further details on the benefits of preserving windows and worksheets with practical guidance. Old Braeswood’s Architectural Review Committee (ARC) can also provide guidance to homeowners.

With these considerations in mind, we can keep in view the benefits to natural resource sustainability and our personal budgets, and at the same time better protect the authenticity of our houses and of Old Braeswood.

## Beautification Committee Hits the Streets by Annette Brown

The work of the Beautification Committee focuses upon creating gardens around the Old Braeswood brick pillars, returning abandoned shopping carts (28 so far), removing sidewalk mud, unclogging storm drains, removing litter, fixing potholes and replacing weathered traffic signs.



We even had a Spring Cleanup Day last month on April 6 headed up by Daniel Parker, where our neighbors gave up their beautiful Saturday Spring morning picking up litter and clearing storm drains.



You may spot me in my red mobility scooter “zooming” around the neighborhood streets, looking for potholes, clogged drains, litter as well as feeling so grateful to live in a gorgeous, wooded neighborhood. If you see me, please stop me for a chat.

I’m starting out the work of the Beautification Committee slowly, yet at a steady pace. The long-range plans are being developed that include curb tile repair, sidewalk repair and esplanade beautification.

I love being the Chair. I’m outside, talking to our neighbors, playing in the dirt and making plans. Join me by volunteering or donating. Go to [www.beautifyoldbraeswood.com](http://www.beautifyoldbraeswood.com) where you can use a credit card for recurring payments. You can also make a donation in any amount on the [Payments page of the Old Braeswood website](#). Alternatively, you can mail a check to the PO Box with “Beautification” in the memo line.



*Photos: (1) Clogged drain; (2) shopping cars; (3) newly planted pillar; (4) April 6th Cleanup Day Volunteers (left to right) Brian Triche, Krista Heidersbach, Michael Kelly, Daniel Parker, Amanda Parker, Annette Brown, Erica Hittner and Linda Joekel. Children in front Henry and Hayes Parker. Not pictured: Charles Baudier, Kristin Roshelli, and children Marcella Nicklos and Gus Nicklos. (5) Public Works Employee replacing faded signs on Greenbriar; (6) Maroneal at Main, pothole filled in; (7) Bellefontaine at Greenbriar: mud removed and edging installed.*

*Garden Club Flower Show on April 21, 2024*



The Garden Club held its annual Flower Show at the home of generous hosts Terese and Gary Wagner. Members were invited to bring flower arrangements with the theme “Composing with Flowers.” Christine Manca, Susan Teich, and Terese Wagner won honors for their entries in the show. There is more fun to come! To join, contact Maribel Reuter at 713-668-4366 or [GardenClub@OldBraeswood.com](mailto:GardenClub@OldBraeswood.com).



ANNUAL OLD BRAESWOOD  
**PARTY IN THE PARK**

SUNDAY, MAY 19th 2024  
From 3 p.m. to 6 p.m.  
Braeswood Park (Morningside @ Maroneal)

Bring your family and join us  
for an afternoon of neighborhood fun.

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Food + Beverages • Braeswood Committee Meet +  
Greetings • Kid Games + Treats • Face Painting • Great  
Conversation + Laughs



# Thank You, Members and Patrol Subscribers

Old Braeswood POA thanks its supporters and Patrol subscribers through April 30, 2024. There are now four membership levels and two patrol levels. Dues and Patrol subscriptions received after April 30 will be included in the next edition of the newsletter. Checks can be mailed to OBPOA, P.O. Box 541346, Houston, TX 77254 or join online under the Payments tab at [www.OldBraeswood.com](http://www.OldBraeswood.com). Thank you!

## Diamond Elite Mbr. /Patrol (\$1,500)

Vanessa & Charles Ames  
Janet Bruner  
Fran & Tom Callahan  
Eileen Brewer & Joseph Corriere Jr.  
JoAnne & Andy Doyle  
Ann & Joe Garnett  
G.G. Hsieh  
Pat & Mike Inselmann  
Alicia von Greisman & Robert Jackson  
Deborah McCoy & Robert Keenan\*  
Meredith & Ryan Maieron  
Jordan & Dylan Seff\*\*  
Fred Steves

## Gold Mbr. / Reg. Patrol (\$900)

Anna & Jeff Courville  
Michiaki & Manami Imamura\*  
Marcia & Sam Munroe Jr.  
Rita & Bal Sareen  
Mollie & Randy Schaffer  
William C. Slusser\*  
Erin Furr & Chris Stimming

## Silver Mbr. / Elite Patrol (\$850)

Sandra & Stephen Barnett  
Nancy Beren  
Joanne & Donald Brodsky  
Betsy Casselmann-Porter & Klaire Rhodes\*  
Helen & Tony Davenport  
Marilyn Archer & Jack Eby  
Andrea & Robert Lapsley  
Dee & Bill Murray  
Janet & Paul Sanders  
Anna E. Stool

## Bronze / Elite Patrol (\$750)

Marian & Gary Beauchamp  
Milvia Pleitez de Gidley & Paul Gidley  
Teryle & Lyle Morrow  
Joanna & Allen Pasternak  
Melissa Butler & Oliver Tuckerman  
Marcella & Dan Watkins

## Silver Mbr. / Reg. Patrol (\$650)

Eva & Paul Allison  
Dena Prasher & Richard Beaver  
Vicki & Robert Birenbaum  
Jean & Eugene Boisaubin  
Annette & Arthur Bracey  
Patricia & Ian Butler  
Lind Butler & Bill Connolly  
Annette & John Eldridge  
Mike Feltovich  
Peggy & Marty Fischer  
Lisa & Bobby Frederick  
Afton & Bradley K. Griffin  
Cecilia Kang & Adam Hinnant  
Gayle & Scott Hoffer  
Linda Joekel  
Jenny Staff Johnson & Mark Johnson  
Kenny Kelley & Joel Arechiga  
Samia & Kamal Khalil\*  
Karen & William Kline  
Nieves Bonmati Lawrence  
Erin & Jim McDade  
Jackie Traywick & Doug Miller  
Connie & Bud Pollon  
Lynn & David Rizzo  
Laura & Michael Slavin  
Chitra Viswanathan\*

## Patrol Only - Elite (\$600)

Samantha & Edward Edson  
Christina Rumore & Conor Lynch  
Ginger Cathey & Carlos Ramos  
Valarie & Jesse Rodriguez  
Barbie & Don Schaffer  
Mark J. Schnee MD

## Bronze Mbr./ Reg Patrol (\$550)

Anonymous  
Sheryl Androphy  
Ann Schutt-Aine & Rubin Bashir  
Don Baur  
Beryl & Kenneth Bolton  
Rita Saylor & Thorpe Butler  
Sharon Coan  
Pamela Soliman & Russell Content  
Nancy & John Curry  
Biman & Bhagvanti Das  
Annette Brown & Paul Duplechain  
Gary Eknoyan  
Diane Tanking & Blanten Filak  
Rhonda & Seth Freedman  
Ann & Berk Glass  
Janice Gregory  
Ms. Edens Houston  
Harriet Katzeff  
Krista Heidersbach & Michael Kelly  
Anjum Khan  
Costa Kouzounis  
Barbara & Jacob Leon  
Marcella & Bryant Manning  
Dr. Patrick McNamara & Jose Vazquez  
Reka & Sri Neela  
John W. Neese  
Bonnie & Eric Nelson  
Amanda & Daniel Parker  
Jessica & Ethan Phillips  
Sarah & Grant Pinkerton  
Maria Isabel Reuter  
Carmen Landrau Adorno & Edwin Rodriguez-Reyes  
Jim Schwartz  
Dorry Shaddock  
Wei Shen & Weihua Jiang  
Christine & Craig Shenkman  
Carrie & Austin Stanton  
Sarah & Michael Stauder  
Laura & Sam Sukkar  
Leslie Walker & Pheroze Tamboli  
Jenny & Sam Tavor  
Michael Thrall

## (Continued - Bronze Mbr. / Reg. Patrol)

Jennifer & Harrison Tucker  
Leslie & Ashwin Viswanathan  
Blake & Joel Watts  
Roni N. & Chase Wilke  
Linda Williams  
Maureen Glancy & Syed Wamique Yusuf

## Patrol Only - Reg (\$400)

Robin Fredrickson & Jeff Munoz\*  
Susan & Stanley Schneider  
Bo Yang & Zhuoyi Li

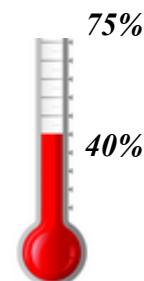
## Member Only - Bronze (\$150)

Shane Bolks & Mathew Axcell  
Col. & Mrs. John Ben-Taub  
Mary Ann & Kent Crowl  
Sania Rahim-Gilani & Aziz Gilani  
Ruth Schutt-Aine  
Carolyn Ben Taub

[ \* Includes extra patrol donation up to \$100]

[\*\* Includes extra patrol donation over \$500]

**Please help us  
reach our goal!**



## Cat Squad Update by Julie Cohn



Under the tireless, and now long-distance, leadership of Shari Esquenazi-Karonika, the Old Braeswood Cat Squad continues its efforts to manage the feral cat colonies in our neighborhood. Since it began work in 2020, the Cat Squad has trapped and neutered more than 400 cats within and near Old Braeswood! Of those, the Squad has placed 165 in loving homes and released the remainder. As many residents know, feral cat colonies can be an ongoing problem, and Trap/Neuter/Release (TNR) is the very best and most humane strategy for reducing them in the long run. YOU can help!

Volunteer to join the Cat Squad. Let the Cat Squad know if a colony is developing around your home. Foster friendly cats and kittens after they are trapped and neutered. Purchase food, litter, and other supplies from the wishlist: [www.amazon.com/hz/wishlist/ls/1A6KYOIADALIJ?ref=wl\\_share](http://www.amazon.com/hz/wishlist/ls/1A6KYOIADALIJ?ref=wl_share). Send a message to Shari at [EsquenaziShari@gmail.com](mailto:EsquenaziShari@gmail.com) if you have these items to donate directly. Or, make a donation to the Cat Squad spay/neuter fund at All Pets, under Shari's name, and let Shari know (713-664-2287, ask for Jean). For more information visit <https://oldbraeswood.com/wp/cat-squad/>

A big thank you to everyone who has participated or contributed over the years!

## 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
Beautification	Annette Brown
Block Captains	Annette Brown Linda Joekel
Centennial	Krista Heidersbach & Christine Manca
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

### Welcome, New Neighbors!

**Catherine & Hakan Akay**

2418 Glen Haven Blvd.

**Osama Mohamad**

2201 Maroneal Blvd.

### Trash & Recycling Schedule

<b>Recycling</b>	Every other Tuesday (B)
<b>Dates</b>	May 7 & 21                      June 4 & 18 July 2, 16 & 30                  Aug. 13 & 27
<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 to 4 foot 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.

*The Rizzos Awarded 'Yard of the Season' for Winter 2024*

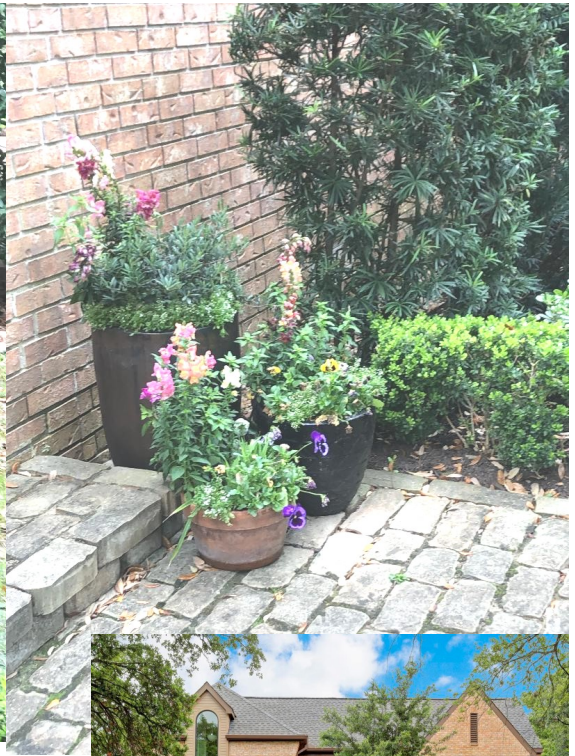


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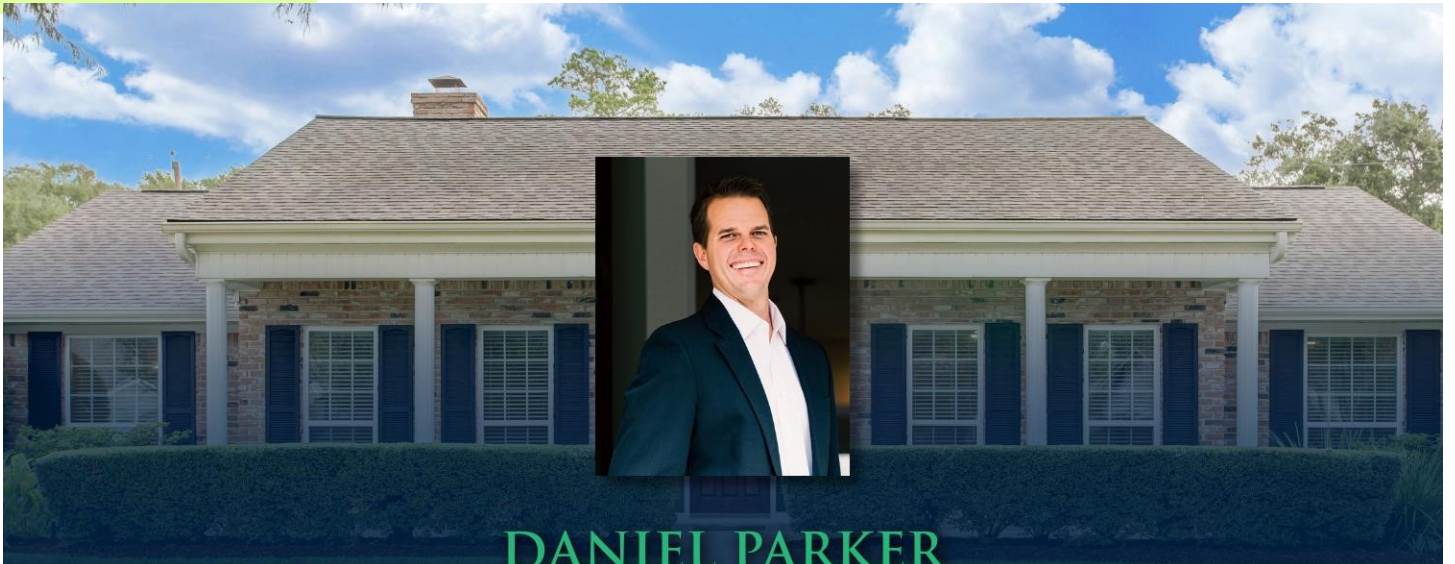
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SPRING 2024  
VOLUME 20, ISSUE 2



As you walk or drive down Maroneal, make sure you look at Lynn and David Rizzo's yard (2327 Maroneal). Behind the ligustrum hedge you will find a secret garden filled with flowers, statuary and a bench to relax on to enjoy the garden filled with impatiens, pansies, and snapdragons.



**DANIEL PARKER**

MOBILE (713) 443-7265 | EMAIL PARKER@NEWLEAFRE.COM

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