



# The Timbergram

JANUARY 2021

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

WWW.TIMBERGROVE.ORG

## TMCC General Meeting

*Tuesday, January 12th*

6:30 PM

Zoom Meeting  
Accessible at  
[timbergrove.org/  
calendar](http://timbergrove.org/calendar)

### *Guest Speakers*

Ann Johnson,  
Texas State  
Representative,  
District 134

City of Houston  
Public Works  
Department

## It's Time to Join the Club!

As 2020 came to a close, membership in the Timbergrove Manor Civic Club was at 513 members, or 41% of the neighborhood. While this was an increase in membership from 2019, we have seen membership rates upwards of 50-60% in the past. Let's make 2021 the year we return to those numbers!

The TMCC is a non-profit organization, run 100% by volunteer residents, charged with caring for our amazing neighborhood, and it's all made possible by the support of our gracious members.

Membership dues are \$30 per voting person for a calendar year, or \$60 for two voting members per household. This is significantly less than most HOAs in Houston and allows us to sustain Timbergrove Manor as one of the most desirable neighborhoods in the city. So, what does the Civic Club do exactly? Here are some select efforts:

### **Beautification**

The Beautification Committee regularly works to maintain the common grounds of Timbergrove Manor. This involves liaising with landscapers who maintain the esplanades along the borders of our neighborhood, as well as maintaining the marquee monuments by replacing broken letters and decorating at holidays.

### **Community Events**

Even though 2020 threw us a curve ball, each year the TMCC typically hosts an Easter Egg Hunt, Fourth of July Ice Cream Social, National Night Out, SnowFest Holiday Social and a Volunteer Dinner, which are designed to build community among our neighbors. While most of the organizing and staffing is done by volunteer neighbors, we have terrific sponsors that help

to offset the cost of refreshments and entertainment.

### **Environmental Affairs & Civic Engagement**

Our Environmental Affairs Committee is very active in the maintenance and development of our neighborhood parks and spearheads involvement with sensitive projects like Bryce Chemical Feed Station. They also actively work with Super Neighborhood Council 14 and other city and county entities to ensure our neighborhood is maintained and improved.

### **Deed Restrictions & Design Review**

We have a thoughtful and diligent Deed Restrictions Committee focused on ensuring that deed restrictions are understood and observed. This Committee works hand in hand with our Design Review Committee as it guides residents through remodeling or building new homes in the neighborhood.

### **Neighborhood Security**

Neighborhood security is of paramount importance. The TMCC Security Committee regularly liaises with HPD to track reported incidents in the neighborhood. In 2020, the Citizen Patrol program was reinstated, in which volunteer residents patrol the neighborhood in their vehicle to report and deter crime. Numerous additional ideas to improve neighborhood security have been researched and will continue to be developed in the future.

### **Support TMCC Today!**

To become a member, you can pay dues online at [timbergrove.org](http://timbergrove.org) or mail a check using the enclosed form.

### INSIDE THIS ISSUE

#### **Air Pollution Reporting**

Help us collect data on the foul odors that persist in the neighborhood. A new reporting form is available!

#### **Excellent Eats!**

Sweeten up your year with a treat from a local bake shop. Jonathan Nassar shares his recommendations.



# TMCC 2021 Board Election Results

TMCC members in attendance at the General Meeting held on November 10, 2020, voted on and passed the proposed slate of nominees for the 2021 TMCC Board.

Each newly elected member has proven a desire to improve the neighborhood, from neighborhood activities, representation within local government, and broader awareness of and contribution to the Timbergrove Manor Civic Club. Please welcome these newly elected Board members for 2021:

**Miles Sasser (President)**

Miles has served as TMCC President in 2019 and 2020, and would be honored to serve again. Miles has a B.B.A. in Business Management as well as a M.S. in Geology from Texas A&M University and a J.D. from The University of Virginia School of Law.

Originally from Corpus Christi, Miles moved to Houston in 2009 and has called Timbergrove Manor home since 2011. Miles currently works in the Energy Industry at a leading independent energy company with prior roles in contracts negotiation, offshore production, corporate strategy and most recently offshore developments. He has been an active volunteer with the Houston Livestock Show and Rodeo and the Houston Geologic Society, the State of Texas and Houston Bar Associations, and is the block captain for 6200-6499 Kury Ln. In their free time, Miles and his partner Zac enjoy being with friends and family, traveling, and attending Texas Aggie football games.

**Alison Reynolds (Vice President)**

Alison and her husband Brian have lived in Timbergrove since 2017. She grew up in the Houston suburbs and previously lived in Shady Acres before moving into the neighborhood in Section 6. Alison is a

Texas Longhorn and received her Bachelor of Journalism degree in 2005. After working several years in the publishing industry, Alison now manages Digital Marketing for a large corporate law firm based in Houston.

Alison and her husband love exploring Houston's many great neighborhoods, but feel especially fortunate to have made their home in Timbergrove. They attend church at Grace Bible Church in the neighborhood. They can often be found walking their dog Birdie around West 11th Street Park (sometimes while delivering Timbergrams!) or grabbing a bite at Cactus Cove. Alison is also the current editor of the Timbergram newsletter.

**Roxanne Hall (Treasurer)**

Roxanne has lived in Timbergrove since 1993, 26+ years. First, she lived on Cindy Lane and now lives on Pineshade Lane.

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She raised her children here in Timbergrove and they are now thriving adults. Through the years raising her children, she was on the PTA and lead the 4th and 5th grade trips ensuring the students received great new experiences. Business wise, she manages global teams, global services and multiple projects with large complex project budgets. She looks forward to giving back to her community.

**Peter Davies (Secretary)**

Peter is a Licensed Professional Engineer and has lived in Section 5 since 1988 and raised two daughters who attended Sinclair Elementary School. He has served as the Secretary of TMCC since 2010 and SNC-14 since its founding.

**Matt Kern (Director)**

Matt and his wife Michelle are originally from Louisiana and both are graduates of Louisiana State University (Geaux Tigers!). They have been in Houston for almost 20 years, having spent the last 7 years in Timbergrove Manor Section 5. Michelle

ensures your hardcopy Timbergrove gets delivered to your doorstep and Matt has been active on the TMCC security committee since 2015. Matt is also a patrolling member of HPD Citizen Patrol. Matt is a mechanical engineer with a master's degree in reliability. He has worked with BP, Valaris and is now a reliability consultant with M&H Energy.

**Cynthia Schwendeman (Director)**

Cynthia has lived in Timbergrove Manor since 2015 with her husband, Kris. They enjoy walking the neighborhood in the evenings and visiting our two amazing parks – 11<sup>th</sup> Street and Jaycee. In their time outside the neighborhood, they are aiming to explore every National Park in our great country. In her day job, Cynthia leads a team at an Integrated Energy Company. Cynthia has previously served as a member of the Timbergreeter committee, and she has been a director on the TMCC Board since 2018. She enjoys planning parties and also organizes the annual TMCC Volunteer Appreciation Dinner.

# LOG ON

Our TMCC General Meeting will continue virtually for the January 2021 gathering.



To join the meeting, visit **timbergrove.org/calendar** and click on the event link.

Allow Zoom to open, and enter the following password to join the meeting: **123456**

**Tuesday, January 12  
6:30 p.m.**



## THE PERFECT FIT. ONE-TO-ONE.

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**Amy Hoff**, personal trainer, Dr. of Pharmacology, RTS Certified has joined us to make the Perfect Fit.

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# E<sup>2</sup> = Excellent Eats

Submitted by Jonathan Nassar

## How Sweet It Is

Happy New Year! Like many, I am happy to have 2020 behind us. As I write this, I'm thinking about Christmas, New Years, my mother's January birthday, my January birthday, the Lunar New Year — lots of reasons to celebrate and to get a sweet treat. So, I thought I would share some desserts that have recently made my year a little sweeter.

A lot of folks know Common Bond for their large array of baked goods — but a quicker option is the newer drive-thru location. **Common Bond's On the Go** is



located at the northwest corner of White Oak and Heights and is a great option for combining a quick lunch with an upscale treat. I unexpectedly ended up trying their strawberry passion dessert, which was a nice balance of strawberry and passion fruit — not too sweet, not too tart.

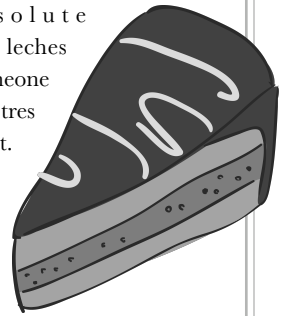
To celebrate my son's birthday, we ended up going to a slightly older mainstay: **Crave Cupcakes** in Uptown Park. Crave is always good for a hastily planned celebration, and it is easy to get a variety of flavors at a quantity to suit your needs. One gluten-free, one strawberry, one chocolate, and one vanilla suited us perfectly. They have a variety of themed fondant toppers to tailor the cupcakes to the occasion.



A more common splurge is donuts — and one of my favorites is **Hugs & Donuts** on 19th Street and Shepherd. The kolaches are good, the coffee is good, and I think a lot of people know they have an excellent variety of unique donuts. But when I want to splurge a bit, I go for

my absolute favorite: the tres leches donut. Even to someone who is picky about tres leches, it hits the spot.

I think all of us have had to find ways to celebrate and make our special days still feel special — even those of us in the most strict of quarantines. I hope I've helped you think about a few ideas!



Timbergrove Manor is my home since 2000

Timbergrove Manor is my business since 2006



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elizabethmccormick@compass.com

## Timbergrove Manor Sales Statistics 2019 - 2020

	#HOMES SOLD	AVERAGE PRICE	AVERAGE DAYS ON MARKET
<b>2019</b>			
QTR 1	14	\$539,461	63
QTR 2	24	\$533,553	67
QTR 3	18	\$495,543	44
QTR 4	13	\$564,462	43
<b>2020</b>			
QTR 1	9	\$658,397	63
QTR 2	11	\$533,045	42
QTR 3	20	\$632,000	32
Oct - Nov	6	\$605,750	52

COMPASS

All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. All measurements and square footages are approximate. Exact dimensions can be obtained by retaining the services of an architect or engineer. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage. Compass is a licensed real estate broker. Equal Housing Opportunity

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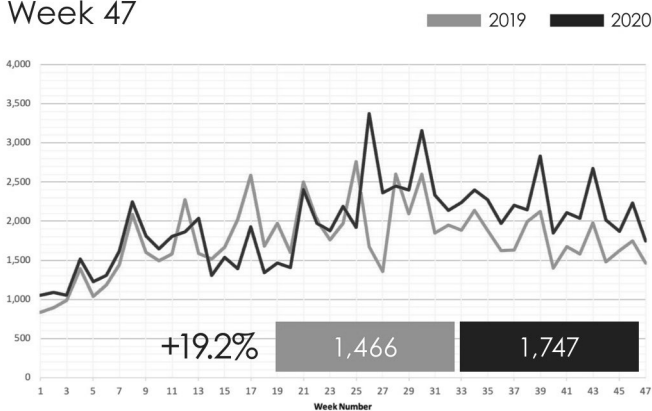


neighborhood news | deed restrictions  
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## CLOSINGS

11/24/2020 - 11/30/2020

Week 47



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Source: HAR.com, HAR MLS, analysis prepared in cooperation with the Real Estate Center at Texas A&M University. Statistics are for the Houston MSA.



**HAPPY NEW YEAR!**

**2021**

Wishing every day of the new year to be filled with success, happiness, and prosperity for you.  
 HAPPY NEW YEAR!



### Veronica Valentz REALTOR®

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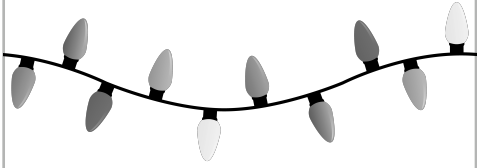
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# Neighborhood News

## Holiday Lights Winners



Doesn't it seem we were all itching to put out holiday decorations this year? Timbergrove Manor was clearly ready for some cheer — lights started to pop up as early as Halloween in some sections! Not that we're judging — it was a welcomed sight that brought joy and happiness to us all in a much-needed year.

But, only a select few could win the coveted honor of "best lights." Congratulations to these residents who outdid their outdoor displays! Until next year, we hope everyone enjoyed a magical and festive holiday season.

### Best Block

2230-2330 Tannehill

### Best Original Theme

6615 Kury

### Best Traditional Theme

6223 Lindyann

### Best Religious Theme

6422 Kury

### Best Children's Theme

2206 Tannehill

(Won by a puppy projection)

### Best Inflatables

6102 Hurst

### Best Overall Use of Lights

2530 Droxford

### Exceptional Achievement

6715 Cindy

### Honorable Mention

6435 Kury

4542 Cindy

6419 Grovewood

## Neighborhood Security Update

**Citizen Patrol:** Our amazing volunteer patrollers continue to keep a watchful eye on our community. On average the CP team is donating approximately 60 hours per month, including some late-night shifts, to patrol and deter criminal activity. If you like getting out in the neighborhood, and you are looking for a rewarding way to get involved, we highly recommend the CP team. To learn more please contact [tmcitizenspatrol@gmail.com](mailto:tmcitizenspatrol@gmail.com).

**Reporting:** A quick reminder for reporting security incidents:

- HPD Emergency or In-Progress Activity: 9-1-1
- Non-Emergency HPD: 713-884-3131



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We See a Work of Art



JUST LEASED | 6223 LINTON

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## Contact Me



Alex Berry

Realtor Associate

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- Theft or Property Damage Under \$5K: [https://www.houstontx.gov/police/online\\_report.htm](https://www.houstontx.gov/police/online_report.htm)
- Increased HPD Patrols: [https://www.houstontx.gov/police/alert\\_slip/](https://www.houstontx.gov/police/alert_slip/)
- Houston Park Rangers: 832-395-7100
- Most other issues: 3-1-1

**Open Security Committee Chair:** As you may have read in the November 2020 edition, Matt Kern will be transitioning out of the security committee chair and into a director position on the TMCC Board. We are seeking a replacement for the security chair and welcome inquiries at [security@timbergrove.org](mailto:security@timbergrove.org). The primary responsibilities of the role include providing a security update for the Timbergram every other month, liaising with the Citizen Patrol team, assisting neighbors with security concerns, and apprising the board on security issues and financials. If you are interested in hearing more about the position, please reach out.

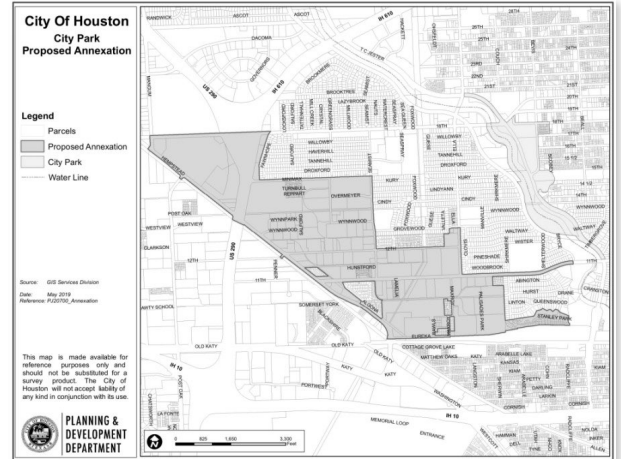
## TIRZ Expansion Near Timbergrove Manor Gets Approval

Originally reported by Emma Whalen, Community Impact News

In early December 2020, the Houston City Council approved a 593-acre expansion of the City Park Tax Increment Reinvestment Zone (TIRZ), an area adjacent to Timbergrove Manor more commonly known as the warehouse district. The particular slice of the northwest inner loop has undergone significant redevelopment in recent years—and will continue to over the next decade—increasing both residential and commercial development in the area.

The TIRZ, which uses property tax revenue growth within its boundaries, will bring in approximately \$16 million to be used for redevelopment and improvement projects within

the community, such as “alleviat[ing] unsafe streets, deteriorated site conditions, and obsolete public facilities, and will encourage the sound growth of residential, retail, and commercial development,” per the annexation documents. Residents are also advocating that funds be put toward flood mitigation and drainage projects. The expansion also extended the lifespan of the TIRZ from 2028 to 2050. Read the original story at [communityimpact.com/news/houston/heights-river-oaks-montrose/](http://communityimpact.com/news/houston/heights-river-oaks-montrose/).



## HAPPY NEW YEAR

Bring in the new year with a spring cleaning! As we get ready to usher in a new season, it is important to clean those areas often ignored in your home.

- 1. Behind the toilet** – You probably clean the inside of your toilet bowl quite often. But how many times do you actually clean behind it? The back of the toilet is a place dust, hair, and other debris can build up quite frequently.
- 2. Cabinet tops** – These can build up with dust and grime. A step stool or a ladder may be needed to reach the far back and corners.
- 3. Ceiling fan** – With spring on the way you may be turning on your ceiling fans. Now is the time to clean those fan blades.
- 4. Dishwasher filter** – Use an old toothbrush to get down in the nooks and crannies of the dishwasher filter and scrub away and buildup that may have built up.
- 5. Mattress top** – Sprinkle a little bit of baking soda on your mattress and then use the upholstery attachment on your vacuum to suck up any dirt, dust or debris that may have built up.
- 6. Refrigerator** – The top of the fridge can become a collection area for dust, grease and debris. Break out

the rubber gloves and use a mild detergent to remove build-up. This is also a good time to clean out your refrigerator of old/expired food and wipe down the entire inside of it.

**7. Walls and baseboards** – After the long winter, your baseboards and walls will need a good cleaning. Using a sponge and dish washing soap, gently wash in sections. Then dry woodwork with a clean cloth.

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Do you have a real estate question you want answered? Feel free to call or text me at 713-822-8555. Perhaps I'll feature your question in the next issue!

## January 2021 General Meeting: Meet the Speakers

For our January General Meeting, we will introduce our newly elected state representative from District 134, **Ann Johnson**. Given that our meeting date is the first day of the 87th legislative session in Texas, Rep. Johnson may be unable to join us, upon which a member of her staff will join to field questions.

In addition, we will also welcome representatives from the **City of Houston Public Works Department** and contractors to discuss happenings around the Bryce Street Chemical Feed Station.

**Get to know Ann Johnson:** A Houston native and youngest of six children, Ann Johnson learned her values, vocation and politics at home. At a tender age, she accompanied her father, a former Texas state representative, to his law office to meet with clients who had lost limbs in industrial accidents. Her mother, a retired senior district judge, and father instilled a strong sense of the honor and responsibility of speaking for those who cannot speak for themselves. Ann and wife Sonya, an artist, married as soon as Texas law allowed. They have three rescue dogs and lots of wonderful nieces and nephews. Ann is a former Chief Human Trafficking Prosecutor, current teacher, and small business owner who works as an attorney in our criminal justice system for victims of sexual exploitation and those who cannot afford a lawyer.



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## Your Recycling Questions, Answered

Submitted by Alison Reynolds, TMCCVP

Special guest speaker Alyce Coffey of City of Houston Solid Waste Management has previously joined our General Meetings to share a very enlightening review of curbside recycling. Speaking for myself, I was surprised (but thankful) to learn that I had many opportunities to improve my recycling habits!

Perhaps my greatest takeaway was to not place my recyclables inside a trash bag first, but to put the individual items directly inside my green recycling can. Just toss them right in there, free and loose. Bags will cause tangling during processing and are often thrown out.

Other learnings: most caps on plastic containers (think milk cartons, cleaning supplies) cannot be recycled, so remove them before placing the item in your bin. That takeout pizza box from

last night? If it's stained with grease, it cannot be recycled. (No food contamination whatsoever.) Separate non-stained portions of the box, recycle, and toss the rest.

Below are a few more tips to guide your recycling habits and ensure your efforts are helping in the long run. For more detailed information, visit [www.houstonsolidwaste.org](http://www.houstonsolidwaste.org).

### Curbside Recycling Dos and Don'ts

#### YES

- ✓ Aluminum and steel cans: empty, rinse
- ✓ Cartons (milk, juice, soup): empty, rinse, no cap
- ✓ Cardboard (cereal boxes, paper tubes): flatten, must not be food-stained
- ✓ Glass (bottles, jugs, jars): empty, rinse, no cap
- ✓ Paper (magazines, newspaper, mail, catalogs)
- ✓ Plastic (water/soda bottles, milk jugs, yogurt cups, detergent bottles): empty, rinse, no caps

#### NO

- Flexible plastic or film (all plastic bags, plastic wrapping, shrink wrap)
- Greasy and soiled paper (food contaminated, tissue paper, paper towels)
- Yard waste (leaves, grass, twigs, branches)
- Textiles (clothing, shoes, pillows)
- Large plastic items (toys, garden hoses, buckets)

**Westpark Recycling Center**  
5900 Westpark, Houston, TX 77057  
batteries - paint - electronics - tires



# Ooooh, That Smell! Can't You Smell That Smell?

Submitted by Chanel Richbourg,  
Environmental Chair

Have you noticed a strong stench when passing over TC Jester bridge, 11<sup>th</sup> Street bridge, or even while biking along the bayou trail? Or maybe you experience a foul odor when the wind changes directions on your street. Most of us are no stranger to the smells released by Bryce Chemical Feed Station located on W. 11th Street near White Oak Bayou, and SouthWaste Disposal, located on Hurst Street near Section 5.

After years of reporting off-putting smells to 3-1-1, we have collaborated with the City of Houston Public Works to try a new reporting approach to improve the air quality conditions in our great neighborhood.

We have created a Google Form for recording odor encounters. The data from the form will be tracked by TMCC and shared weekly with City of Houston stakeholders so that we can get this smelly problem improved.

Our goal is to give a true picture of what our residents experience daily and to provide detailed data on the time, location, frequency and other distinguishing factors of the smells so that the City can pinpoint solutions. If you are out and about and notice that all-too-familiar smell, please add your incident to the form. More details about how to access the form are shown at right. Recording your incident should take approximately one minute and will help improve the air quality of Timbergrove. Thank you for your help!

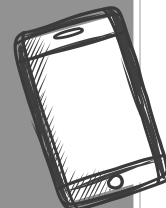
## Record your odor encounters in our new Google Form

Open a web browser on your desktop or mobile device, and go to this web address:

**[bit.ly/tmcc-stench](http://bit.ly/tmcc-stench)**

Fill out the required information and "submit." Your entry will be recorded and reviewed by TMCC.

The link to the form can also be found in the electronic version of the Timbergram, and at [timbergrove.org](http://timbergrove.org). If you do not receive the electronic version of the Timbergram, email [timbergam@timbergrove.org](mailto:timbergam@timbergrove.org) to get on the distribution list.



## Traces of Timbergrove

David Daily rides his motorcycle in the woods now known as West 11th Street Park, 1971. Horses, bicycles, and motorcycles forged the trails you walk today. The woods was once owned by HISD since 1947, and was a popular choice for kids from all over Timbergrove for camping and nature. It was planned as the grove of timber that made Timbergrove. In 2007, the park was acquired by City of Houston Parks and Recreation and is today maintained as a nature preserve that is home to hundreds of species of wildlife.

*Chris Daigle is a longtime Timbergrove and Houston historian. To submit nostalgic images of Timbergrove, email [chris1000@att.net](mailto:chris1000@att.net)*



## Timbergrove Manor Civic Club Leadership

### OFFICERS AND DIRECTORS

President	Miles Sasser	832-779-3460	president@timbergrove.org
VP	Alison Reynolds	832-305-6814	vp@timbergrove.org
Secretary	Peter Davies	713-861-1550	secretary@timbergrove.org
Treasurer	Jennifer Wilson	832-797-3919	treasurer@timbergrove.org
Director	Micah Heilbrun	713-382-4677	directormheilbrun@timbergrove.org
Director	Ryan Derong		directordderong@timbergrove.org
Director	Cathi Lambert Hernandez	713-419-5459	directorchernandez@timbergrove.org
Director	Cynthia Schwendeman	937-315-1567	directorcschwendeman@timbergrove.org
Director	Jennifer Vickers	713-240-9671	directorjvickers@timbergrove.org
Past President	Bill Morfey		pastpresident@timbergrove.org

### CHAIRPERSONS - TMCC COMMITTEES

Activities	Ryan McCearly		activities@timbergrove.org
Beautification	Paula Dixon		beautification@timbergrove.org
Block Captains	Laura Bradham	832-969-7945	blockcaptains@timbergrove.org
Deed Restrictions Enforcement	Traci Riley	832-303-2688	deedrestrictions@timbergrove.org
Design Review	Dana Whitney		drc@timbergrove.org
Environmental Affairs	Chanel Richbourg	832-247-0225	environmentalaffairs@timbergrove.org
Membership	Tanya Chaney		membership@timbergrove.org
Security	Matt Kern	507-8370525	security@timbergrove.org
Timbergam	Alison Reynolds	832-305-6814	timbergam@timbergrove.org
Timbergreeters	Lorie Hood		timbergreeters@timbergrove.org
Web Site	Jennifer Vickers	713-240-9671	webmaster@timbergrove.org
Yard of the Month	Sandra Crook		yardofmonth@timbergrove.org

# Yard of the Month

Submitted by TMCC

To win Yard of the Month **you must be a current dues-paying TMCC member** and cannot have won a YOTM award within the past year. **Please note that your yard may have been selected, but if you are not a current dues-paying member you are not eligible for the YOTM award.** Please pay your dues and help us continue to make our neighborhood beautiful! Congratulations to the following neighbors for their attractive, well-groomed yards!

If you have a neighbor whose yard you would like to nominate for YOTM, please send us an email to [beautification@timbergrove.org](mailto:beautification@timbergrove.org). Just remember - to win they must be current dues-paying members.

### November

2214 Willowby

6326 Cindy

6303 Wynnwood

### December

Congratulations Holiday Lights Winners!

# Handy Information

Houston Police  
Non-Emergency:  
713-884-3131

Houston Park Rangers:  
832-395-7100

Report Air Pollution:  
[bit.ly/tmcc-stench](http://bit.ly/tmcc-stench)

## Solid Waste Collection Schedule

### Tree Waste:

Wednesday, January 20  
Wednesday, March 17

### Junk Waste/Heavy Trash:

Wednesday, February 17  
Wednesday, April 21

### Recycling - Every other week:

Thursday, January 7  
Thursday, January 21  
Thursday, February 4  
Thursday, February 18  
Thursday, March 4

*Trash & lawn waste are collected each Thursday.*