



The Timbergram

SEPTEMBER 2026

TIMBERGROVE MANOR CIVIC CLUB | P.O. BOX 70977 | HOUSTON, TX 77270-0977

WWW.TIMBERGROVE.ORG

TMCC General Meeting

***Tuesday, Sept. 15th
at 6:30 P.M.***

Sinclair Elementary
Cafeteria

Guest Speaker

Joe Panzarella
Houston City Council,
District C

Save the Date
National Night Out
Tuesday, October 6
6:00-8:00pm

Pay Your Dues Easily
Scan Here



Membership Renewal Kick Off

Submitted by Traci Riley and adapted from Laura Bradham

Hello neighbors! September is already here and it's time to start planning for TMCC 2027. Costs are up everywhere but our membership dues are still the solid 1960 deal of \$30 for single and \$60 for dual households.

What exactly is TMCC?

TMCC is the Timbergrove Manor Civic Club. If you are receiving this newsletter, your home is in section 5-14 of Timbergrove Manor and in the boundary of TMCC. Across the bayou is TMNA, the Timbergrove Manor Neighborhood Association, and sections 1-4 of Timbergrove Manor. Potato Potata, we're the best of friends but two different Civic Clubs and two different dues amounts. Years ago, TMNA got their act together and changed their dues amount to \$140 because it's expensive to look this good. Changing deed restrictions and increasing dues is a herculean effort no one in TMCC was willing to take on, so we are grateful for your support at any amount you would like to contribute.

What does TMCC do?

TMCC is you and your neighbors. We keep the civic group together to maintain and protect our beautiful community. We are not an HOA; no HOA jokes allowed. No one is riding around measuring trash can placement or riding around period. The Civic Club is a 100% volunteer run organization powered by people to support our community. The Civic Club exists to facilitate the neighborhood in several ways. One very important way TMCC facilitates the neighborhood is by enforcing deed restrictions. Because Timbergrove Manor is a deed restricted community, residents planning an exterior renovation, addition or construction of a new residence should submit plans to the Design Review Committee prior to permitting. The group moves at a lightning pace compared to the City of Houston permitting process. You can review deed restrictions for your section and the DRC submission process online at Timbergrove.org. Becoming a Member of TMCC allows you to voice your concerns about Deed Restrictions and participate in the planning process. The DRC is a dedicated group of volunteer architects, engineers, construction and legal professionals. We're really lucky to have such a dedicated and professional group supporting our neighborhood.

When you drive down any given street in Timbergrove Manor, you can really feel the zen in neatly placed homes, sidewalks and welcoming trees, even post derecho. This

INSIDE THIS ISSUE

Member Mahjong

A new November member event sponsored by the Selling Houston Team and Jennifer Vickers.

Neighborhood Wide Garage Sale

Come stroll, shop and score deals from your favorite neighbors.

Membership Renewal Kick Off

(... continued from front page)

did not happen accidentally. When Timbergrove Manor was founded, Deed Restrictions were set up for each individual section of the neighborhood. What that means is that you won't be "crowded out" by large 3-4 story condos on either side of you like you might see as you drive through some of our surrounding neighborhoods. It means that the sense of continuity of the houses all being set back from the street uniformly, and being on similar sized lots will stay the same or be enhanced within the DR formatting. Being a Member of TMCC gives you a say in this process. If you are concerned about someone renovating or building near you, or would like to know if your upcoming plans will be in compliance, please reach out to the Deed Restrictions committee timbergrovecc.info@gmail.com.

Advocating with the City of Houston can be an insane process and we all know the definition of insanity. Smelt the Bryce street station... It can be little things like keeping street lights working to big things like sidewalk cuts and esplanade curbs. Cutting grass, trimming trees, speed limit signs, school zone beacons, not allowing a road diet on Ella, the list is long. The Mayor is a big fan of Timbergrove, but we still have to line up with all the others asking for their tax dollars to be spent in their communities. It truly takes a village.

National Night Out is around the corner and this is one of our biggest community building events the Civic Club hosts. The Constable Patrol Program is a wonderful addition to our safety network but knowing and connecting with your neighbors is the old school free way to create a safe and inviting community. In Texas, National Night Out is on Tuesday, October 6, 2026 from 6-8pm. Please get out and meet your neighbors, join the Civic Club and create those connections that make Timbergrove Manor such a special place.

The annual dues pay for community oriented activities (subsidized by sponsors) such as neighborhood beautification, snow fest, Easter egg hunt, National Night Out, Block Captain gatherings, Timbergreeters, new member meetups, the Timbergram, the website and more. Meetings are held five times a year per our bylaws at the Sinclair Elementary cafeteria. We encourage you to make suggestions for speakers from the community for these meetings. Past speakers have included SuperNeighborhood 14 presidents, Property Tax Protest Professionals, Harris County Flood Control, Commissioner Leslie Briones and next month, District C Council Member Joe Panzarella.

The Timbergrove Manor Board of Directors consists of the President, Vice President, Secretary, Treasurer and a Director

from five sections of the area. Your input and support is the fabric of this community. More volunteers are always welcome and needed!

In this Timbergram is a dues and supporter form that allows you to donate to allocations in addition to membership as well as renew or join the Constable Patrol Program. Our new website allows for you to setup an account and create a recurring annual payment online. You are also able to send a check or drop payments in a secure mail slot. We will also have a payment list by address available online, so no more forgetting if and when you paid your dues. While our membership dues have stayed the same since 1960, costs haven't. If you are able to allocate more, it would go a long way in beautifying and enhancing our great neighborhood. Thank you for your thoughtful consideration.

(TMCC volunteers administer the CPP but the program is fully funded by subscribers from Lazybrook, Timbergrove Manor Civic Club and Holly Park.)



TMCC MEMBER MAHJONG

An evening of fun with
neighbors sponsored by the
Selling Houston Team and
Jennifer Vickers

NOV 14TH @ 6PM

Casa Ling
2307 Droxford Dr

RSVP via evite at
www.timbergrove.org

Constable Patrol Program Renewal 2026-2027

Nearly every subscriber asked to coordinate patrol and membership dues payments at the same time and this year, it happened. It's time to renew membership and your constable patrol program subscription, together, online or via check. The Pct 1 Patrol contract begins on 10/1/2026 and runs through 9/30/2027. Rather than increase rates, the patrol contract was adjusted to 70/30 service time from 80/20. We still have our committed officer, Deputy Laureen Alanis who patrols our neighborhoods MON-FRI from 8 AM-4 PM and we are paying for 70% of the patrol cost while the County covers the other 30%. Calls received by PCT 1 dispatch outside contract patrol hours and during holidays will be responded to by deputies assigned to area neighborhoods. The Patrol Program is open to dues paying members of the Timbergrove Manor Civic Club and you can sign up at anytime online or via the membership flyer in the Timbergram. The annual rate is \$350 per household. Please reach out with questions to our hard working volunteer Security Committee chairs, Audrey and Larry Crowson, at security@timbergrove.org.



Every Neighbor Benefits

- Visible law enforcement presence and proactive crime deterrence
- Targeted patrol and traffic enforcement where it's needed
- A security presence at neighborhood events
- Creating community and positive connections with law enforcement

Benefits for Subscribers

- Rapid response, 3–7 minutes, 24/7
- A direct constable dispatch number to report incidents
- Free vacation watches — no annual limit
- First-responder home alarm response by PCT 1
- A yard sign and the monthly TMCC Security email

National Night Out

Don't miss this big ole neighborhood block party! Check with your block captains for location or email timbergrovecc.info@gmail.com to be connected with your block captain.

Sinclair Update



Pumpkin Spice Lattes are already here! Save the date for the annual Sinclair Pumpkin patch.

The **Pumpkin Patch** will be open from 10/16 - 10/25 and the **Fall Fest** will be on **Saturday, October 24**.

The Fall Festival will be from **9am - 1pm**.

TUESDAY OCTOBER 6th



TMCC Sept General Meeting Guest Speaker, District C Council Member, Joe Panzarella

We will be joined at the September General Meeting by our newly elected City Councilman for District C, Joe Panzarella. Raised in Kingwood, Joe earned his bachelor's at the University of Texas at Austin and his master's at Università Bocconi. After Hurricane Harvey, he cleared drywall and dug up floorboards to help his parents after their home flooded. Seeing the neighborhood rebuild together instilled a firm understanding that a strong, connected community is the backbone of all progress.

After finishing his schooling, Joe eagerly moved to Houston to work in the energy capital of the world. Leading data analysis for procurement on multi-million-dollar renewable energy projects, Joe helps deliver solar, wind, and battery projects that power communities across the country.

Looking to connect and support his neighbors, Joe restarted and became President of the Fourth Ward-Freedmen's Town Super Neighborhood. With his co-founders, they organized to ensure residents have a strong voice at City Hall. As a co-organizer of No Higher No Wider I-10, he championed people-first planning along the I-10 corridor and opposes highway expansion that harms our neighborhoods.

We look forward to Councilman Panzarella joining us to answer your questions and discuss goings on with Council that affect our area. You may submit questions in advance through this google form by Wednesday, September 9.

<https://forms.gle/BnXbpr65XhQdX1Zd7>



Timbergrove Manor is my home since 2000 Timbergrove Manor is my business since 2006



Timbergrove Manor Sales Statistics* 2025-2026

	#HOMES SOLD	AVG PRICE SOLD	AVG DAYS ON MARKET
2026 thru July	49	\$734,824	54
2025	63	\$800,012	61

*HAR data Sec. 5-14



Elizabeth McCormick
REALTOR®
832.661.7300
elizabethmccormick@compass.com

Ranked 2025 #1 Agent in transactions and #1
Broker by volume in Timbergrove Manor/Lazybrook

** HAR data

Why we ♥ Timbergrove Manor:

- Large lots (pool, gardening, play)
- Sidewalks & Curbs
- Neighborhood parks: Lorraine Cherry Nature Preserve & Jaycee Park
- Sinclair Elementary
- White Oak Bayou Hike & Bike Trail
- Active Civic Club w/ neighborhood events



Compass RE is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.

COMPASS

The Lorraine Cherry Nature Preserve News

First Thursday of the Month Evening Bird Walks will start on September 3 at 5:30 pm. Please meet at the kiosk across from the corner of Pineshade and Shelterwood wearing comfortable walking shoes and bug spray if you need it. Bring your binoculars and some cold water. Subsequent First Thursday of the Month Evening Bird Walks will be on October 1 & November 5.

Our weekly Tuesday morning Bird Walks in the Forest will start on September 15 at 8:00 am also meeting at the kiosk across from the corner of Pineshade and Shelterwood. Be sure to bring binoculars if you have them and wear comfortable shoes and bug spray if you need it. The Tuesday morning walks will continue weekly at 8:00 am until December 8.

Morning Mindfulness will meet on Saturday, September 5 at 9:30 am at the Great Texas Coastal Birding Trail sign across from the corner of Pineshade and Shirkmere. Wear comfortable clothes and walking shoes. Bring a lawn chair or a mat for the ground, bug spray if you need it, and cold drinking water. Subsequent Morning Mindfulness meetings will be October 3 & November 7.



Yoga by Facet Seven Fitness will meet on Saturday, September 12 at 10:15 am at the picnic table in the ball field. Wear comfortable clothes and shoes, and bring your yoga mat and some water. There will be a short guided tour of the nature preserve immediately following the September 12 Yoga for those that are interested. Subsequent Yoga practices will be on October 10 & November 14, but the guided tour will only be offered on September 12.

Our next Conservation Work Day will be Saturday, October 10, 8-11 am. Meet at the Great Texas Coastal Birding Trail sign across from the corner of Pineshade and Shirkmere. Wear long sleeves, long pants, and closed toed shoes. Bring work gloves, and a shovel or a wheelbarrow if you have one. We will be partnering with Houston Parks and Recreation's Natural Resources Division to remove debris from the nature preserve. It's always amazing how much we get done and how much we laugh while working together on our work days. Water will be provided by the City of Houston.

Have you thought to yourself, "What's different here?" We are happy that you noticed. Here are a few new things that stand out right now.

In May, Eagle Scout Candidate Claire Throckmorton of Troop 88 installed our first Hummingbird Demonstration Garden as her Eagle Scout Project. Claire carefully chose native plants and their placements to not just lure hummingbirds to the garden, but to get them to stay long enough to be seen. She organized several work days and installed a trellis for her star plant, the Coral Honeysuckle, to grow on. The Friends group has long wanted a Hummingbird Demonstration Garden and we thank you, Claire! It will be exciting to see the garden grow and mature throughout the coming years. Please visit it anytime - it's near the corner of W 11th Street and Shelterwood. It has a new Wireless Wilderness sign marking it.

The Friends group also had some native trees donated and we were able to get them planted during our spring Conservation Work Day. Because Southern Magnolias and Mexican Plums are "showy" trees, they were placed to the north of the ball field to be seen by all and they are growing well so far.

Many of you have noticed that a pavilion, managed through the City of Houston Parks and Recreation Department (HPARD), was constructed near the ball field over the summer. A generous Run the Grove donor gifted our community with The Moon Pavilion in honor of longtime community member Howard Moon. The pavilion will provide a permanent home for the Run the Grove stage, a shaded view of the ball field, and a versatile space for future events and activities. The Run the Grove committee is working on a ribbon cutting ceremony that will happen sometime during the next year. We are looking forward to seeing you around the Preserve soon! Please visit www.tlcnp.org for more info.

TMCC Remembers Norman Adams

Longtime Timbergrove Manor Section 5 resident, Norman Adams, passed away peacefully on August 8. There is great peace in knowing he was reunited with his loving wife, Debbie. Always helpful, always supportive and always generous, Norm truly cared about Timbergrove and



his neighbors. Norm was the owner of the Adams Insurance Service, the oldest independent family-owned insurance agency in Houston. The Adams family legacy of faith, family and hard work, continues to live on in Timbergrove Manor and throughout the Heights. We offer our condolences to his daughter Tracy, son Andy and their families.

We Have a New Website!

Timbergrove.org has a new design built to make things easier for you as a neighbor and volunteer. As with anything new, there will be a learning curve, and we will work through it together.

Existing members and subscribers: You were added to the website database, and after Labor Day you will receive an email from TMCC inviting you to create a password for your account. Once your account is set up, log in and go to the Pay Your Dues page to view and make payments. Credit card and ACH payments are both accepted. In case you do not receive an email by mid-September please log on and create an account.

New to the neighborhood, or joining for the first time? Look for the New Residents & Subscribers page to sign up for membership or constable patrol, make your first payment, and create your account.

While you are on the site, visit the Events page for what is coming up in the neighborhood, and the Join a Committee page if you would like to get involved. We are always looking for volunteers!

Thank you to Board Member Avery Schulz of Section 7, who led this website transition. If you have questions, please email us at timbergrovecc.info@gmail.com, or join us at the September 15 General meeting at Sinclair, where we can help you get set up.

Call for Nominations 2027 Board

It's time to get planning for 2027. If you would like to dip your toe into the fun, this is a great place to start. TMCC is in need of a Nominating Committee Chair. This is a short term volunteer position and it comes with cliff notes. If you or someone you know would be interested in volunteering for a committee or board position, please fill out the interest form online or get in touch with our President, Alex Daily at 281-796-7641



NEW MEMBER MEETUP

Join us
Friday, September 25
8:00 - 9:15am

Kojak's Cafe on 18th Street

New to the neighborhood or just looking to grab a cup of coffee? Join us! We look forward to seeing you there.

If mornings aren't for you, join us at our October new member event 6 - 7 PM, Thursday, Oct 22 for Members & Margaritas.

RSVP details at www.timbergrove.org.

Holiday Light Judging

Judging for this year's Annual Holiday Light Contest will be on

Thursday, December 10, at nightfall.

Do you love cruising the neighborhood checking out holiday light displays? You're hired! We would love to have a community crew judging the Christmas lights this year and if riding around sipping hot coco with a celebrity judge or two sounds like fun, we'd love to have you along. Please email Timbergrovecc.info@gmail.com and we'll get in touch.

The winners of the categories will be announced on the website and Facebook page as well as the block captain email network. Stay tuned!

2026 CATEGORIES

Best Inflatable Display
Best Original Theme
Best Overall Use of Lights
Best Religious Theme
Best Traditional Theme
Exceptional Achievement
Favorite Childrens Theme
Overall Best Block Decorations



Upcoming Events:

- 9/15 - LCNP Bird Walk
- 9/25 - New Neighbor Meet & Greet
- 10/1 - LCNP Evening Bird Walk
- 10/3 - Neighborhood Garage Sale
- 10/6 - National Night Out
- 10/10 - LCNP Work Day
- 10/16 - Sinclair Pumpkin Patch Opens
- 10/24 - Sinclair Fall Festival
- 11/5 - LCNP Evening Bird Walk
- 11/10 - November General Meetings / Board Elections

RECIPE CORNER

Momma's Best Meatloaf

Soon enough it will cool off enough to use the oven again but this is also a great recipe on the grill using a cast iron skillet.

Sauce:

4 tbsp brown sugar
1/2 c ketchup
2 tbsp worcesthire sauce
4 tbsp vinegar

Meatloaf:

1.5 lbs ground beef
1 tsp salt
1/2 tsp pepper
1 c seasoned breadcrumbs
3 tbsp ketchup
1/3 cup diced onion
1/2 cup milk
1 egg (slightly beaten)

Preheat your oven to 350F and lightly oil a 10 inch iron skillet.

Combine all sauce ingredients in a small sauce pan and boil for 5 minutes.

Mix all of the meatloaf ingredients together and set meat mixture into the prepared skillet in an oval loaf shape. Pour the sauce over the loaf and bake for one hour or until done. Baste the loaf occasionally while cooking if needed. Let the meatloaf cool for 10 minutes before slicing. Freezes well and can be split into two loaves for a faster cooking time. Short on time, use whatever BBQ is already prepared in your fridge. Enjoy!

JOIN US FOR AN ANNUAL
TIMBERGROVE MANOR CIVIC CLUB

Neighborhood **GARAGE SALE**



SATURDAY, OCT 3

8:00 AM - 11:00 AM

COME STROLL, SHOP, AND SCORE DEALS FROM YOUR FAVE NEIGHBORS!

HOW IT WORKS

- EMAIL YOUR ADDRESS AS PARTICIPATING BY 9/30
- SETUP IN YOUR DRIVEWAY
- TMNA GARAGE SALE SAME DAY
- DONATE SOME OF YOUR PROCEEDS (10%?) BACK TO TMCC. THESE FUNDS WILL GO TOWARD KEEPING THE NEIGHBORHOOD GENERAL SPACES MOWED, INSURANCE PAID AND VARIOUS SOCIAL EVENTS THROUGHOUT THE YEAR FUNDED

PLEASE SEND TRACI RILEY (TGAHN1@GMAIL.COM) AN EMAIL WITH YOUR NAME AND ADDRESS BY 9/30 TO BE INCLUDED IN ADVERTISEMENT POSTS. WE WILL HAVE SIGNS POSTED AND A FLYER OF ALL LOCATIONS PARTICIPATING TO SHARE WITH TMNA, LAZYBROOK AND TMCC.

CHECK OUT THE TMCC WEBSITE FOR MORE INFO



FIRST COME, FIRST SCORED! | WWW.TIMBERGROVE.ORG