

VOL. 22, ISSUE 1

SPRING
2026



OLD BRAESWOOD
PROPERTY OWNERS ASSOCIATION

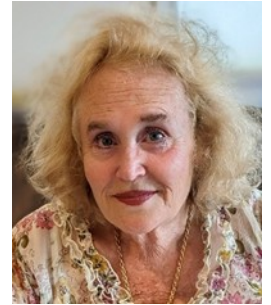
Old Braeswood News

OBPOA
PO Box 541346
Houston TX 77254
www.OldBraeswood.com
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Letter from the President

Dear Neighbors,

Happy springtime in Old Braeswood! I am looking forward to serving you as President of the Property Owners Association (POA) for the coming year.



Executive Committee, Committee Chairs & Members

Joining me on the 2026 POA Executive Committee (EC) are: Vice-Presidents Debra Balthazar, Erin Goldman, and Daniel Parker; Secretary Christine Manca; Treasurer Jackie Traywick; At-Large Directors Chuck Ames, Rekha Neela; and Past President Ann Garnett. On January 26, 2026, the EC held its first meeting, where we approved the 2026 POA Budget, as well as the chairpersons of the 2026 Standing and Ad Hoc Committees. In addition, we set the date of the 2026 Neighborhood Garage Sale, which will be held on Saturday, April 25, 2026, and coordinated by George and Erica Hittner. Thank you to all committee chairs, liaisons, representatives, committee members, and volunteers, without whose assistance we could not run the business of the Old Braeswood community. If you would like to join us as a committee member or volunteer, please contact us at info@OldBraeswood.com.

POA Dues

It's time to pay your 2026 POA dues if you have not yet done so. Without your annual support, we could not continue to fund the various activities and services we provide to the neighborhood, such as beautification and preservation, architectural review, landscaping, mosquito control, directory and newsletter publication, safety and security updates, the annual Garage Sale, and social activities such as Party in the Park and Neighborhood Night Out. Each and every dollar of your contribution will be used only to fund neighborhood activities and services as listed above. You may pay your 2026 POA dues online at www.OldBraeswood.com, or by mail using the enclosed form. If no form is enclosed, we have received your dues payment.

Traffic Concerns

At our January meeting, the Executive Committee discussed concerns expressed by neighbors about the number of vehicles speeding and running stop signs in the neighborhood, particularly on Morningside. Subsequent to the meeting, we sent out a neighborhood poll about the prospect of reducing the speed limit to 25 mph on Morningside or throughout the neighborhood. Thus far, the neighborhood has responded overwhelmingly in favor of such measures. If you have not yet taken the poll, please check your email or send us a message and we'll send you a link. EC member Debra Balthazar will be following up with the City about future traffic measures in Old Braeswood.

Patrol

Although it may appear to some that crime has increased of late in Old Braeswood, this is likely because the POA has made it a priority to keep residents informed of incidents occurring in our neighborhood. In keeping with that priority, on February 22, 2026, the POA held a neighborhood meeting with Harris County Precinct 1 Constables in order to provide an update on crime in Old Braeswood. Thank you to Jordan and Dylan Seff for generously hosting the meeting in their home, as well as to Lt. McClerkin, Evening Shift Commander, and Sgt. Duran, Evening Shift Sgt., who gave up their Sunday evening to speak to our group. At the meeting, Lt. McClerkin reported that crime in our neighborhood is in keeping with the rest of Harris County, and that crime was down in Harris County in 2025. He also reported the arrests of 20 members of the South American "ladder burglary" ring that had committed 40 burglaries in West U, River Oaks, Memorial, Hedwig Village, and beyond.

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President's Letter (Continued from Page 1)

Lt. McClerkin and Sgt. Duran also recommended a number of safety measures that residents can take to avoid being a victim of crime, and they invited the questions and concerns of neighbors. It is worth noting that, since the meeting, deputies have ticketed numerous drivers for speeding and running stop signs in our neighborhood. In addition, Sgt. Duran, working with the Harris County Homeless Outreach Team, coordinated the dismantling of the homeless encampment in the 7200 block of Main near Maroneal.



We have received many positive comments from neighbors since the Harris County Constable Service took over as Old Braeswood's patrol service provider in October of 2025, and we would like to thank everyone who has contributed or pledged to the 2026 Constable Patrol Fund. If you have made a pledge that you have not yet fulfilled, or if you have not yet made a 2026 Patrol contribution, please consider doing so now. Every dollar of your Patrol contributions will go directly toward funding the Constable Patrol. We would also like to extend a special thanks to those of you who have continued to donate so generously to Patrol over the years, regardless of our patrol service provider at the time. Without the generosity of all of our neighbors, we could not continue to provide this invaluable service to the Old Braeswood community. You may make your 2026 Patrol contribution at www.OldBraeswood.com/wp/Join.

It is worth pointing out that only about 200 of the 300+ homes in Old Braeswood currently contribute to the Constable Patrol program, which services the entire neighborhood. In effect, two-thirds of the neighborhood is subsidizing the patrol service for all of Old Braeswood, and we are heavily reliant upon large donations from generous donors who contributed about 20 percent of the total raised for the 2026 Patrol Fund. It takes an annual donation of about \$1,000 per Old Braeswood household to fund the two patrol contracts we currently have in place, and it would take an annual donation of about \$1,500 per household to fund the three patrol contracts we would ideally like to have. For that reason, we ask that you consider increasing your current contribution level, and that you encourage your neighbors to contribute to the Patrol Fund if they have not done so. We need the participation of the entire neighborhood in order to keep Old Braeswood safe for us all!

Planning and Architectural Review

Many neighbors have expressed concerns about the number of newly purchased lots, and the accompanying requests for subdivision, variances, and replats. The Executive Committee and Architectural Review Committee (ARC) share your concerns and are committed to preserving the architectural integrity of our neighborhood to the greatest extent possible. We will do our best to keep you informed of our efforts in that regard, as well as what you can do to help.

Spring Membership Meeting

Our Spring Membership Meeting is coming up on April 30, at the home of Rekha and Sri Neela. Along with other neighborhood business, there will be a presentation by representatives of CenterPoint Energy, who will discuss their ongoing power grid upgrades in Old Braeswood, as well as a presentation by the Harris County Constable Service. We invite you all to attend this informative meeting.

As always, if you have any neighborhood concerns that you would like to bring to my attention, please feel free to contact me at President@OldBraeswood.com.

Thank you very much for your continued support of Old Braeswood!

Ann Blackwood

President, Old Braeswood POA

April Membership Meeting

*7:00 p.m., Thursday
April 30, 2026*

*2340 N. Braeswood Blvd.
(Home of Rekha & Sri Neela)*

Save the date for our meeting which will feature speakers from CenterPoint Energy who will discuss updates to our electrical infrastructure and hurricane preparedness. In addition, the Constables will report on recent crime and steps being taken to control it.

There will be reports from Committees and our Treasurer, and hopefully, we will have the District C City Council Run-Off Candidates who will speak about their platform and priorities and issues important to Old Braeswood.

Neighborhood Safety & Constable Patrol Program

Submitted by the Old Braeswood Patrol Committee

On February 22, Old Braeswood POA hosted a meeting with Harris County Precinct 1 Constables to discuss recent burglaries and patrol activity in the neighborhood. Constables reported that crime levels in Old Braeswood remain consistent with countywide trends.

Two constables currently patrol Old Braeswood on regular 8-hour shifts, with additional patrols during the 6:00 p.m. to 10:00 p.m. timeframe when most burglaries occur. Lt. McClerkin, the Evening Shift Commander, has also increased patrol visibility by patrolling the neighborhood by bicycle. Following concerns raised by residents, the Constables have recently increased traffic enforcement near the park, where speeding and stop sign violations had been reported.

CONSTABLE DISPATCHER

713-755-7628

Save this number and call if you see suspicious activity

Key Safety Tips

- Lock vehicles and keep valuables out of sight.
- Do not open doors to strangers or solicitors.
- Please report any door-to-door solicitors to the Constables immediately.
- Activate alarms at night and when away.
- Install doorbell and hard-wired cameras inside and out.
- Install glass-breakage sensors on second-floor windows.
- Verify identities of workers before allowing access to your property.
- Be cautious when leaving banks and watch for vehicles following you.
- Create a family safety plan. Consider designating a safe room.
- Exercise caution in your activities when there is nearby construction.
- Keep an eye out for suspicious persons or activities, and report them to the dispatcher.
- Have a plan in place in the event your home is entered by burglars or other criminals while you not at home.



On March 19, 2026, at 12:01 a.m., a man walking northbound on Kirby grabbed the stop sign at the corner of Glen Haven and wrestled with it until it broke. The incident was caught on a neighbor's video camera. A report was made to the Constables and HPD and the sign is pending repair by the City of Houston.

Neighborhood Patrol Funding

Approximately 200 of the 300-plus homes in Old Braeswood currently contribute to the Constable Patrol program that serves the entire neighborhood. Broad participation helps ensure strong patrol coverage and neighborhood safety.

It would take approximately \$1,500 per household annually to fund three patrol contracts. With possible increases in constable fees expected in 2027, the POA may need to raise the current \$600 base patrol contribution in the future. As mentioned in a recent message from the POA, \$1,000 per household is needed to cover our two deputies going forward.

Support Neighborhood Patrol! Contribute to the Patrol Fund at www.OldBraeswood.com/wp/join/ or send a check to OBPOA, PO Box 541346, Houston TX 77254.

Contact us at Patrol@OldBraeswood.com.

Report from Sgt. Duran with the Precinct 1 Constable's Office

On Monday, March 23, 2026, at approximately 6:43 p.m., deputies with Harris County Constable's Office Precinct 1 were dispatched to a solicitor call at the 2300 block of Glen Haven Blvd. The male solicitor was located at the 2300 block of Blue Bonnet Blvd. and was identified with a Texas ID card. The male had two outstanding warrants from West University Place Police Department. The warrants were for a violation of city ordinance and failure to appear. West University Police confirmed the two warrants and the male was arrested. The male was transported to West University Place Police Department where he was released into their custody.

Back in the late 1980s, Juliet Emery, who lived at 2343 Underwood, and Sally Miller, who had newly moved to 7516 Morningside, met at an Old Braeswood Civic Club (now the POA) neighborhood coffee. They discovered they both had two-year old toddlers, Nicolas and Breisen, and they began arranging play dates. The boys quickly became inseparable, enjoying many adventures together and attending St. John's School, Boy Scouts, Little League, and summer camp together.

In the summer before 7th grade, Nicolas Emery moved with his family to Great Barrington, Massachusetts, to be near extended family. This was a difficult time for both boys. To ease their sons' sadness, the mothers devised a solution: Nicolas would visit Houston in the summer and Breisen would visit Nicolas during the winter break. This arrangement worked well, allowing the boys to maintain their special bond over the years through college, moves around the world, and delivering speeches at each other's weddings. To this day, when Nicolas and his family are in Houston, the boys, now men of 42 years old, drive through their neighborhood, remembering the days of their youth when a lifelong friendship was forged in Old Braeswood. Two to forty-two!



Nicolas Emery (right) with Briesen Miller (left)

Reminders

Prevent Park Dumping

Our beloved park has become a dumping site of late for old, discarded, and broken toys, particularly small items like Legos, building blocks, puzzle pieces, and train sets. It is almost certainly not our residents who are depositing the items; however, as a reminder, please do not leave discarded and broken toys in the park, and discourage others you may see doing so.

Yard Grooming

Speaking of yards, as we spring into Spring, our yards have a tendency to become overgrown with all the signs of the season — weeds, leaves, and new grass growth, to name a few. Please remember to keep your yards groomed as we transition into the new season.

2302 Bellefontaine Replat

On March 19, the city's Planning Commission granted the new owner's request to subdivide the property into two lots of 60 ft. wide each, as shown on the original subdivision plat. For now, the city's required setback of 25 ft. along major thoroughfares will remain in place for the resulting corner lot. The City has denied permission for a driveway along Greenbriar. In addition, the owner has agreed in writing to use our subdivision name, Braeswood Extension, as part of the replat name. All in all, this was as good an outcome as could be expected. Plans have yet to be submitted for these two lots.

Happy Birthday & Anniversary

Happy Birthday, and Happy Anniversary, to our dear friend, Dee Murray (aka Dancing Queen), who turned 90 years young on March 14! Thanks to Dee, seen dancing with Bill, her hubby of 50 years, for her many years of service to our neighborhood, and wishing her many more years of health and happiness!



Plan Review Reminders

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. Certain exterior alterations must be reviewed and signed off on prior to implementation. Contact 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 tab at www.OldBraeswood.com for more information.

Plan review is mandatory. Improvement projects requiring ARC review include new construction of homes and changes to existing structures involving building footprint, roofs, fences, doors and garage doors, window rehab or replacement, paint color changes, decorative elements, driveways, landscape elements, awnings, generators, solar panels, projections, balconies, additions, new garages, carports, porte-cocheres, and outbuildings such as gazebos, greenhouses, or toolsheds. This is not a complete list of items that require review. Fines may be levied for projects that are not submitted for review before implementation.



Welcome, New Neighbors!

Rod & Victoria Beavan
2201 Maroneal Blvd.

Gabriela Nissa & Trey Picard
7314 S. Main Street

Aafia Azhar & Homayon Sidiq
2535 Glen Haven Blvd.



2026 OBPOA Officers Standing Committee Chairpersons & Liaisons

President	Ann Blackwood
Vice Pres.	Debra Balthazar
Vice Pres.	Erin Goldman
Vice Pres.	Daniel Parker
At-Large	Rekha Neela
At-Large	Chuck Ames
Treasurer	Jackie Traywick
Secretary	Christine Manca
Past President	Ann Garnett

Arch. Review	Clayton Kaul
Advisory	Dee Murray
Beautification	Annette Brown
Block Captains	Annette Brown & Linda Joekel
Centennial Directory	Christine Manca Marilyn Archer
Enforcement	Chuck Ames
Flood Control	Debra Balthazar
Garden Club Rep	Sherri Walsh
Newsletter	Christine Manca
Historian Preservation	
Park Corp. Rep	Erin Goldman
Patrol	Rekha Neela
Social Events	Vanessa Ames
Trees	Daniel Parker
Univ. Place Rep	Andrea Lapsley
Welcome	Maribel Reuter
Exec. Director	Evalyn Krudy

Trash & Recycling Schedule

Recycling	Every other Tuesday (Schedule B)
Dates	March 10 & 24 April 7 & 21 May 5 & 19 June 2, 16 & 30
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 6:00 p.m. the evening preceding collection and no later than 7:00 a.m. on the day of pick up. Remove bins from curb no later than 10:00 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. Branches must be tied into 3 to 4 foot bundles. Yard waste is also collected from paper bags or from your own plastic can. For more on waste collection and All-Plastics recycling, visit www.HoustonTX.gov/SolidWaste.

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.



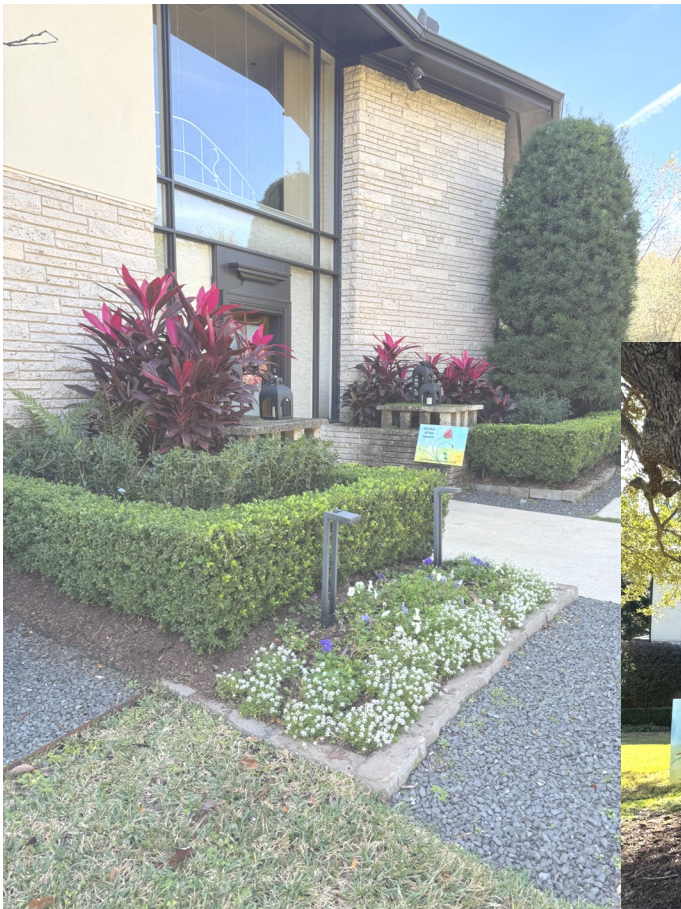
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Garden of the Season (Winter 2025-2026)



The Garden Club has selected the home of Jessica and Ethan Phillips, at 2333 Underwood, for Garden of the Season. Ethan & Jessica have lived in Old Braeswood since 2013. They have four children: Ava, Kate, and Sarah, who are in college, and Mick who is a junior in high school. Their beautiful garden contains several plants such as Spanish Dagger Yucca, Chinese Fringe Flower, Red Yucca, Giant Taro (Elephant Ear), Flax Lily, an Olive Tree and a Buddhist Pine Tree. The front door is flanked by beautiful Ti Plant, also known as Good Luck Plant, framed by Chinese Holly and Boxwood, with Sweet Alyssum and Pansies at the base. Treat yourself to a walk past this garden on the southwest corner of Morningside and Underwood!

