

**Timbergrove Manor Civic Club  
Board Meeting -November 29, 2016**

Location: Rainbow Lodge Quorum Met See Attached Sign In Sheet

Meeting Began: 7:08 PM Meeting Adjourned: 8:53 PM

**Deed Restriction Enforcement (Taken out of Order)**

Request for Variance 1610 Droxford – The owners have requested in writing that TMCC grant them a variance after it was discovered that their proposed addition violated the rear lot set back line shown in the Section 11 Deed Restrictions. Their request is included in this report as an attachment.

Since the residence is under construction, the owners have requested an expedited answer, however it was noted that the TMCC guidelines do not address a specific review time. It was concluded that the by-laws dictate that President and Vice President are members of the committee; and that the committee will meet to discuss and resolve the issue, if possible, before the next Board Meeting.

Introduction – Dina Attar introduced herself and expressed her interest in volunteering.

**Officer's Reports**

Meeting Minutes

Following a review of the draft minutes, there was a Motion to Approve the previous meeting's minutes with corrections by Darlene Wayt, which was seconded by Gary Nordstrom. The Motion was approved by a show of hands.

Treasurer's Report

The financial reports were distributed and Darlene questioned the entry for the insurance for the chemical toilets for Jaycee Park under Insurance, rather than as an Expense for Jaycee Park.. The correction was noted and Darlene Wayt made a motion to accept the amended financial reports which was seconded by Leslie Hillendahl. The motion was approved by a show of hands.

**Committee Reports**

Activities- There was a brief discussion concerning the cancellation of the event due to the threat of heavy rains. It was decided to go forward with the event and that the organizers will monitor the weather.

Beautification – Leslie reported that the foliage has been planted at the TMCC monuments and that the sprinklers have been adjusted to prevent excess water on the adjacent roadway. She noted that the stone monuments are in need of cleaning and will determine what options are available.

Block Captains – Carolyn's report is attached indicating a need for additional Block Captains.

**Timbergrove Manor Civic Club  
Board Meeting -November 29, 2016**

**Committee Reports Continued**

Deed Review – See above discussion of request for a set back variance.

Environmental Affairs

- Jaycee Park –Darlene resigned as the Chair position for Jaycee Park and Bill appointed Traci Riley as the Chair. Leslie Hillendahl moved that Traci Riley be the Chair of the committee, which was seconded by Gary Nordstrom and approved by a show of hands.
- Chemical Feed Station – A walk thru is planned for the facility in the near future.

Membership –Gary reviewed his report and indicated that memberships were down slightly from last year’s levels of participation, (See Attached Report).

Neighborhood Security – Dale reviewed her report which is attached. There is an uptick of theft of packages from porches which is expected during the Holiday Seasons. There appears to be sufficient funding to continue the S.E.A.L. patrols until February 2017. The committee will make a recommendation of a minimum reserve amount. A request for dues and patrol funding will be sent out in December 2016.

Darlene a made a motion to authorize the President to sign a renewal of the S.E.A.L. contract which was seconded by Leslie Hillendahl and approved by a show of hands.

Timbergram – Jennifer reviewed her report indicating that the publication will have a profit of \$1,242.00 for the year ending 2016.

Timbergreeter – Carolyn’s report is attached.

Yard of the Month – Volunteers are still needed for Section 7 &8.

Website –No changes since last meeting. It was discussed that the Deed Restrictions and Plats listed on the website need to include a disclaimer that these documents are on file with the Harris County Real Property Records, (H.C.R.P.R), and Harris County should be contacted concerning the recording information.

**Old Business –**

Chris reported that Super Neighborhood Council (SNC)-14 submitted a written request to the City of Houston Public Works and Engineering for a review of the existing pavement markings and signage around Sinclair Elementary. This information will be forwarded to the Board when available.

**Timbergrove Manor Civic Club  
Board Meeting -November 29, 2016**

**New Business**

Neighborhood Committee – Peter Davies made a motion to authorize a \$100 gift certificate to the S.E.A.L. patrol deputy as a token of TMCC's appreciate for his efforts during the year. Following discussion, the amount was amended to \$50, which was seconded by Kirk Guy. By a show of hands the motion was passed.

**Motion to Adjourn**

A motion to adjourn was made by Kirk Guy at 8:53 PM

The FINAL meeting minutes were placed on the TMCC Website following review and approval at the January 31, 2017 Board Meeting.

Peter Davies, Secretary                                                              *P. Davies*                                 Date:           FEB 3, 2017


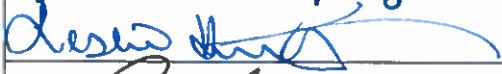

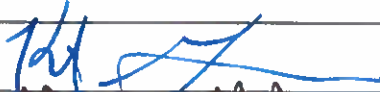

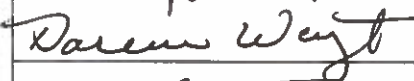

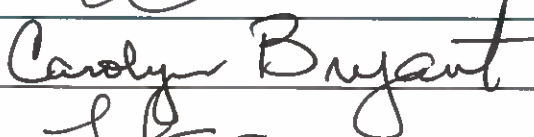



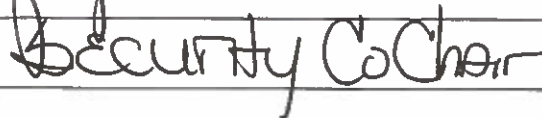

# TIMBERGROVE MANOR CIVIC CLUB (TMCC)

## Board Meeting ATTENDANCE LIST

DATE: November 29, 2016

Location: Rainbow Lodge

Name - Title
William Morfey - President
Leslie Hillendahl - VP
Peter Davies - Secretary
Paige Ochterbeck - Treasurer
Lorraine Cherry - Director
Kirk Guy - Director
Gary Nordstrom - Director
Darlene Wayt - Director
Chris Ochterbeck - Website
Carolyn Bryant
Lindsey Niebrvegge
Alex Niebrvegge
Dina Attar
<del>STANLEY WILSON</del>
DALE DUGAS
TIM LOUQUE

Signature














ALEX AND LINDSEY NIEBRUEGGE  
1610 DROXFORD DR.  
HOUSTON, TX 77008  
(713) 515-4215

November 21, 2016

Via Email

Timbergrove Manor Civic Club

Attn: Board of Directors and Restrictions Enforcement Committee

RE: Waiver of twenty five foot (25') rear building setback for 1610 Droxford Dr.,  
Houston, Texas 77008 (the "Property")

Dear directors of Timbergrove Manor Civic Club, Inc. (the "Board") and members of the  
Restrictions Enforcement Committee (the "Committee"):

Please accept this application for a waiver of the twenty five foot (25') rear building setback  
for the Property (the "Setback"). Set forth below are the following:

1. A brief explanation of the Setback and the source of authority for the Committee to waive  
it; and
2. A list and explanation of reasons why the Committee should grant the waiver.

**I. The Setback & Committee Authority to Waive**

The Setback first appeared in restrictions applicable to Section 12 of Timbergrove Manor  
in 1959 (the "1959 Restrictions"). Those 1959 restrictions were formally extended to Section 11  
in 1984. The restrictions appear to have been amended and restated in the *Amended Deed*  
*Restrictions for Timbergrove Manor* recorded under Clerk's File No. 200013977 in the Real  
Property Records of Harris County, Texas (the "Declaration").

The Setback now appears in Article II, Section 19 of the Declaration and also appears in  
Part A, Section 4 of the 1959 Restrictions. Both the Declaration and the 1959 Restrictions state  
the Setback as follows:

**"No single family residence shall be located on any interior lot  
nearer than twenty-five [25] feet to the rear lot-line."**

The Setback does not appear on the Plat for the Property, which is located in Section 11 of  
Timbergrove Manor.

Pursuant to Article III, Section 3 of the Declaration, the Restrictions Enforcement  
Committee may waive any restriction, except for the restriction that requires the lots to be used for  
residential purposes. Article III, Section 3 of the Declaration is reproduced in its entirety below:

**"Section 3 Waiver of Restrictions. The Restrictions  
Enforcement Committee shall have the discretion, power and  
authority, upon written request, and by a written document  
executed by a majority of the members of the Restrictions  
Enforcement Committee, to grant a waiver or exception of**

**particular provisions of these Deed Restrictions as to any Lot, upon such terms and conditions as the Deed Restrictions Enforcement Committee may determine; provided, however, that the Restrictions Enforcement Committee shall not have the discretion to waive that part of the Deed Restrictions which requires Lots to be used for residential purposes only. Any such waiver or exception may be permanent or temporary, and may be limited to the existing Owner, or may contain such other terms, conditions, or limitations as the Restrictions Enforcement Committee may decide.”**

Because the requested waiver of the Setback is not a request to alter the residential use of the Property, the Committee may grant the waiver.

## II. Reasons for Waiver

The following list includes the most pertinent reasons why we are requesting the waiver of the Setback as to the Property.

1. The addition will not interfere with the use, enjoyment or value of anyone else’s property in the neighborhood:
  - a. The addition is 1 story.<sup>1</sup>
  - b. It is not visible from the street.
  - c. It is not a privacy concern for the neighbors.
  - d. It will be screened by the fence.
  - e. We intentionally designed the addition to maintain the original character of the neighborhood by using the original brick and architectural style.
  - f. We are willing to do additional screening in the form of greenery.
  - g. Our block in Section 11 of Timbergrove Manor is uniquely situated because of a drainage easement behind our Property:
    - i. There is a 60 foot easement between the rear property line of the Property and the rear property line of the lot to the south of the Property.
    - ii. Other blocks in Timbergrove Manor, except the adjacent ones in Section 12, do not have this large buffer in between the rear portions of adjacent properties.
    - iii. Once the addition is built:
      1. there will be approximately 80 feet between the rear of our house and the garage of the house to the south of us and approximately 125 feet between the rear of our house and the residential portion of the house to the south of us. Therefore, the intent of the Setback will be maintained; and
      2. the rear of our house will be 34 feet from the rear fence.
  - h. There will be zero impact on surrounding properties or the neighborhood.

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<sup>1</sup> Please find attached as “Exhibit A” a copy of the elevation plans for the addition.

2. The addition is necessary for our family:
  - a. Our three year old son suffers from stage five chronic kidney disease which, within the next six months to a year, will require either overnight dialysis and/or a kidney transplant, both of which would require our ability to directly access his bedroom from our bedroom and would severely limit his ability to leave the house.
  - b. Our addition consists of a master suite and a playroom that we need to properly care for our son and his overall wellbeing while he needs to be quarantined in his immunocompromised state.
  - c. More specifically, the master suite will have a direct doorway connection to our son's bedroom (a feature not currently present in the home) so that we can provide for both his current and future needed overnight care, monitoring and medication on a moment's notice. And the playroom is designed to provide an appropriately simulating experience for a young toddler given the substantial time that he must be in the home and away from the public so as to avoid complicating infections that could further weaken his kidneys or result in transplant rejection.
  
3. Many other properties in the neighborhood have structures within the Setback:
  - a. Approximately 1/3 of the properties in Section 11 have a garage or other structures built into the Setback, many of which are connected to the residence by breezeways.
  - b. Approximately 1/2 of the properties in Section 12 (directly across Ella from Section 11 and with the same 25' rear setback and 60' easement) have a garage or other structures that built into the Setback, many of which are connected to the residence by breezeways.
  - c. 3 properties in Section 12 that back up to the 60' easement have a portion of the residence built into Setback.
  
4. The addition will not interfere with easements benefitting the city or others.

The above reasons constitute the reasons for our request and the reasons why we believe it should be granted.

The Committee's grant of a waiver of the Setback would be consistent with preserving the character of the neighborhood, will not impose any burden on any other property, and will allow our family to remain invested residents of the Timbergrove Manor neighborhood for many years to come.

We appreciate your review, support and approval of this waiver of the Setback for our Property. We welcome the opportunity to present you with our request for the waiver in person at the November 29, 2016 meeting of the Board and would be more than happy to answer any questions or provide addition information at or prior to the meeting. Thank you for your time.

Very truly yours,  
Alex Niebruegge and Lindsey Niebruegge

Exhibit A

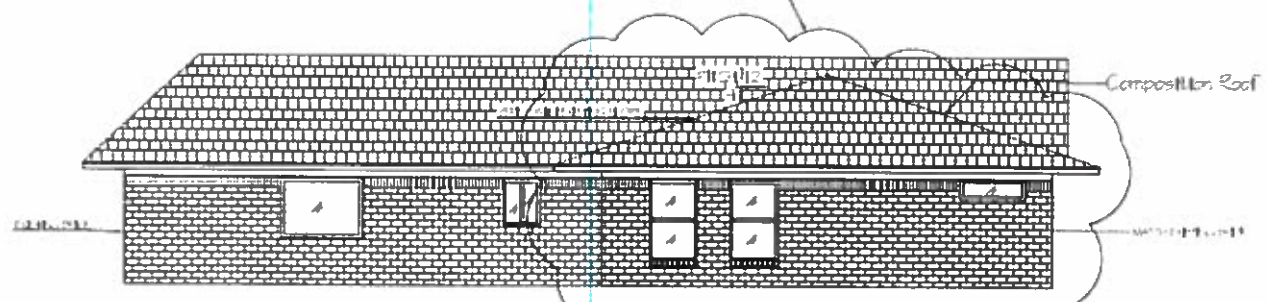
**Elevation Plans**

[Attached on the following page]

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NEW PROPOSED ADDITION



Composition Roof

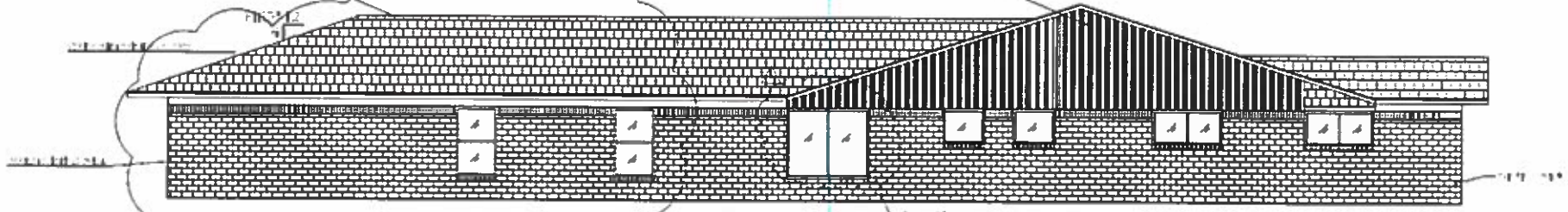
SOUTH ELEVATION

1/4" = 1' - 0"  
0/8" = 1/8" Scale

NEW PROPOSED ADDITION

Composition Roof

Estetka slaba

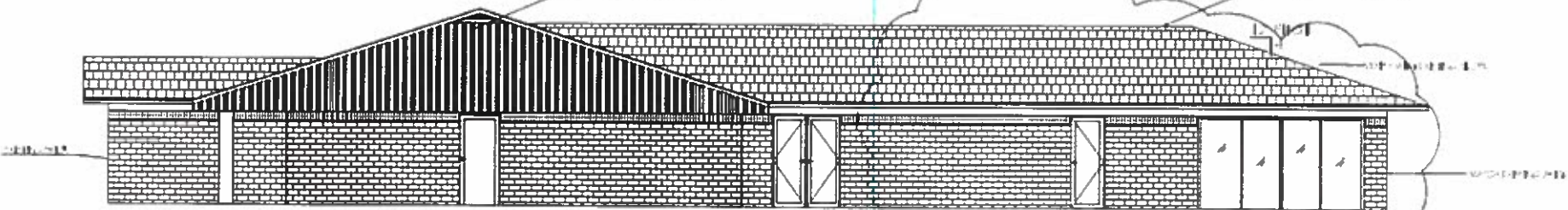


1/4" = 1' - 0"  
0/8" = 1/8" Scale

NEW PROPOSED ADDITION

Estetka slaba

Composition Roof



WEST ELEVATION

1/4" = 1' - 0"  
0/8" = 1/8" Scale

**Timbergrove Manor Civic Club**  
**Profit & Loss Budget Performance**  
 September 24 through November 28, 2016

	<u>Sep 24 - Nov 28, 16</u>	<u>Jan 1 - Nov 28, 16</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Beautification Fund	300.00	1,515.00	1,000.00
Club Dues	3,180.00	27,000.00	27,000.00
Deed Rest. Enforcement Fund	20.00	400.00	700.00
Donations-4th of July	0.00	500.00	500.00
Donations-Easter Egg Hunt	0.00	500.00	500.00
Donations-Other	154.42	2,261.63	2,000.00
Donations-Snow Fest	0.00	0.00	3,000.00
Donations-W. 11th St Park	160.00	1,540.00	500.00
Interest Income	0.00	464.91	440.00
Jaycee Park General Fund	165.00	1,060.00	
Jaycee Park Port-0 Units	225.00	2,954.00	3,200.00
Neighborhood Security Fund	9,230.00	76,990.00	66,560.00
Rummage Sale Rev.	0.00	0.00	600.00
Timbergram Adv. Revenue	405.00	2,915.00	5,505.00
<b>Total Income</b>	<u>13,839.42</u>	<u>118,100.54</u>	<u>111,505.00</u>
<b>Expense</b>			
4th of July	0.00	659.53	600.00
Bank Charges	178.03	1,140.04	1,000.00
Beautification	1,979.70	13,214.70	12,500.00
Donation-Friends of 11th Street	1,380.00	1,380.00	
Donations	1,425.00	2,000.00	2,000.00
Easter Egg Hunt	0.00	891.76	800.00
General Meetings	103.43	561.14	650.00
Insurance	997.51	1,741.51	750.00
Jaycee Park Port-o Units	2,208.30	2,208.30	3,200.00
Membership	650.39	952.42	750.00
Misc./ Other	0.00	66.00	300.00
Neighborhood Security	12,288.00	63,491.08	66,860.00
Office/Postage	0.00	140.00	50.00
Professional Services	0.00	0.00	1,000.00
Reconciliation Discrepancies	0.00	145.00	
Rummage Sale/Shred Day Expense	0.00	0.00	700.00
Snow Fest	0.00	0.00	5,250.00
Storage Unit	0.00	440.00	440.00
Timbergram	759.00	4,668.00	5,505.00
Timbergreeters	0.00	0.00	500.00
Volunteer Dinner	1,081.66	1,081.66	1,250.00
Web Site	78.00	119.60	225.00
<b>Total Expense</b>	<u>23,129.02</u>	<u>94,900.74</u>	<u>104,330.00</u>
<b>Net Ordinary Income</b>	<u>-9,289.60</u>	<u>23,199.80</u>	<u>7,175.00</u>
<b>Net Income</b>	<u><u>-9,289.60</u></u>	<u><u>23,199.80</u></u>	<u><u>7,175.00</u></u>

**Timbergrove Manor Civic Club**  
**Balance Sheet**

As of November 28, 2016

Nov 28, 16

**ASSETS**

**Current Assets**

**Checking/Savings**

Integrity Bank CD - January 26,410.78

Integrity Bank CD - July 25,536.43

Integrity Bank Checking 77,415.34

**Total Checking/Savings** 129,362.55

**Total Current Assets** 129,362.55

**TOTAL ASSETS** 129,362.55

**LIABILITIES & EQUITY**

**Equity**

Opening Bal Equity 62,608.80

Unrestrict (retained earnings) 43,553.95

Net Income 23,199.80

**Total Equity** 129,362.55

**TOTAL LIABILITIES & EQUITY** 129,362.55

Timbergrove Manor Civic Club  
Transaction Detail By Account  
September 24 through November 28, 2016

Type	Date	Num	Name	Memo	Split	Original Amount
Integrity Bank Checking						
Deposit	11/06/2016			Deposit	Neighborhood Security Fund	100.00
Deposit	11/06/2016			Deposit	-SPLIT-	930.00
Deposit	11/06/2016			Deposit	-SPLIT-	975.00
Deposit	11/06/2016			Deposit	-SPLIT-	540.00
Deposit	11/06/2016			Deposit	-SPLIT-	685.00
Deposit	11/06/2016			Deposit	-SPLIT-	540.00
Deposit	11/06/2016			Deposit	-SPLIT-	1,075.00
Deposit	11/06/2016			Deposit	-SPLIT-	555.00
Deposit	11/06/2016			Deposit	-SPLIT-	235.00
Check	11/06/2016	1419	Payless Porta-Jons	12/6/16-12/6/17	Jaycee Park Port-o Units	-2,208.30
Check	11/06/2016	1420	Gary Nordstrom		-SPLIT-	-1,130.05
Check	11/06/2016	1421	Friends of 11th Street Park		-SPLIT-	-2,805.00
Check	11/06/2016	1422	Bob Mitchell Insurance	Renewal for Port o let insurance	Insurance	-997.51
Check	11/06/2016	1423	Gary Nordstrom	mailing	Membership	-160.20
Check	11/06/2016	1424	Dale Dugas	postage for mailout	Membership	-441.80
Check	11/06/2016	1425	Seal Security Solutions LLC	Inv 31854 9/16 - 10/15	Neighborhood Security	-6,656.00
Check	11/06/2016	1426	Chris Ochterbeck	website theme	Web Site	-78.00
Check	11/06/2016	1427	A's Lawn and Tree Service	Sept 3 & 16	Beautification	-1,700.00
Check	11/06/2016	1428	Apex Sprinkler and Irrigation Inc.	10/12 sprinkler repair	Beautification	-216.50
Deposit	11/20/2016			Deposit	-SPLIT-	59.61
Deposit	11/20/2016			Deposit	-SPLIT-	30.00
Deposit	11/20/2016			Deposit	-SPLIT-	348.36
Deposit	11/20/2016			Deposit	-SPLIT-	117.96
Deposit	11/20/2016			Deposit	-SPLIT-	228.15
Deposit	11/20/2016			Deposit	-SPLIT-	57.96
Deposit	11/20/2016			Deposit	-SPLIT-	28.83
Deposit	11/20/2016			Deposit	-SPLIT-	138.55
Deposit	11/20/2016			Deposit	-SPLIT-	222.43
Deposit	11/20/2016			Deposit	-SPLIT-	30.00
Deposit	11/20/2016			Deposit	-SPLIT-	28.83
Deposit	11/20/2016			Deposit	-SPLIT-	72.52
Deposit	11/20/2016			Deposit	-SPLIT-	30.00
Deposit	11/20/2016			Deposit	-SPLIT-	57.96
Deposit	11/20/2016			Deposit	-SPLIT-	349.07
Deposit	11/20/2016			Deposit	-SPLIT-	779.57
Deposit	11/20/2016			Deposit	-SPLIT-	155.06
Deposit	11/20/2016			Deposit	-SPLIT-	384.98
Deposit	11/20/2016			Deposit	-SPLIT-	155.06
Deposit	11/20/2016			Deposit	-SPLIT-	49.42
Deposit	11/20/2016			Deposit	-SPLIT-	28.83
Deposit	11/20/2016			Deposit	-SPLIT-	312.46
Deposit	11/20/2016			Deposit	-SPLIT-	130.48
Deposit	11/20/2016			Deposit	-SPLIT-	60.00
Deposit	11/20/2016			Deposit	-SPLIT-	556.71
Deposit	11/20/2016			Deposit	-SPLIT-	339.55
Deposit	11/20/2016			Deposit	-SPLIT-	190.00
Deposit	11/20/2016			Deposit	-SPLIT-	815.00
Deposit	11/20/2016			Deposit	Neighborhood Security Fund	450.00
Deposit	11/20/2016			Deposit	-SPLIT-	1,155.00
Check	11/20/2016	1429	Janet Ruhnke	Nov TG Delivery	Timbergrove	-150.00
Check	11/20/2016	1430	Jose Hernandez	Custodian Nov Mtg	General Meetings	-50.00
Check	11/20/2016	1431	Chris Ochterbeck	Pizza & Drinks Nov Mtg	General Meetings	-53.43
Check	11/20/2016	1432	Prime Source	Nov TG 02IM9550	Timbergrove	-609.00
Deposit	11/28/2016			Deposit	-SPLIT-	243.02
Deposit	11/28/2016			Deposit	-SPLIT-	421.02
Check	11/28/2016	1433	Leslie Hillendahl	Holiday sign decor	Beautification	-63.20
Check	11/28/2016	1434	Seal Security Solutions LLC	INV 32196 Oct 16-Nov 15	Neighborhood Security	-5,632.00
Total Integrity Bank Checking						

TOTAL

Jaycee Park Project Completion Info 2009-2016  
TMCC November 29, 2016 Board Meeting

I resign as chair of Friends of Jaycee Park. I will no longer continue as neighborhood point person for Jaycee Park vis-à-vis HPARD and HPB.

I recommend that Bill appoint Traci Riley as chair of Friends of Jaycee Park and that the board approve this appointment.

Jaycee Park Renovation 2009 – 2016 – A summary for those interested

- The renovation began in 2009 and ended with the Ball Field Lighting Capital Improvement Project (CIP) in 2016.
- \$515,943.12 Private Funds from Houston Parks Board (HPB) and the TMCC  
\$423,383.00 Public Funds  
\$939,326.12 Total
- Public Funds (45% of total) included the tear down of the pavilion (\$7,000.00); most of the playground equipment (\$62,500.00); the CIP; and the tennis court shelter upgrade (\$353,883.00).
- Private Funds (55% of total) paid for everything else: H-E-B splash pad; Kinder trail/trees/exercise equipment/irrigation; Mendenhall basketball court; some playground equipment and installation of all playground equipment; donor plaza; benches and picnic tables.
- ~\$17, 182.00 should be in the HPB-managed fund for Jaycee Park.

Environmental Affairs  
Report for 11/29/2016 Board of Directors Meeting  
Lorraine Cherry

**West 11<sup>th</sup> Street Park**

1. We are getting ready to kick off fundraising for our 2017 Trail Project. With the half-mile loop trail inside the park completed last month, we are now turning our attention to the major radial trail located behind the kiosk on Shelterwood. This trail, which provides access to the loop trail, has never been improved. Because of that, it is unusable after a heavy rain. We propose to newly construct this trail with crushed granite to provide 365 days/year access to the inner forest trail. We have a bid of \$5016 for this work dating from last February.

2. Our annual volunteer day at the park on Saturday, October 29 was a great success, with over a dozen hard-working volunteers showing up remove the overgrowth from the summer season and install 4 inches of new mulch on the main bed for weed/invasive control. Some new plantings of annuals have been made in small areas, but much of the garden will be redeveloped with perennials. A COH issue with water availability for the irrigation system and water fountain was finally resolved.

**Bryce Street Trailhead Park**

Work stoppage continues, but the project manager with the engineering company responsible for completion tells me that he now estimates completion in early 2017. His email is below.

Lorraine,

Yes our company is still involved in managing this project and hopefully complete this project soon. Construction was halted to review and resolve a couple of items, mainly the fence that surrounds the City's odor control facility that were done incorrectly by the Contractor. The Contractor resumed work late last month and we anticipate greater progress for month of Dec & Jan. The City is reviewing the proposed fix for the fence and the Contractor should have an approval from City in December. We anticipate construction complete on all parts of the project in early 2017. Please let me know if you have further questions.

**Chau Bao, P.E.**

*Sr. Project Manager*

**EHRA Engineering**

TBPE No. F-726 | TBPLS No. 10092300

10555 Westoffice Drive

Houston, Texas 77042

[cbao@ehrainc.com](mailto:cbao@ehrainc.com)

P: (713) 784-4500 ext.#2236

C: (832) 264-5405

**Timbergrove Manor Civic Club  
Membership Committee Report as of 11/28/2016**

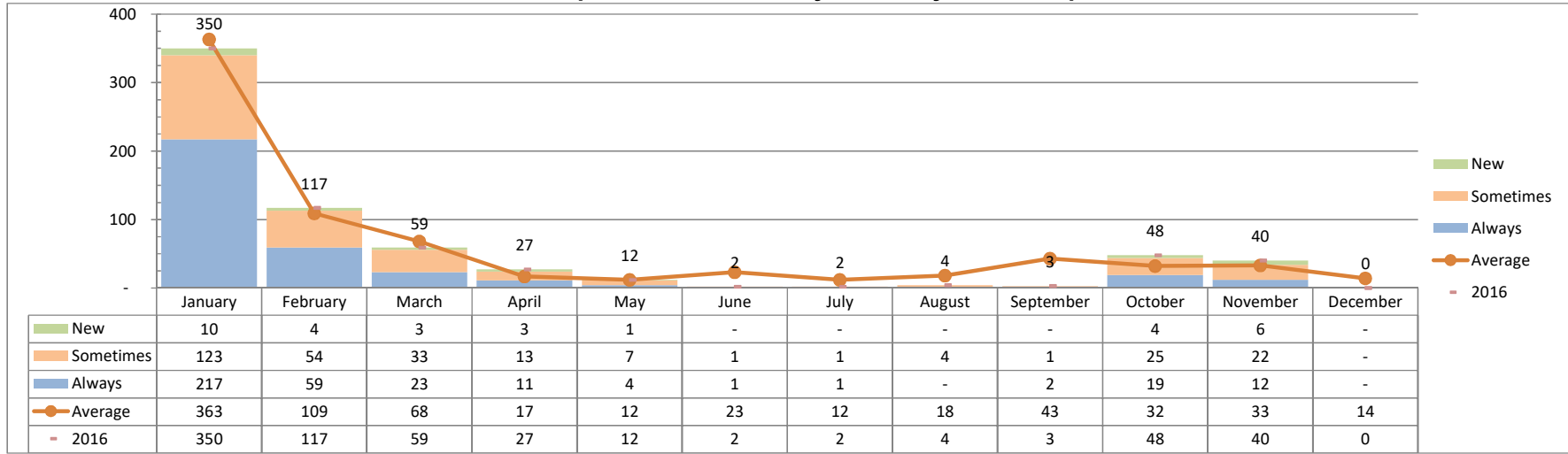
<b>2016 Membership &amp; Donation Information</b>													
Income	Mail		Website		Square		Meeting/Events		Other / Prepaid		Total		
	Count	Amt	Count	Amt	Count	Amt	Count	Amt	Count	Amt	Count	Amt	
Dues	448	17,730.00	182	8,640.00	6	270.00	20	810.00	8	-	664	27,450.00	
Beautification	26	745.00	20	820.00	-	-	-	-	-	-	46	1,565.00	
Deed Restriction	9	160.00	7	180.00	-	-	-	-	-	-	16	340.00	
4th of July	1	500.00	-	-	-	-	-	-	-	-	1	500.00	
Easter Egg Hunt	1	500.00	-	-	-	-	-	-	-	-	1	500.00	
Snow Fest	-	-	-	-	-	-	-	-	-	-	-	-	
Security	282	49,805.00	133	25,985.00	5	800.00	14	2,400.00	-	-	434	78,990.00	
Rummage Sale	-	-	-	-	-	-	-	-	-	-	-	-	
Timbergram Ads	6	745.00	27	3,275.00	-	-	-	-	-	-	33	4,020.00	
Jaycee Park	25	845.00	9	240.00	1	25.00	-	-	-	-	35	1,110.00	
Jaycee Porto Units	18	2,731.00	3	85.00	-	-	1	138.00	-	-	22	2,954.00	
W. 11th St. Park	36	1,000.00	14	565.00	1	25.00	-	-	-	-	51	1,590.00	
Other Donation	34	1,445.00	148	777.89	3	9.62	2	40.00	-	-	187	2,272.51	
Bank Fees	-	-	263	(1,144.54)	8	(36.01)	-	-	-	-	271	(1,180.55)	
<b>2016 Total</b>	<b>67%</b>	<b>\$ 76,206.00</b>	<b>27%</b>	<b>\$ 39,423.35</b>	<b>1%</b>	<b>\$ 1,093.61</b>	<b>3%</b>	<b>\$ 3,388.00</b>	<b>2%</b>	<b>\$ -</b>		<b>\$ 120,110.96</b>	
2015 Percentages	62%		29%		1%		8%		0%				
		<u>Amount</u>			<u># Homes</u>			<u>Avg. Pymt</u>			<u>2015 Avg.</u>	<u>2014 Avg.</u>	<u>2013 Avg.</u>
2015 Dues Budget		\$ 27,000			900			\$ 30.00					
Paid Homes		\$ 27,450	102%		664	74%		\$ 41.34		\$ 37.91	\$ 41.44	\$ 36.51	
Remaining to Budget		\$ (450)			236								
To Meet # Homes Budget		\$ 7,080			236			\$ 30.00					
To Meet \$ Budget		\$ -			-			\$ 41.34					
<b>Membership Statistics - Annual Comparisons</b>													
	Dues		Beautification		Legal Fund		Security Fund		Event Sponsorship & Park Support		Other / Fee Reimbursement		
	Count	Amt	Count	Amt	Count	Amt	Count	Amt	Count	Amt	Count	Amt	
2016 Total	664	\$ 27,450	46	\$ 1,565	16	\$ 340	434	\$ 78,990	110	\$ 6,654	310	\$ 1,092	
2015 Total	750	\$ 28,395	62	\$ 1,313	31	\$ 694	409	\$ 21,538	37	\$ 7,944	462	\$ 1,824	
2014 Total	734	\$ 30,000	54	\$ 1,163	35	\$ 1,033	84	\$ 2,335	5	\$ 3,625	41	\$ 1,649	
2013 Total	744	\$ 27,235	20	\$ 605	5	\$ 95	20	\$ 620	-	\$ -	93	\$ 2,750	





## Timbergrove Manor Civic Club Membership Committee Report as of 11/28/2016

### Membership Statistics - Monthly Dues Payment Comparison



### Security Payments by Section & Residency

Security by Section	5	6	7	8	9	10	11	12	13	14	Total
Total Amount	10,065	23,555	11,930	5,745	2,275	5,295	4,635	2,780	6,500	6,210	78,990
Participating Households	5	6	7	8	9	10	11	12	13	14	Total
1 - 2 Years	27	42	17	13	2	10	10	5	9	11	146
3 - 5 Years	12	17	10	3	1	2	1	1	8	7	62
6 - 10 Years	5	18	7	2	-	3	2	2	4	3	46
11 - 20 Years	6	16	10	5	4	4	7	4	4	6	66
21 - 30 Years	5	13	4	2	2	2	-	1	3	3	35
31 + Years	8	19	9	6	5	7	1	5	10	9	79
Total	63	125	57	31	14	28	21	18	38	39	434
	38%	40%	37%	28%	38%	35%	34%	35%	30%	30%	35%
Average Payment	159.76	188.44	209.30	185.32	162.50	189.11	220.71	154.44	171.05	159.23	182.00
# of Households to Reach Goal at Current Dontation Rate	-										

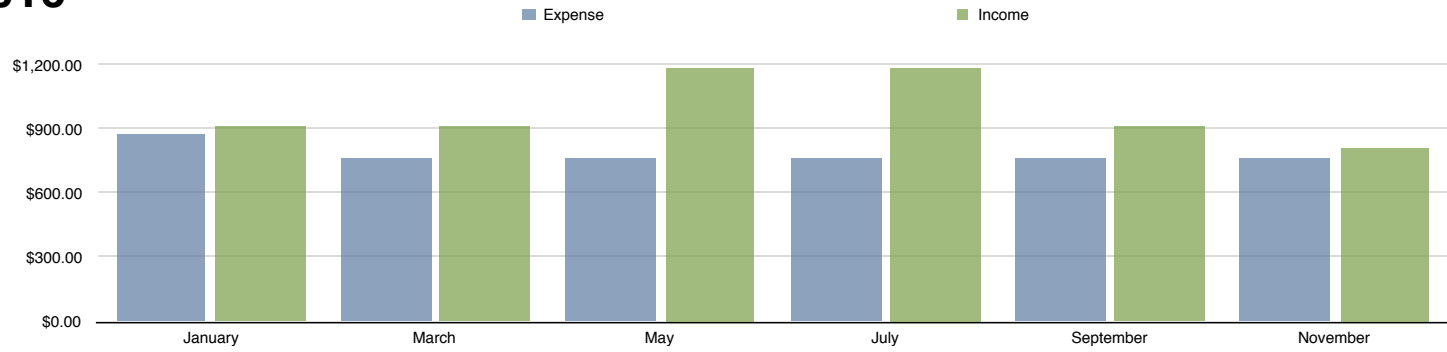
**Timbergrove Manor Civic Club  
Membership Committee Report as of 11/28/2016**

<b>Length &amp; Change In Residence by Section and % Payment by Section</b>											
<b>Change in Residency</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>Total</b>
1 - 2 Years	9	20	4	4	4	6	3	2	3	8	63
3 - 5 Years	(2)	(7)	(2)	-	(2)	(2)	(3)	-	(1)	(2)	(21)
6 - 10 Years	(1)	(2)	(3)	(1)	(1)	(4)	-	-	(1)	(2)	(15)
11 - 20 Years	(4)	(7)	1	(1)	-	-	-	-	(1)	(3)	(15)
21 - 30 Years	(1)	(2)	-	-	(1)	-	-	(1)	-	-	(5)
31 + Years	(1)	(2)	-	(2)	-	-	-	(1)	-	(1)	(7)
Total	-	-	-	-	-	-	-	-	-	-	-
<b>2016 Length In Residence</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>Total</b>
1 - 2 Years	23	51	22	20	4	16	11	5	16	21	189
3 - 5 Years	49	56	24	14	4	12	5	4	23	23	214
6 - 10 Years	26	50	29	17	2	10	13	7	21	17	192
11 - 20 Years	32	65	38	24	9	10	11	15	22	19	245
21 - 30 Years	12	28	11	8	6	3	6	3	12	10	99
31 + Years	23	65	31	28	12	28	15	17	34	38	291
Total	165	315	155	111	37	79	61	51	128	128	1,230
<b>% Payment by Section</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>Total</b>
1 - 2 Years	43%	51%	55%	50%	0%	50%	45%	60%	56%	38%	49%
3 - 5 Years	45%	54%	67%	57%	25%	58%	20%	50%	70%	43%	53%
6 - 10 Years	62%	42%	41%	29%	50%	60%	46%	43%	52%	35%	45%
11 - 20 Years	59%	55%	50%	50%	67%	60%	91%	60%	41%	68%	57%
21 - 30 Years	83%	64%	64%	63%	83%	67%	67%	33%	67%	30%	64%
31 + Years	61%	63%	52%	61%	83%	61%	33%	59%	59%	53%	58%
Total	55%	55%	53%	51%	65%	58%	51%	55%	57%	47%	54%

# Timbergram 2016

Income & Expenses (Accrual)

Month	Expense	Income
January	\$ 873.00	\$ 910.00
March	\$ 759.00	\$ 910.00
May	\$ 759.00	\$ 1,185.00
July	\$ 759.00	\$ 1,185.00
September	\$ 759.00	\$ 910.00
November	\$ 759.00	\$ 810.00
<b>Total</b>	<b>\$ 4,668.00</b>	<b>\$ 5,910.00</b>
<b>PNL</b>		<b>\$ 1,242.00</b>



Income

Advertiser	Initial Balance	January		March		May		July		September		November		Total Due
		Ad	Payment	Ad	Payment	Ad	Payment	Ad	Payment	Ad	Payment	Ad	Payment	
Efferson	\$ 1,200.00	\$ (200.00)		\$ (200.00)		\$ (200.00)		\$ (200.00)		\$ (200.00)		\$ (200.00)		\$ 0.00
McCormick	\$ 840.00	\$ (140.00)		\$ (140.00)		\$ (140.00)		\$ (140.00)		\$ (140.00)		\$ (140.00)		\$ 0.00
Etinger, Sharon	\$ 140.00	\$ (140.00)		\$ (140.00)	\$ 140.00	\$ (140.00)	\$ 140.00	\$ (140.00)	\$ 140.00	\$ (140.00)	\$ 140.00			\$ 0.00
Jennett	\$ 240.00	\$ (40.00)		\$ (40.00)		\$ (40.00)		\$ (40.00)		\$ (40.00)		\$ (40.00)		\$ 0.00
Oak Forest Vet Clinic	\$ 240.00	\$ (40.00)		\$ (40.00)		\$ (40.00)		\$ (40.00)		\$ (40.00)		\$ (40.00)		\$ 0.00
Allen Frieze		\$ (70.00)	\$ 70.00	\$ (70.00)	\$ 70.00	\$ (70.00)	\$ 70.00	\$ (70.00)	\$ 70.00	\$ (70.00)	\$ 70.00	\$ (70.00)		\$ (70.00)
Michelle Ray		\$ (140.00)	\$ 140.00	\$ (140.00)	\$ 140.00	\$ (140.00)	\$ 140.00	\$ (140.00)	\$ 140.00	\$ (140.00)	\$ 140.00			\$ 0.00
Valentz	\$ 70.00	\$ (70.00)		\$ (70.00)	\$ 70.00	\$ (70.00)	\$ 70.00	\$ (70.00)	\$ 70.00	\$ (70.00)	\$ 70.00	\$ (140.00)		\$ (140.00)
Bryant														\$ 0.00
John Neundorfer														\$ 0.00
Tersigne - John Daugherty		\$ (70.00)	\$ 70.00	\$ (70.00)	\$ 70.00	\$ (70.00)	\$ 70.00	\$ (70.00)	\$ 70.00	\$ (70.00)	\$ 70.00			\$ 0.00
The Corkscrew														\$ 0.00
EC Home Decor and Furniture Outlet (Trish McCall)						\$ (275.00)	\$ 275.00	\$ (275.00)	\$ 275.00					\$ 0.00
Alexandra Berry												\$ (140.00)	\$ 140.00	\$ 0.00
St. Rose of Lima												\$ (40.00)	\$ 40.00	\$ 0.00
	\$ 2,730.00	\$ (910.00)	\$ 280.00	\$ (910.00)	\$ 490.00	\$ (1,185.00)	\$ 765.00	\$ (1,185.00)	\$ 765.00	\$ (910.00)	\$ 490.00	\$ (810.00)	\$ 180.00	\$ (210.00)



**TMCC General Meeting Guest Speaker**  
**Tuesday, January 10, 2017 at**  
**7:00 p.m. at Sinclair Elementary School**



**David Hagy of Texas Central**  
***High Speed Rail Project***

**The Houston hub of the High Speed Rail Project between Houston and Dallas is likely to be in the vicinity of NW Mall and the NW Transit Center. Come to the meeting to learn about the project and ask questions.**

**Residents from surrounding neighborhoods are welcome.**

For info about the TMCC, visit [www.timbergrove.org](http://www.timbergrove.org) and read The Timbergram

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