

Audubon Place Association
January 2008

Meeting called to order

Present: Ronald Coifmann, R. Davis Maxey, Linda & Brad Harmes, Patti Thompson, Jon O'Donnel, Peter van Bommel. Jim Dougherty was there to welcome us and then had to leave.

Special guest for the meeting was Melvin Bates of the city parking division, enforcement end.

They are responsible for Downtown Houston, neighborhoods and subdivisions
Like to work with community to solve problems
Bars and restaurants parking spills into neighborhood

Mr. Bates gave us a Presentation. The following are the highlights of that presentation.
The department is customer service driven
Implement policies that use technology

Services and programs
Residential parking permits
Meter bagging program
Volunteer handicap parking enforcement
Online citation payment

Future services
Appeals of citations via city's web site
Online purchase/renewal of permits

For Residential Parking Permits, 75% of block face must agree with Parking permit
\$20/sticker – 2 max for each residence and 4 temporaries
Day passes are available for \$1/each for parties
The hours for the parking permit can be anything you want: 9am to 5pm; 5pm to 7am, etc
and you can decide if you want towing
The parking permit can be 24/7.
Once a petition is submitted, the Department then reviews petition and surveys area
There is an open forum for discussion and then the traffic engineer will decide what kind
of signage can go up
It then goes before City Council for vote

The parking department is also responsible for bagging meters during events – signally
no parking.

How do we restrict parking to one side of street during an event?
Contact traffic engineer. They will come out to evaluate.
They will ensure that there is easy passage for emergency vehicles

To get a temporary no parking signs, must start early. Start at least mid-July for Greek Festival and start now for St. Patrick's day crowd that comes to Griff's.
Other possible signs that a neighborhood can get to help with traffic are "no parking to the corner" and tow-away zone signs.

City has a program to help track down violators parking in Handicap spaces.
There is a 4 hour class to orient volunteers and show them how to go out and look for violators – look for credentials. Each volunteer will get a badge and cap and ticket booklet to write tickets to violators.
Class held at least once per month
They can write an actual parking ticket.
Over 400 volunteers in Houston
Last year – issued over 5000 parking tickets

The city also has online citation payment or appeal

Have you noticed the new parking meters downtown?
New LUKE Meters
They accept change, coins, dollar bills, and credit cards
Speak 3 different languages
Cutting edge – first in country to try this
Solar charged
Does not record parking space – just look at parking permit to see if it is expired
Currently, the meters are just in the downtown area but will move outside of Pierce Elevated area during their Phase 5 of the project.
Operation of meter more efficient.
If someone tries to vandalize – it will send a "Help" signal
If low on paper, sends a signal.
In future, a user can call meter from cell phone and add more time.

Another feature of these meters is a type of parking called Downtown Hopper. At the same pay station, you can request a parking permit that will allow you to move between different parking areas. So if you need to visit one part of downtown for an hour and then move to a different part for 20 minutes, you can pay once and move to different areas.

Pay \$6 at pay station.
Allows hopping throughout the CBD
Must adhere to the time limits for each meter so no all day parking.
Prevents long-term parking by workers
Creates parking for business patrons and visitors

There is new Downtown No Parking Street Striping

Hashing clearly indicates “No Parking Zones”
Curbs are painted for clarification
Uniformity to prevent confusion
Reduce number of signs

Instead of a Truck loading zone, there are Commercial Zones in the Downtown District
Look for the Red Meters

Parking Rate \$5 per Hour – designed for commercial trucks making deliveries.
Each company buys a permit (like FEDex) permits are transferable within the company,
so they can be used by the truck that is making the delivery that day.
Other smaller companies can pay by the hour instead of buying a permit
Parking in a CLVZ without a permit or paying metered fee \$300

Did away with “Truck Zone” – and replaced with this Red Meter
Have to have a logo on your vehicle to qualify for commercial zone
At least 1500 to 1600 of these zones

Did you know it’s illegal to park:

- Blocking a sidewalk
 - Sidewalk is for pedestrians
 - Can call the parking department to report a violater

- Illegal to park on the wrong side of the street
 - Can cause an accident when you merge back into traffic

- On an esplanade, median strip or
- On a bridge
- On street for purpose of advertising (like trying to sell your car)
- Within 50’ of a railroad
- Right wheel more than 18” from right curb
- Within 15’ of a fire hydrant
- Double park

Be aware of Safety in school zones
Read and comply with all signage
Do not park too close to a crosswalk

Important numbers

Request new signs, temporary no parking signs
3-1-1
Parking management – 713-853-8274 or 8275
To request enforcement at a school or other location
About 54 officers – 7 on night shift

Want council to extend hours of meters to at least 10pm

May create event parking – for theatre district - meters only good for 2 hours, but event parking will allow for a up to 4 hours

Peter asked if a tree obstructs large trucks, like the garbage trucks – can you ask for a sign that limit parking for certain days of the week, so that a space around the tree limb will be available so that the garbage truck can maneuver to get to the garbage can.

Mr. Bates said that if you want just signage, contact 311 and ask for Traffic Director – they will do survey. These types of signs do not require the 75% approval.

That was the end of the presentation and our guests left.

Regular meeting

John was going to look at bylaws as it pertains to Quorum, but he had left early so the matter was postponed.

The property at 705 Marshall has been bought and will be remodeled and not demolished
Bungalow at 613 Harold has been bought and will be remodeled

Brad mentioned that several of the APA signs were not in great condition and should be replaced. Brad rescued one sign that had been knocked over.

It was suggested to create sign project to change out some of the signs and or clean the rest of them. Volunteers are welcome to contact Peter.

Neartown put together the annual SNAP requests. We gave them a list of things from the neighborhood.

The request for 4 way stop signs on Stanford between Alabama and Hawthorne was put on the list.

Several drainage issues were discussed and it was mentioned that you can call water department to clean the leaves out of the storm drains.

A question was asked about the process to get them to replace the streets and not just resurface them. We will check with some of the other neighborhoods to see if they know the process.

Can call 311 to call and replace the curb in front of your house.

It was noted that there are new signs for “no turns at night” signs in our neighborhood. It was also noted that the “No turn on red” from Montrose to Alabama sign missing?

We plan to set up trimming of crepe myrtles for February.
Skip Garage sale this year due to lack of materials.

The meeting was adjourned.

PT

Audubon Place Association
February 2008

Meeting called to order.

The minutes from the January meeting approved.

It was decided to report the Financial statement every three months since the information doesn't change that often.

There is a statement in the By-laws regarding Quorum. Currently, we must have at least 15 people for any decision. John O'donnell is working on rewriting it to 10.

Denise Louis – historic District Committee

Requirements have changed so we may have a better chance of getting signatures. The four people on the committee will split up list and knock on doors.

One advantage of becoming a Historic Districts – permits for remodeling must be reviewed by Houston Architect committee for review. If it is not approved, then there is a 90 day waiting period before changes can be made.

There are incentives for historical homes.

Minimum set backup and minimum lot size – restrictions are different (find info on this and publish)

Preserve character of the neighborhood

John O'donnell said that our non profit status has lapsed.

Steve Hamilton mentioned that if it was the Texas non profit – information returned to controller of public accounts

We can file for back years and get reinstated.

We can get cheaper postal rates

We can download form from the website.

Trim crepe myrtles this weekend – 9am on Saturday. Peter will send out email.

It was suggest that we buy fertilizer during growing season from esplanade funds to feed the crepe myrtles monthly during the growing season.

We tried to get the No parking signs for St Patricks Day to block off one side of the street along Harold, Kipling, and Marshall. Peter sent it in officially on 311, but no word back.

How do we replace pavement in streets. No idea on how to do that.

Curb is city property. Can call 311 to see if it can be repaired.

Civility Ordinance – neartown dropped their petition

Do we want to get one passed in our neighborhood? It was suggested that we carry petition with us when we make the rounds for historic district signatures and get them signed at the same time.

Neighborhood signs – should we replace them? Need to set a date at next meeting to clean them up.

Peter Boyle has bid to replace signs with ones that have a better finish, but they cost \$300.

Peter Van Bommel has archived all newsletters on our web page. And has had added links to the parking management division.

The city has a new grant program: Keep Houston Beautiful Mini-grants. The deadline is March 1. Maybe we can apply for one to assist with the replacement of signs?

We were reminded to call in any graffiti to 311.

Museum Business District – beautification of Montrose Boulevard. No new update.

Kirby is going to be redone. Upper Kirby Management District involved.
Water drainage pipes will be installed, but will require the removal of several live oak trees.

Officer Pate reported some crime numbers.

B&B Burglary of a motor vehicle
312 Oct
247 Nov
237 December

Higher than normal. Handout of prevention Tips

Less than 100 is normal.

Crack users are the ones more likely to break into your car.

Bums sleeping in tall grass – write ticket for camping, littering

Warn them first at that location. If they are there the second time, then they go to jail.

DRT – Differential response team.

Junk cars in yard, etc. Can call it in and have HPD work on it.

Homeless – try to cut them a lot of tickets, so maybe they will eventually catch them and send them to jail.

Put up NO Trespassing signs first, if vagrants are sleeping in your area. Like an open area with no fence.

713 284-3131 Dispatch

Officer Pate Passed out Complaint Form.

Civility Ordinance

Operation Identification – put your TDL on your products
Engravers available at Store Front if you want to borrow it.
Put down list price – don't include taxes

March 2008 Audubon Place Association

Meeting called to order.

Minutes were read and approved.

Old Business

The APA signs need cleaning and some need replacing.

March 29th chosen to take care of the signs. May need to remove the smaller signs that say we are a “Deed Restricted” community, since the entire neighborhood is not deed restricted. Actual verbiage on signs: “There are deed restrictions within this community”

John O’Donnell reviewed the by-laws and recommended a few changes:

- Officer revision – remove 2nd vice president references

- Signatures on checks require two signatures

- Officer election – require quorum.

- Change to “By 2/3 majority of members present.”

John read other revisions and will send them out for review.

No parking signs for events in the neighborhood. No progress on getting signs for events.

There was some discussion about the property on the corner of Stanford and Marshall. John said he had several inquiries about the deed restrictions on the property, but nothing has happened.

Historic District update – no news.

Kathy and Brian Stringer volunteered their house for the Christmas party this year.

Meeting adjourned

APA Meeting 4-3-2008

Location: Black Lab – 4100 Montrose

Present: Stephen Hamilton, Ron Coifman, Dawn Stoecker-Simon, Ed Simon, Harry Stille, Peter van Bommel, Denise Lewis, Jack Schaffer, John O'Donnell, Linda Walsh, Parry Kahkeshani, Terrel Dixon, Maaike van Bommel

The meeting was called to order

Introductions were made around the table

Minutes of last meeting were approved

Financial statement (Maaike van Bommel)

**TREASURER'
S REPORT
3-Apr-08**

	savings	esplanade	checking	total
Balance Last Report	\$4,762.83	2,203.99	341.15	7,307.97
Deposits	0.94	0.48	250.00	251.42
				0.00
Disbursements	0.00	0.00	(130.00)	(130.00)
Current Balance	\$4,763.77	2,204.47	461.15	7,857.59
YTD interest paid	2.34	0.86		

YTD Disbursements:

\$0.00	was paid to the Storefront (from the Security Fund)
\$0.00	was paid to the Houston Homeowners Association
\$100.00	was paid to Neartown (membership fee)
\$325	was paid for esplanade maintenance

Old business

Discussion of amendments to the Bylaws:

The bylaws were in force for Audubon Place for 20 years. There are minor changes to make bylaws more in line with current situation. Most importantly: to remove or reduce the requirement of a quorum to elect officers. Harry advised not to start with a rigid number if you can't meet the required number.

Peter suggested allowing officers to run more than 2 terms if no replacement can be found. Steve suggested not allowing more than 1 extra term. This was accepted by the meeting.

Cleanup/replace neighborhood signs will happen on Saturday April 26th. Denise, Jack, Maaike, Peter and Ron will meet at 10 a.m. in the garden of Jack and Denise's. I will bring the replacement signs. 2 required, to be collected from Patti, Tony or Brad Harms.

The signs actually indicate the boundary of HMA (Historic Montrose Association) – the small signs stating “this is a deed restricted community” can stay. APA includes the east side of Montrose, but this is not indicated by signs. An exception is the sign at the corner of Marshall and Montrose blvd. We will remove the small sign from it.

Historic District Committee (Jack Schaffer)

Members: Patti Thompson, Rick Greiner, Ronald Coifman

Jack reported receiving 2 more signed petitions, 2 more were signed at the meeting. He explained the pros and cons of the 90 day waiting period. This would be a deterrent for developers, but would not seriously affect home owner's plans. Steve Hamilton mentioned that the ordinance might be improved.

There was an explanation about the required majority of signed petitions (51%). This is restricted to 1 per lot. There may be more than 1 building (garage apartments) which will count in the requirement of 51% of the buildings are older than 50 years.

New on audubonplace.net:

Signup is now possible using an html form.

Link to the monthly PIP report

Example of preservation: 705 Marshall

New business

Jack asked whether anything can be done about parking by tenants of the apartment across the street. Apparently the owner is now charging for parking on the lot and residents refuse to pay, hence park on the street. Peter will contact the city about this problem.

The empty lot on 3507 Audubon showed some signs of activity.

A law firm is leasing 3601 Audubon. Phil Ogburn called Peter about deed restrictions. Said he was interested to include the property.

Proposed to allow advertising in our newsletter. This could pay for mailings. The idea was accepted and several present suggested a charge of \$25 for posting a business card. Peter will include an ad to advertise advertising in the next issue.

Ron suggested we ask Officer Pate over more often. We decided to do this on a quarterly basis. Officer Pate provided a link to PIP (Police Information Participation), which Peter has incorporated in the website.

Plans to improve Montrose blvd were discussed. Several of us will attend the meeting on Thursday 10th of April. The general feeling was that a median strip would not be a good idea, it will restrict traffic on Montrose, overflow may filter through are neighborhood, there will be a loss of parking spaces on Montrose, who would want to walk in median strip between 40 mph traffic anyway. It seems like a waste of money...

Terrell was suggesting speed bumps in the neighborhood. This was generally not well received.

The meeting was adjourned.

Action items:

John will modify bylaws-we will email the proposed changes to APA members-APA members will email suggestions-Changes will be put to vote at next meeting

Jack, Denise, Ron sign Cleanup on 26th of April

We will invite officer Pate to attend next meeting and talk about PIP

Peter will contact city about parking on Audubon Place

Audubon Place Association Meeting

May 2008

Meeting was called to order.

Email from officer Pate – he can't make tonight's meeting.

The minutes from last meeting were approved.

Treasurer's report:

Checking
Savings
Esplanade

Old Business

APA is a non profit organization. We are now reinstated. Peter bought 500 stamps for \$25 under this. We will now start offering advertising in the newsletter.

Amendments to the By-Laws

Quorum requirement – hard for us to meet the requirement.

Removed second President from list of officers

Approved

Details of Changes to By-Laws:

Section 2A becomes 2 and 2B is deleted – it has references to 2nd VP.

Section 5 – pertains to quorum. Change value of quorum to 10, which is easier for us to do.

Executive committee reference – delete section 4A, concerning meetings of executive committee Just leave in info about calling a meeting if needed.

Change 15 members "shall be a quorum" to 10 members.

Standing committees – membership

Add preservation to the list.

Signs were cleaned over the last weekend, and one sign was replaced.

Try to recruit more homes into Deed Restrictions.

House Bill 1067 – new bill introduced in Oct 2007 and approved. Inside Loop 610 – deals with land use.

City – if property has been platted with min set back line, city will abide by that, but this new bill will over ride that. Minimum width of lot can be 15 feet. That means that 8 townhomes can be built on one lot.

Get special minimum set back and minimum lot sizes to help with the over building.

Peter explained the minimum lot size requirements.

South side of Harold Street is working on the minimum lot size.

Peter trying to keep one side of the street open during the Greek festival, but event organizers would have to pay \$50/block for the City to put up the signs.

We should request that we have a "No parking from this point" on Hawthorne.

Historic District Committee report

12 new signed applications

Online petitions available at our Audubon Place website.

Can we get signs made like Avondale? Patti will check on cost.

NEW BUSINESS

Jack asked if we can get a work detail together to clean the leaves out of the gutters and then present owner's with "bill" to home owner's association.

Ron recommended calling Water Department to report leaves in gutters and have them clean.

Jack will follow up on this.

Rick also volunteered to help Jack with the gutter problems.

What are rules about blocking alleys? How do you keep trespassing down? Who owns alleys?

Esplanade:

Need to fertilize crepe myrtles.

Denise wants to plant more flowers in the esplanade.

National night out moved to October. Patti volunteered to host it again.

Meeting was adjourned.

Audubon Place Association Meeting

June 5, 2008 – 7:30 – Black Lab

Meeting called to order

Officers James Soboda and Wayne Pate

Complaints from owner at 606 Marshall

PIP – next meeting 25th of June? Steve Hamilton and Patti Thompson volunteered to go to the meetings.

Officer Pate gave update on some activity in our neighborhood.

28 arrests yesterday! 3 pm to 8pm on the east side of Montrose

Dealing drugs over on Flora near Pax store.

How long do they stay in jail? Depends on judge. They can get out early for good behavior.

Captain said statistics from last month indicate that crime is going down.

Any problems with Covenant House? Krogers complains that they hang out on Wednesday nights.

5pm curfew now, unless they are working.

Interfaith ministries –what is the latest? Complaints have calmed down lately. Young kids hang around the clubs.

Kids from all over the US come to Lower Westheimer – it attracts them.

Office Soboda thinks police are more organized these days. Property values going up – abandoned houses may be torn down faster.

Compared to other neighborhoods, ours is in much better shape.

911 calls – many abuses

2nd Tuesday – city wide PIP meeting – every other month – July 8th,

7pm 1600 State Street – Police Union Hall.

Director of Houston FBI is guest speaker

1602 Central PIP – 1st floor on June 25th.

Remind folks about PIP meetings.

Old Business

Signed By-Laws revisions

Jack Shaffer – wanted to clean out gutters and then bill owners. What about truck that cleans out gutters?

Patti reported about the cost of signs for Historic Designation. Will send info to Jack.

Steve Hamilton – now president of Historic Montrose for the Deed Restrictions.

Eric and Rachel are building new studio.

New townhouses – fence just temporary during construction.

Treasurer's report –

New Business

HISD brochure – more summer programs

Peter wrote letter to Jim Barkley 3517 Audubon. Complaints about parking. Mr Barkley replied that there are 8 parking spots, 10 units and 12 cars. City has put No Parking spots in front of his place. He is going to see if he can get them removed.

Next meeting in August.

Meeting adjourned.

Audubon Place Association Meeting

July 3, 2008 –

No Meeting Held - Summer Recess

Audubon Place Association Meeting

August 7, 2008 –

No Meeting Held - Summer Recess

Audubon Place Association Meeting

September 4, 2008 – Griff's

No quorum was met; only 4 were present

No notes were taken

Audubon Place Association Meeting

October 2, 2008 –

National Night Out – 3407 Audubon Place

Minutes 11-6-2008

Location: Black Lab

Time: 7:30 p.m.

Present: Linda Walsh, Ron Coifman, Daniel Haworth, Jacqueline Haworth, Annmarie Johnson, Davis Maxey, Maaike van Bemmell, Peter van Bemmell

After the meeting was called to order it was decided to postpone approval of the minutes of the previous meeting because they had not been presented to the meeting.

Financial (Maaike van Bemmell)

As of 9/22/08 the checking account balance was \$ 250.11

As of 9/24/08 the savings account balance was \$ 4,770.68

As of 10/10/08 the esplanade account balance was \$ 1,707.55

Total assets: \$ 6,948.06

Old business

803 Kipling was discussed in view of old plans to clean it up. The recent fire made this impractical. It is believed that the house will be torn down and that developers will come in and build town homes on the site. There are no deed restrictions for this property.

The esplanade has been abused by people dumping trash and cut branches on it. Several proposals were floated to remedy this. A committee was formed under Linda Walsh to study the situation and to make a proposal for improvements. We will investigate the possibility of matching grants by the city.

Buildings at risk

804,805 Hawthorne (for lease)

803,807 Hawthorne (empty)

709,803 Kipling (empty)

PIP (Ron Coifman)

Recycling

Library 4100 Montrose recycles ink cartridges and cell phones; Mark Morrow, Branch manager

Historic District Committee (Jack Schaffer)

The application has been declared complete as of October 29. We are now a Historic District. A hearing will be held on December 11 on the subject. It is expected that the petition will pass.

New business

The proposed slate of officers for 2009 was tentatively approved. A formal vote will be held at the next meeting.

President: Daniel Haworth

Secretary: Anita Bryant sec

VP Peter van Bommel

Treasurer: Maaïke van Bommel

The meeting was adjourned at 8:30

Audubon Place Association Meeting

December 4, 2008 – 7:30 603 Marshall St

Join us for the Audubon Place
season party



Thursday, December 4
At the Stringer's residence
603 Marshall - 7:30 p.m.
Please bring some food or wine
and a happy smile

Kathi and Brian,

For all of us:

THANK YOU, THANK YOU, THANK YOU for a terrific Xmas and other celebrations party at your wonderful home.