



AUDUBON PLACE ASSOCIATION NEWSLETTER

February 1994

Meeting Notice:

7:30 p.m., Thursday, February 3, 1994
The River Cafe,
3615 Montrose Boulevard

LETTER FROM THE PRESIDENT

What is the Audubon Place Association? It is a neighborhood civic association. What is a neighborhood civic association? Well, according to Webster's, it is a group of citizen's that have joined together for common interests and fellowship.

As our first newsletter of the year goes out we want to remind everyone within our Association's boundaries that we want you to be a part of our group. Our association is not a group of home owners, it is a group of neighbors working together to help maintain and improve the quality of living in our neighborhood.

Every member has an equal voice within the Association. We need enthusiastic people with great ideas. Being a member does not mean that you have to be the head of a committee or really do any work. All you need to do is show up once a month for a meeting.

What will we be doing at our meeting is probably your next question. Well it is the Executive Committee's intent to hold a meeting that will last for approximately one hour. We do plan to have several guest speakers this year and those meetings will last a little longer. We will be giving you updates from the different committees and about things that the Association is working on.

So if you haven't been to a meeting or it has been awhile, start the new year off by investing a little bit of time to help improve your surroundings. Our membership committee will also be doing some door to door canvassing to recruit new members. So be on the lookout, we're out to get ya!

To all our 1993 members, be on the lookout for your 1994 dues statement. These are being mailed out and we are even including a return self-addressed, stamped envelope to help make life a little easier.

See everyone on February 3rd.

Clay Sterling

Security

Citizen's Crime Patrol

There will be a meeting on January 27, 1994, at 7:00 p.m. in the Recital Hall at the High School for the Performing & Visual Arts, 4001 Stanford, to discuss the formation of a Citizen's Crime Patrol with the Westmoreland and First Montrose Commons (f/k/a/ West Main) Civic Associations the civic associations to APA's east and south. A Citizen's Crime Patrol can only be successful if we get participation from the residents of the neighborhoods to volunteer their time. If you want to help or learn more about a Citizen's Crime Patrol please come to the meeting. Everyone's participation is welcome and invited.

P.I.P. Report

Valerie Peiser

The HPD Positive interaction Program area crime reports for November and December 1993 four robberies (10/22/93 2:30 a.m. 3600 blk. Montrose - street; 11/19/93 11:30 p.m. 3400 Stanford - convenience store; 12/14/93 3:00 p.m. 3600 blk. Montrose - street; and 12/17/93 5:15 p.m. 3400 blk. Montrose - street); two burglaries (12/04/93 3:00 p.m. 3400 blk. Montrose - office and 12/11/93 12:01 a.m. 600 blk. Kipling - townhouse); and three auto thefts (11/01/93 8:30 p.m. 3400 blk. Montrose - parking garage; 11/02/93 8:00 p.m. 3400 blk. Montrose - parking garage; and 12/24/93 11:00 p.m. 3600 blk. Montrose - street).

Central Patrol, District 1, has a new Assistant Police Chief, Dennis Richards. Asst. Chief Richards replaces Asst. Chief Frank Yorek. Central

(Security continued)

Patrol has been allocated an additional sergeant's position. This will be a crime analysis slot and will coincide with a new computer system going on line in early February. Computerized crime analysis will allow HPD to spot patterns, hot spots, and trends more easily and be proactive in their attack of detected problems.

A Gang Management Program is being implemented by Captain Buenik and supervised by Lt. Lakind. Street patrol officers will be rotated into the gang squad and gang squad officers will be rotated into regular patrol. This will allow exchange of information each group has regarding neighborhoods, known gang members, trouble spots, etc. Anyone with any knowledge of gang activity should let Valerie Peiser (528-1143) know so HPD can be alerted.

Please do not hire Bobby Turner (black male, 20-30, average height, medium build) for any handy work/odd jobs or encourage him in any way to stay in the area. Mr. Turner has quire a reputation and anytime he works a neighborhood you can depend on crime increasing. He has never been known to be violent, but you should still exercise caution when dealing with him.

Although our neighborhood crime numbers are low, there was a significant amount of activity on lower W. Alabama, with the Stop-N-Go there being robbed three times in November (11/10, 18, and 20) and several assaults on W. Alabama, Garrott and Hawthorne (500 blk.). Also, Montrose Blvd. continues to be a dangerous place for pedestrians after dark so Be Alert! River Oaks and Tanglewood have had several "follow-home robberies."

If you believe you are being followed, DO NOT GO TO YOUR HOME. Go to a police station, fire station, business with security, or other well-lighted, heavily trafficked area. You are most vulnerable at your residence.

Growing Up in Montrose - Easy as ABC*

Neartown Area Babies and Children (ABC) was founded in 1992 to provide educational and recreational activities for children in the Aububon Place area. It has since expanded to serve the entire Neartown Association area.

ABC also serves as a support group for parents, focusing on such concerns as schools, day care, parks, and safety issues particular to children. Neartown ABC encourages information sharing on issues such as baby sitting trade-offs, buddy play groups, and holiday celebrations for children.

Recent celebrations included a Halloween party at St. Stephen's Episcopal Church on West Alabama with carnival games, cookie decorating, photos in the pumpkin patch, and a cake walk. Caroling and a parade were part of a Christmas and Hanukkah in Montrose held at The Campanile and Chelsea Market on Montrose Boulevard.

Neartown ABC functions as a voice on behalf of children and their families in Montrose. Though rarely publicized, the Neartown area is home to many families with children who are enriched by the advantages and experiences of living in the inner city. Neartown ABC helps parents utilize these advantages and make new friends for themselves and their children.

To register your little ones or for additional information, call Eve Beasley at 523-6951. A \$5 contribution per child is requested but is not mandatory.

Did You Know?

*According to crime statistics, homes that have no exterior lights are more likely to fall victim to break-ins than a home that has a light on.

Houston Lighting & Power Customer Service says that if you use a 60 watt light bulb 12 hours a day 7 days a week, it would cost \$1.80 per month.

So neighbors, how about turning on that front porch light every night and adding some security to your home and some additional light to the street.

*According to Mr. Byron at the City of Houston Solid Waste Department, the City of Houston has an ordinance that prohibits garbage/trash to be put out before 7:00 a.m. on the day that it is to be picked up. Also, trash pickup is always different anytime there is a holiday and you can either check the Houston Post or Chronicle for the schedule or call 865-4100.

So neighbors, for those of you that put your trash out just any old time, remember you are breaking the law and you are adding to the number of street people that go through the bags again and again until there is debris going everywhere. You are also giving man's best friend a chance to rip the plastic bags apart.

*Speaking of man's best friend (the four legged variety), some of you are really infringing on your neighbor's property. It is time to start cleaning up after your pet. A stern finger wagging to those owners that leave the goodies on the sidewalks. Let's think about our neighbors and .. do unto others....

REAL ESTATE CORNER

Laura Devinney

Houses currently listed for sale within APA boundaries:

808 Kipling High 200's
604 Harold Low 200's
3416 Audubon Low 300's

Properties sold within the last 30 days:

902 Kipling High 300's
904 Kipling High 100's

Questions & Answers

Question: I want to sell my home and carry the note myself. Do most realtors have a contract that can be used for this type of sale?

Answer: Yes, most realtors have several contracts that would be applicable to this type of transaction where the blanks can be completed to meet your specific requirements. You also might want to make sure that you include addenda to the contract that: (1) makes the buyer furnish you with a copy of their paid fire/hazard insurance covering the property and (2) a copy of the paid receipt for the real property taxes every year. This will assure you against unpaid tax liens and going through the expense of defending a collection action or foreclosure in the event that something happens to the buyer.

Question: Any Do's and Don'ts when fixing up that "fixer-upper" for resale?

Answer: Do the things that really need to be done: wiring, roof, etc. If you do a new kitchen or baths, don't go for the current fad schemes. If you like blue and green and you do everything in those colors, you could be limiting your property's market appeal. Stick to neutral colors and let the buyer add their own accents. Most of our older homes have hard wood floors. Refinish them, don't cover them with wall-to-wall carpet. The carpet would more than likely get taken out or be a turnoff to a buyer that wants the charm of the wood flooring.

If you have a question, you can call me at 529-9926 or send a note to the APA at 2615 Waugh Dr., No 108, Houston, Texas 77006. All questions and answers will appear in the next Newsletter.

Keep Oaks Healthy*

Although this is the time of year to cuddle in front of a blazing fire, please be selective about where your wood comes from. A recent extension service news conference warned not to bring firewood from the Hill Country, where oak wilt has been a problem, in order to avoid introducing wilt disease-carrying beetles into our area.

Trees for Houston is holding a seminar about this fatal disease at 7:00 p.m. on February 22 at their office at 4070 Westheimer. Speakers include D. Jerral Johnson and Dr. Dave Appel from Texas A & M University, Harris County extension agent Tom Leroy, and Jack

MEETING AGENDA February 3, 1994

1994 Dues
Deed Restrictions
Security
APA Meetings for 1994
Historic Montrose Home Tour
Newsletter

Important Phone Numbers

* Emergency 911
*To dispatch an officer:
suspicious activity in
progress or non-emer-
gency crime 222-3131
*Police Community
Center (802 West-
heimer) 529-3100

Swayze of Davey Tree Company. The seminar is free to the public with reservations, or \$3 at the door. Call 523-TREE for reservations.

Please help keep the oaks in our neighborhood beautiful and healthy. Many of them have been here much longer than we have! They provide welcome shade in the summer as well as a mature character so often lacking in Houston's concrete jungle. As there is no chemical control for wilt, you can help to prevent this tree disease from spreading into APA by not importing Hill Country firewood.

* Article courtesy of the First Montrose Commons Civic Association.

SEE YOU AT THE NEXT MEETING,
THURSDAY, FEBRUARY 3, 1994
THE RIVER CAFE, 3615 MONTROSE
7:30 P.M.

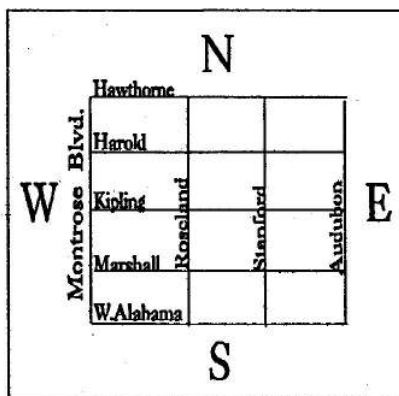
Neighbor
 706 West Alabama
 Houston, TX 77006

Audubon Place Association, Inc.
 2615 Waugh Drive, Suite 108
 Houston TX 77006

BULK RATE
 U.S. POSTAGE PAID
 HOUSTON, TEXAS
 PERMIT NO. 7200

1993 Officers & Committee Chairpersons

President	Clay Sterling	526-7986
Vice President	Laura Devinney	529-9926
2nd Vice President	John Unger	524-8725
Secretary	Ralph Sikes	522-1849
Treasurer	Tracey Klein	523-5219
Historian	Ed Kopintz	522-0035
Beautification	John O'Donnell	520-9519
By-Laws	Ed Muraski	522-0035
Membership		
Neighborhood Quality		
Recycling	Karen Bernstein	
Security		



Audubon Place Association is a non-profit corporation organized to preserve the integrity of one of Houston's unique inner city neighborhoods.

Meetings are held on the first Thursday of each month at 7:30 P.M.

Mailing Address: Audubon Place Association, Inc.; 2615 Waugh Dr., #108; Houston, Texas 77006

Audubon Place Association General Application

Name _____ Name _____

Name _____ Name _____

Address _____

Home Phone _____ Business Phone _____

Annual Membership \$10 Per Person No. of Persons _____ Total Dues Paid \$ _____

I support APA's work in my neighborhood and have enclosed a **tax deductible donation** of \$ _____

Committee Interests: ☐ Beautification ☐ Historic ☐ Membership ☐ Neighborhood Quality ☐ Newsletter ☐ Recycling ☐ Security

Security Patrol quarterly pledge: ☐ \$150 ☐ \$125 ☐ \$100 ☐ \$75 ☐ Other \$ _____

Total amount enclosed: \$ _____ Payment method: ☐ Cash ☐ Check _____ (ck number)

Signed: _____ Date: _____

Mail To: Audubon Place Association, Inc. 2615 Waugh Drive, #108, Houston Texas 77006 Phone: 526-7986



AUDUBON PLACE ASSOCIATION NEWSLETTER

March 1994

Meeting Notice:

7:30 p.m., Thursday, March 3, 1994
The River Cafe,
3615 Montrose Boulevard

LETTER FROM THE PRESIDENT

Clay Sterling

My Grandfather used to tell me that you learn something new everyday and that when you stop learning you stop living.

Our February meeting taught me several important things. First, which presents a good opportunity to laugh at, or with, me, is that when you hand out questionnaires, it is a real good policy to ask somewhere on the questionnaire for the name and phone number of the person(s) that will be filling out the questionnaire. So thanks to those that filled out and returned the questionnaires, I just wish that I knew who I was thanking. Second, is to watch my terminology because some are more sensitive than others. Third, and most important to me, was that members given a chance to discuss a special issue could do it as a group listening fairly, calmly, and attentively to their fellow neighbors' opinions.

Our next meeting is March 3rd. It will have a number of interesting topics on the agenda. Our Deed Restriction Committee has had many meetings and they will have a rough working draft of our new deed restrictions to pass out and discuss. We will also briefly review the Milam House and what we will be doing as a follow-up. I will be giving out some tidbits of information on our last security meeting, which was February 8th. Sorry I didn't see more APA members there... but it was quite good. A representative from the Harris County Constable's Department spoke. Remember this is our listening, learning, and asking phase. We still have several more security options to evaluate before we start the decision making process.

Ed Kopinitz has made contact with the Traffic Management Department and at their request has submitted our request for a traffic study in writing. They expressed interest in our concerns and in trying to assist us.

Hopefully by the time of our meeting, Al Calloway will have something better to tell us about the new Walgreens. This is only part of our agenda. See you on Thursday March 3rd at 7:30.

Oh yes, it looks like John O'Donnell is gearing up to start the brick work on some of the triangle easement ends. He needs our input on his concept. So, please put on your thinking caps! If you don't know what I'm talking about, you better come to the meeting!

DID YOU KNOW?

If you have an old chair that needs caning replaced and you haven't had any luck finding anyone to do the work or the costs has been too high, try it your self. For caning materials and a catalog write to the H.H. Perkins Company, 10 South Bradley Road, Woodbridge, Connecticut 06525.

Most manufacturers of outdoor painted metal or plastic patio furniture suggest that you coat it with automobile wax from time to time. This will protect it from the sun and other weather elements. If it is at the beach, the wax will help with the effects of salt water.

Eighty-six percent of all homes in Amer-

(Continued on Page 3)

Real Estate Corner

Laura Devinney

From Sleepless in Splendor - "My husband has been a serious insomniac. Psychiatric help or drugs don't help. Help!"

* Colors have a dramatic and often unsuspected effect on our emotions and bodies. for example, red is known to raise our temperatures and simulate appetite. Blue can be calming or downright depressing. It depends on the observers state of mind. Yellow is cheering. Green is refreshing and threatening, black both sexy and ominous. Much has been written on the impact of color.

* Whether you're buying your home or simply refinancing your mortgage, it's always important to have everyone involved in the transaction explain exactly what services they will provide and what they will charge. The federal government offers a useful free booklet that talks about settlement charges and a borrowers legal rights. Send your request for "A Consumers Guide to Mortgage Settlement Costs" with a self addressed, stamped envelope to Federal Reserve System Board of Governors, P.O. Box 65299, Washington, D.C. 20035.

* As a general rule, a handyman or gardener is considered an independent contractor, rather than an em-

ployee, as long as he or she uses his own equipment and the homeowner who hires him does not mandate which days or hours he works, but the IRS says that a cleaning person who shows up whenever you call and uses your vacuum cleaner and mop is your "employee." Meaning that you must file quarterly reports with the IRS. Homeowners who pay their help less than \$50 per quarter are exempt from this nasty provision of the tax code. So are homeowners who call a cleaning service that sets its own hours for its employees and provides its own cleaning supplies. Play it safe by discussing your personal situation with a tax expert or request from the IRS, Publication No. 937, "Business Reporting."

P.I.P. REPORT

Valerie Peiser

The HPD Positive Interaction Program area crime report for January 1994 shows one reported robbery (3300 Blk. Stanford, 1/20/94, 3:50 p.m., convenience store), one reported assault (900 blk. W. Alabama, 1/25/94, 12:05 p.m., street), one reported auto theft (3500 blk. Audubon, 1/11/94, 7:45 p.m.), and six reported burglaries (600 blk. Hawthorne, 12/31/93, 5:30 p.m., apartment; 900 blk. Marshall, 1/04/94, 11:00 a.m., rehab; 3400 blk. Roseland, 1/04/94, 12:30 p.m., townhouse, 1/05/94, 3:50 a.m., townhouse, 01/22/94, 4:00 p.m., residence; and 3500 blk. Audubon, 01/29/94, 3:00 p.m., storage).

Continued on Page 3)

FOR SALE IN THE NEIGHBORHOOD!

804 Kipling (address correction)	\$285,000
604 Harold (Price reduction)	239,000
926 Kipling (townhome)	129,900
3613 Audubon (no kitchen)	164,000
3711 Audubon (completely Redone)	169,000
3406 Audubon (currently office)	110,000
3416 Audubon (Duplex, office, 3 lots)	315,000
3519 Stanford (townhome)	92,500
518 Hawthorne (Duplex)	149,000
630 Hawthorne (8 Units)	180,000

SALE PENDING

812 Marshall

PIP Report (continued)

Our daytime burglaries are way up! Please look out for your neighbors and report any suspicious activities. The numbers to call are 222-3131 if it is a non-emergency and 911 if an emergency. Please do not call 911 if life or property is not in imminent danger.

The Convenience Store in the 300 block of West Alabama was robbed twice in January making it a continuing nuisance for our immediate neighborhood. Please avoid shopping at this location.

River Oaks is still plagued by follow-home robberies and they are becoming increasingly violent. HPD is working with the neighborhood to help solve this problem.

Did You Know? (Continued)

ica have smoke detectors installed. However, more than one-third of these do not work. A dead or missing battery is the primary cause of smoke detector failure. The Houston Fire department says check those batteries twice a year Please!

Sound-Off ... Letters to the Editor

We, as residents of Audubon place, have in our midst some rather visible real estate brokerage firms doing business here. Swilley-Hudson, Acker-Blum, and Neartown come to mind as realtors who deem themselves "area specialists." As such they portray themselves as knowledgeable relative to the area and thus in a good position to assist people in the buying and selling of real estate in the area. In the case of us, that is, Audubon residents, most of the transactions involve the transfer of homes. This is of course due to the fact that we have a residential area and we are nearly unanimous as an organization in seeking to preserve and enhance the residential character of our neighborhood.

I argue that the realty "area specialists" ought to have some responsibility to the community by first, recognizing the goals of the community and second, by acting accordingly. In that way a real estate agency can earn the designation of "area specialist." More social services centers or group living homes

MEETING AGENDA

March 3, 1994

1994 Dues
Deed Restrictions - Draft
Milam House update
Security Update
Committee Reports

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Center (802 Westheimer) 529-3100

are not in accord with the desires of the community. We already have more than our share. More such non-residential incursion serves only to disturb the delicate balance required to preserve an inner city neighborhood such as Audubon Place, or Montrose in general.

When such an agency becomes an active force in what might be called post-modern block-busting, it becomes not an "area specialist," but an "area pest." Let us take note of who respects our neighborhood and who does not.

Rob Devinney

Sound-Off letters express the opinion of the author and not of APA.

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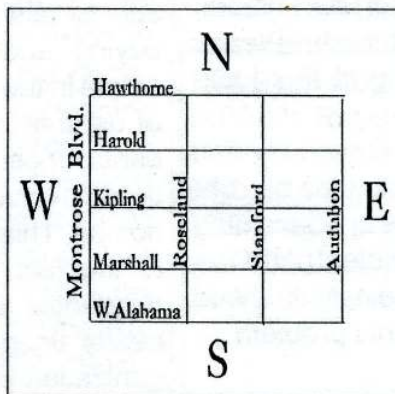
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U.S. POSTAGE PAID
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Neighbor
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Membership	Teresa Rice	526-2567
Newsletter	John Unger	524-8725
Neighborhood Quality	Pat Gustavson	522-6851
Recycling	Karen Bernstein	526-4967
Security		



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Security Patrol quarterly pledge: ☐ \$150 ☐ \$125 ☐ \$100 ☐ \$75 ☐ Other \$ _____

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AUDUBON PLACE ASSOCIATION NEWSLETTER

April 1994

Meeting Notice:

7:30 p.m., Thursday, April 7, 1994
The River Cafe,
3615 Montrose Boulevard

LETTER FROM THE PRESIDENT

"Listen and you will learn" would certainly be the phrase that fits our last meeting held March 3rd.

If you missed that meeting you missed your neighbors clearly expressing their feelings and opinions about having any additional type of social service groups moving within the APA boundaries.

Such a sizzling display of emotions only reinforces the commitment of all in retaining a residential identity and our need for deed restrictions.

What are deed restrictions and why do we need them? Deed restrictions are basically a group of restrictions placed on one's property that limit the way in which the property can be used. Many of you are aware of areas such as West University. They have very lengthy, detailed and stringent deed restrictions. We are by no means trying to develop a list of limitations to that degree. The restrictions that we are now trying to enact will help to maintain and protect what now exists and to make it even better for the future. A simple example of the type of restrictions we are trying to enact are as follows: To disallow cars to be parked on the grass in one's front yard and to require setbacks for new construction that would disallow building right up to the property line in front of the sidewalk or on the sides of the property which keeps your property from looking like it is connected to your neighbors. These easements or setbacks would also help to maintain our greenspace (grass, landscape, trees). Also occupancy limitations that help control the number of cars left on the street and also would keep the old waste disposal lines from having extra problems and so on. All of these are basic common sense standards to provide direction and guidance for us all.

We need everyone's support to accomplish this goal. It is also very important that every one realizes that almost all of the 21 neartown civic associations either have deed restrictions or they are working on them at this time. The neighborhoods that leave themselves unprotected by not creating and filing deed restrictions are leaving themselves wide open as an area where "anything goes," which simply means a future of more apartment buildings built to the street, or office buildings, or even a highrise in your backyard.

The first of two special deed restriction meetings was held on March 13. Several changes are under consideration as a result of the meeting. The next special deed restriction meeting will be March 27. Several hundred copies of the first deed restriction draft were mailed out. If you did not receive one and would like a copy, please call 625-7986 or 529-9926 and leave a message and we will get you one.

Clay Sterling

DID YOU KNOW?

According to the City Health and Human Services Department, it is against the law to own more than three (3) dogs in the City of Houston.

Houston's leash law prohibits dogs to roam at large. Dogs must be enclosed in a fence, or when off the owner's property, must be on a leash. The fine for running at large is \$70.00 (for dogs, people are more!!)

Benjamin Franklin is reported to have imported the first bathtub into America. He improved the design, and contemporary reports indicate that he carried on much of his reading and correspondence while soaking in the tub.

DEED RESTRICTION UPDATE

Laura Devinney

Deed Restriction drafts were available at the last regular meeting. The drafts were also mailed to about 200 homeowners. If you did not receive one, let me know and I will be happy to provide you with one. The first of two Special Meetings for Deed Restrictions was held on March 13. Some of the provisions and restrictions were addressed and are to be revised. The Deed Restriction Committee plans to meet on March 23 to attend to this. If anyone has additional revisions or suggestions, please contact me. The second Special Meeting for Deed Restrictions is scheduled for March 27. I appreciate everyone's help and advise, especially those that took the time to come to the Special Meeting. Our projected time frame is June.

For those that need to know: the deed restricted area is named Historic Montrose. This area lies between the boundaries of Audubon Place Association. The specific boundaries are: North boundary is both sides of Hawthorne, the East boundary is both sides of Audubon Place, the South boundary is the north side of west Alabama, and the West boundary is the alley just east of Montrose Boulevard. As far as our group being one of the few neighborhoods to see the need for deed restrictions, we are (like with recycling) one of the few who do **NOT** have them. Westmore-

land has them, Cherryhurst has them, Mandell Place has them, WAMM is in the process, Hyde Park has them, Original Montrose Commons is in the process, and Avondale is in the process. If we are not able to have these deed restrictions, our neighborhood will be the only close-in one without them and this sets us up for all kinds of usage by whomever. There is a need to seriously consider protecting our investments in our Property and our Neighborhood. It is hoped that every one will sign to **INCLUDE** their property, however, it is also expected that some will sign to **EXCLUDE**. If the choice is to **EXCLUDE**, then that particular lot will be exempt from the restrictions and will be so recorded. I urge every property owner to invest a little time and come to the next Special meeting or contact me personally. I will be happy to discuss this issue. Laura Devinney. Home phone 529-9926, work phone 520-8888.

P.I.P. REPORT

Valerie Peiser

The Houston Police Department Crime Bulletin for February 1994 shows one robbery (600 Blk. Hawthorne, 02/27/94, 11:15 p.m.) and one auto theft (3400 blk. Roseland, 02/05/94, 9:00 p.m.).

Captain George Buenick, Central Patrol Captain for the past two years has been assigned to Internal Affairs Division effective March 13. Our new Captain is W.G. (Bill) Edison, who comes to us from Homicide. We wish Captain Buenick continued success in his career and look forward to working with Captain Edison and his officers.

Mike Craig has been named sergeant of Crime Analysis, a new position made possible by a new computer system acquired by HPD. This will allow us to spot trends and patterns more easily and take proactive stances to combat them.

A new crime technique was described at the February P.I.P. meeting. Criminals are driving down streets firing B.B. guns through car windows to determine whether there is a car alarm. If no alarm, the car is safe to steal; if there is an alarm they either bypass the auto, or wait for the owner to disable the alarm and return inside their home or office to call the police, and then the thieves steal it!

The (Unofficial) Westheimer Street Festival will be held the weekend of April 16 and 17. No word on whether they will provide security, toilets, or trash pickup, so beware.

Work continues on developing a security program. We'll keep you posted.

REAL ESTATE CORNER

Laura Devinney

The nation's credit bureaus keep files on about 90% of adult consumers. Few of us ever see our files. Fortunately, it is easier than ever to find out just what is in your file. There are three major credit reporting agencies that collect data nationwide and each may maintain a file on your credit history: Equifax, Trans Union, and TRW Credit Data. All three agencies have reduced the costs of the report to \$8, but TRW recently announced a policy of providing each consumer with one free report per year. For your own protection, you may wish to get a copy of your credit file from one or all three of the credit reporting agencies. Their telephone numbers are: Equifax - 800-456-6003, Trans Union 713-873-5532, and TRW Credit Data National Consumer Assistance Center - 713-875-0017.

The Mortgage Rateline is a free information service to help you quickly compare mortgage rates from 30 wholesale lenders. This free service always has the most current information as the mortgage companies themselves update the rate daily. By calling 961-7464 you can find the most competitive rates, closing costs, loan and refinancing programs. This information service is fast, easy and best of all FREE!

Houston's economy appears to be starting on another upward swing, which has helped the market for upper-end homes. We're seeing a little bit of life returning to the upscale market. A lot of the upscale neighborhoods in the inner loop suffered price declines in the last couple of years as the Houston economy languished. But that trend appears to be reversing. Upscale homes - priced at more than \$70 per foot - increased in value by 2.8% in the last year. In the last half of the year that appreciation rate accelerated to 3.9%. West University Place, Montrose, and South Hampton all registered significant price gains last year. Some of the City's oldest neighborhoods were winners. Houston Heights scored an 8.8% gain to reach an average price of \$59.56 per square foot. Montrose home prices hit \$75.77 per square foot, a 9% gain over the previous year.

BEAUTIFICATION

John O'Donnell

Despite the occasional remaining cold front, Spring appears to be here and you may be starting to make plans for your yard. If you plan to thin out some existing beds, or perhaps dig up something you no longer want, please contact me at 523-0519. We can then list in the newsletter the plants that are available for those who want to enhance their landscaping, or people can call me and I will put them in touch with those who have plants to give. It's a safe bet that if a neighbor has something that is doing so well

MEETING AGENDA

April 7, 1994

1994 Dues
Deed Restrictions
Milam House update
Security Update
Committee Reports

Important Phone Numbers

* Emergency 911
*To dispatch an officer:
suspicious activity in
progress or non-emer-
gency crime 222-3131
*Police Community
Center (802 West-
heimer) 529-3100

that it needs to be thinned out, it will do well in your yard as well. It's also a nice way to meet some of your neighbors.

No matter what your plans are, before you dig in your yard you should call 223-4567 and ask to have your underground utilities marked. There is no charge, but they will need about 48 hours advance notice, so plan ahead for that weekend dig!

Within the next few weeks I will be landscaping two of the quarter-circles on Audubon Place as examples of the proposed landscaping throughout the neighborhood: my house at 3500 and the Peiser's house at 3602 Audubon Place. Once we have these examples, I will be contacting owners of all corner lots in the neighborhood to gauge the level of participation by the corner lots. If we don't have almost total participation, it just will not look right. I will keep you posted.

SEE YOU AT THE NEXT MEETING,
THURSDAY, APRIL 7, 1994
THE RIVER CAFE, 3615 MONTROSE
7:30 P.M.

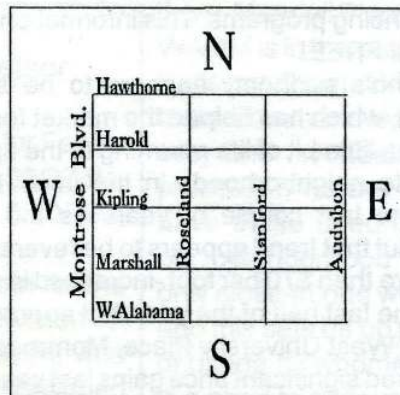
Neighbor
615 Marshall
Houston, TX 77006

BULK RATE
U.S. POSTAGE PAID
HOUSTON, TEXAS
PERMIT NO. 7200

Audubon Place Association, Inc.
2615 Waugh Drive, Suite 108
Houston TX 77006

1993 Officers & Committee Chairpersons

President	Clay Sterling	526-7986
Vice President	Laura Devinney	529-9926
2nd Vice President	John Unger	524-8725
Secretary	Ralph Sikes	522-1849
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Security		



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Address _____

Home Phone _____ Business Phone _____

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Committee Interests: ☐ Beautification ☐ Historic ☐ Membership ☐ Neighborhood Quality ☐ Newsletter ☐ Recycling ☐ Security

Security Patrol quarterly pledge: ☐ \$150 ☐ \$125 ☐ \$100 ☐ \$75 ☐ Other \$ _____

Total amount enclosed: \$ _____ Payment method: ☐ Cash ☐ Check _____ (ck number)

Signed: _____ Date: _____

Mail To: Audubon Place Association, Inc. 2615 Waugh Drive, #108, Houston Texas 77006 Phone: 526-7986



AUDUBON PLACE ASSOCIATION NEWSLETTER

May 1994

Meeting Notice:

7:30 p.m., Thursday, May 5, 1994
The River Cafe,
3615 Montrose Boulevard

LETTER FROM THE PRESIDENT

Well, believe it or not the first third of the year has flown by! I would like to thank all those members that have helped with the various projects so far this year. I would also, at this time, like to reiterate the purpose of the Audubon Place Association. The Association was formed to protect, preserve, and improve our existing residential and commercial properties within our designated boundaries. To struggle against residential and community deterioration, to combat crime, to promote our historical residential area, and in doing so, make a better neighborhood and a few friends. It takes the active participation of many to make the above stated purpose a reality. So if you haven't joined the Audubon Place Association, please complete the form on the back page of this newsletter and mail it to the address shown or drop it in my mailbox at 3404 Audubon. If you are a member, please offer to assist with one of our many projects.

Clay Sterling

SECURITY FUND RAISER

At the March meeting, I touched briefly on the generous offer that the HSPVA (High School for the Performing and Visual Arts) has made to the three area civic associations. They have offered us the talent of their students for a two act show that will take place in their large theater, which holds over 400 people. The details of exactly what type of show will be left to the HSPVA. The show will be on Monday, May 23, 1994, the time will be announced later. This is the first of what we hope will be an annual event. The money is for our (APA, 1st Montrose Commons, and Westmoreland) security fund. There has been a committee formed with members from each civic association to chair this event. They will be in charge of ticket sales and organizing intermission sales of soft drinks, baked goods, and anything else they can come up with that they think is saleable. The APA Committeeperson is Karen Bernstein, telephone number 526-4967. If you would like to help or need some tickets, please give her a call. Tickets will be \$10.00 each.

APA GARAGE SALE

Calling all residents! Calling all members and nonmembers! The Audubon Place Association will be holding a "Garage Sale" on May 14 & 15 or May 21 & 22. The place and exact times are still under consideration. We need your stuff!! We have storage space to put your donated goodies and we will even pick them up from you if you need us to. Knick Knacks, Furniture, Clothes (clean and in good condition) and other odds and ends, we want it all. Please call Terry Baird, our Garage Sale Chairperson, at 528-2849 or our Co-Chair, Valerie Peiser at 528-1143 to set up a delivery or pickup time for your goodies. They will also need some help the day of the sale if you are interested in that phase of the event. Money from the sale will go to the general fund to assist with new and on going projects.

SECURITY Valerie Peiser

Their were two reported burglaries in the neighborhood during the March reporting period: 3/18/94, 600 block of Marshall, apartment, 10:06 a.m. and 3/23/94, 800 block of Marshall, residence, 7:45 p.m. No reported robberies or auto thefts during March.

PIP REPORT

Captain W. G. Edison has elected to retire from the Houston Police Department and not accept command of the Central Patrol division. The acting Captain is Lt. M.A. Eise-man.

There have been a number of muggings, aggravated robberies, and assaults in APA and neighboring areas in the past two months. You probably have heard about the attempted robbery/car jacking of a medical student in front of the Marble Slab on April 7 at about 10:30 p.m. The victim was shot in the neck and is recovering in the hospital. HPD arrested one suspect, a black male who resides in Richmond, on April 26, who is also suspected in the abduction of four students at Rice University. An APA resident was mugged at Kipling and Roseland at noon on April 8 while working in his yard by a black male with odd dread locks. He had his wallet stolen. Another resident of Marshall believes it to be the same man that stole his bi-

cycle earlier that week. On April 15 about 11:15 p.m., there was an attempted robbery of a resident at Stanford and Marshall at his apartment. As he unlocked his apartment door, a black male put a gun in his face but the resident managed to get away. Two black males were involved, but other people remained in the get-away car, described as a Silver Toyota Camry. Another resident was accosted at the newspaper vending machine at Audubon and Taft by four Hispanic males on the morning of April 10.

The WAMM area (Westheimer, Montrose, W. Alabama, & Mulberry across Montrose from APA) had an aggravated robbery/stabbing in the 3800 block of Yoakum on March 11, an aggravated robbery March 14, in the 1100 block of Hawthorne about 11:15 p.m., and two robberies in the 1400 block of Hawthorne on March 30. Suspects involved: Black male, approximately 20, 5'6", 150 lbs.; White male, approximately 22, 5'6", 150 lbs; and Black male, approximately 27, 5'8", 135 lbs.

Although crimes are down overall, there appears to be an increase in violent street crime as several other civic associations reported similar incidents in their neighborhoods. Please be cautious and alert when going about your daily routine.

CRIME QUESTIONNAIRE

If you have not done so, please complete and return your Crime/Security Questionnaire.

DID YOU KNOW?

The small covers on the back or arms of a chair or sofa that help prevent soiling are called "anti-macassars."

The lower part of any wall that is separated from the wall above is called "dado."

Catgut doesn't come from cats. It is made from the intestines of sheep and hogs.

The average person spends up to five to ten calories for each five minutes spent talking on the phone.

TRASH PICKUP?

On Tuesday morning April 26 as I was walking out the door at 7:30 a.m. with my trash, the City of Houston garbage truck whizzed past down Kipling doing 70 mph. He could go that fast since no one on our block had their trash out. I called Solid Waste Management to complain and after three phone calls talked to someone at the Northeast (That's right, Northeast!) Service Center, who took my name, number, and complaint and advised me that a supervisor would call me back. As usual with the City, no one has called back.

It is ludicrous for the City to pick up our trash at 8:00 p.m. most days and then come by at 7:30 a.m. I have been told previously that this occurs because we are not assigned to a regular route, but are a fill-in. The fact that we are in the Northeast sector is also the reason that we probably never have made it into recycling. Montrose Blvd. is the dividing line between the Southwest and Northeast and, I suspect, that the Gulf Freeway and 59 divide the Northeast from the Southeast. That puts APA in the far southwest corner of the Northeast sector. All those green baskets on the other side of Montrose don't have any impact on APA.

If you missed Tuesday's trash pickup or think our trash collection schedule could use improvement, please call the Northeast Service Center at 699-1113 and express your concerns.

John Unger

The IRS is now allowing homeowners to deduct points paid at closing by the SELLER. This is a reversal of a long-time policy by the IRS. The way the IRS now views the transaction is this: The Seller is treated as having paid points to the Buyer, who in turn is treated as having used this cash to pay points charged by the lender. The IRS reasons that the Seller has already built such points into the selling price of the home. The new rule is available to homeowners who purchase homes after December 31, 1990. This means that homeowners who purchased homes in 1993 and have already filed their 1993 return, or who purchased homes in 1991 or 1992, may file amended returns for those years on Form 1040X. If you file an amended return you should write "Seller-paid points" in the upper right-hand corner and attach a copy of your HUD-1 settlement statement. Homeowners should direct further questions to their tax advisers.

Interest Rates

	<u>April 1</u>	<u>Month Ago</u>	<u>Year Ago</u>
30-yr fixed	8.04%	7.51%	7.53%
15-yr fixed	7.55%	7.01%	7.03%
1-yr ARM	4.65%	4.48%	4.75%
(fees/points 1.5 - 1.75)			

Neighborhood News

Columbia Builders purchased the tract of land at West Main and Montrose across from the Campanile retail center and Montrose Branch of the Houston Public Library. They plan to build 9 detached (patio) homes expected to sell for about \$290,000 each. Centeq realty is currently marketing the new construction.

Audubon Place has a new neighbor at 3412-3416 Audubon. He has purchased the property for his business use (at 3412) and will reside at 3416. Major improvements are planned.

"THAT'S NOT MY JOB"

The following is a story about four people named: Everybody, Somebody, Anybody, and Nobody.

There was an important job to be done and Everybody was sure that Somebody would do it. Anybody could have done it, but Nobody did it. Somebody got angry about that because it was Everybody's job. Everybody thought Anybody could do it. It ended up that Everybody blamed Somebody when Nobody did what Anybody could have done.

The above story from a Houston Proud leaflet, entitled "Keys to an Effective Organization," illustrates a key factor in an "ineffective" organization. Audubon Place Association could use some more good somebodies to do what nobody is doing, or what anybody could do.

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May 5, 1994

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Garage Sale
Security Fund raiser
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suspicious activity in
progress or non-emer-
gency crime 222-3131
*Police Community
Center (802 West-
heimer) 529-3100

**DEED RESTRICTION
UPDATE**

The "Historic Montrose Association" Deed Restriction Committee reports that the final draft with all changes that came as a result of the two special meetings that were held will be ready soon. If you signed up at the last APA Meeting to contact neighbors that signed last year's APA restrictions, please remember to contact Laura Devinney of the Historic Montrose Association to obtain your copies. Laura's telephone number is 529-9926.

SEE YOU AT THE NEXT MEETING,
THURSDAY, MAY 5, 1994
THE RIVER CAFE, 3615 MONTROSE
7:30 P.M.

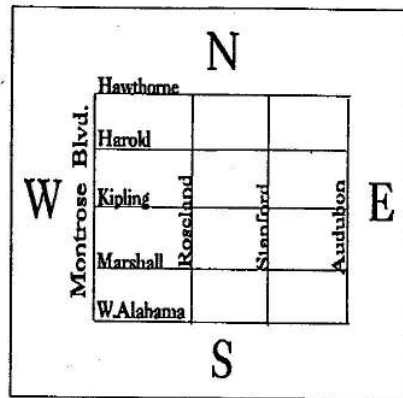
Neighborhood
816 Kipling
Houston, TX 77006

BULK RATE
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HOUSTON, TEXAS
PERMIT NO. 7200

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2615 Waugh Drive, Suite 108
Houston TX 77006

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Name _____ Name _____

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Total amount enclosed: \$ _____ Payment method: ☐ Cash ☐ Check _____ (ck number)

Signed: _____ Date: _____

Mail To: Audubon Place Association, Inc. 2615 Waugh Drive, #108, Houston Texas 77006 Phone: 526-7986



AUDUBON PLACE ASSOCIATION NEWSLETTER

June 1994

Meeting Notice:

7:30 p.m., Thursday, June 2, 1994
The River Cafe,
3615 Montrose Boulevard

LETTER FROM THE PRESIDENT

"Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it's the only thing that ever has." Margaret Mead.

By the time this Newsletter goes into print, we will have had our first fund raising event at the High School for the Performing and Visual Arts. The funds from this event go into the Alliance Security Patrol Fund. This is the group we have formed with First Montrose Commons Civic Association and Westmoreland Civic Association. I would like to thank HSPVA for working with us on this event and of course our special thanks to the very talented students for their time and energy in preparation for the performance as well as the actual performance. I would also like to thank all those involved, the restaurants for food, Exxon for the ticket cost and printing, door prize donations, and all of the volunteers from all three civic associations that gave their time and energy. Thank you one and all.

Also, by the time this Newsletter goes out, APA will have had its first (maybe annual) garage sale. A special thanks goes to Terry Baird and Valerie Peiser for Co-Chairing this effort. Also many, many thanks to those of you that donated your treasures and those of you that came and bought some of your neighbor's treasures. Money raised from the sale goes into our general fund for existing and future projects.

To those of you that live on our corner lots. You should have received a letter from John O'Donnell, our Beautification Chairperson, about landscaping the small triangular portion of the easement near the street where the sidewalks overlap. Please be sure to get your responses back to John. It would be wonderful to mark our boundaries by using this uniform method of landscaping. Thanks for your support.

Well, that's enough from me, on with the Newsletter.

Clay Sterling

DID YOU KNOW?

- * The world's largest tire in regular production contains over 7,000 pounds of natural rubber. It is used in mining operations.
- * Rubber is so-called because English

chemist Joseph Priestly, who discovered it in 1770, used it to rub out pencil marks.

- * Longevity Magazine claims that people who garden live longer and maintain good muscle tone. Gardening is also recommended for those coping with depression.

REAL ESTATE CORNER

by Laura Devinney

Some years ago, a friend's husband went up to the attic. He stepped through the plasterboard of the ceiling and fell to the concrete floor below. He sustained a crushed skull and brain damage and died three days later.

A few years ago at an open house, I had just missed all the "fun." A broker had opened the door to the attic and fallen through the plasterboard and was dangling through the ceiling with a broken leg.

Hadn't anyone ever heard of plywood?

Most people who live in houses do not have expertise or experience with construction. They aren't aware they'll be stepping into space without any support under them. Inexpensive plywood should be installed in all places in attics where anyone might step.

Where humans are involved, whatever can be misunderstood, will be. That will happen in very routine situations, but buying or selling a house is far from routine. The sellers typically have a deep personal identification with their home and neighborhood and understandably want to get as much money for their house as possible. Buyers are naturally looking to get the best

deal they can and are wary about being taken advantage of by the sellers. This is one of the reasons to hire a Realtor to assist in the process of selling/buying a home. The "I can save by selling myself" theory is flawed.

One may think that their negotiating abilities will stand up when dealing one-on-one with potential buyers. Face-to-face negotiating in the kitchen or living room blows up more For Sale By Owner sales than almost any other cause.

Rather than having a cool, unemotional buffer - that is, an agent -between yourself and the buyer, you're alone, and the buyer's negotiating strategy will always be to knock down your price by pointing out every imperfection, real or otherwise, in your house. And despite your best desire to avoid having to pay a commission, most buyers who respond to your Ad or Sign will discount out the commission you plan to pocket, that is, subtract it from the asking price. The result is "lowball" offers.

From the practical side, do you have the time or flexibility to show the house during regular working hours? This is the time most buyers visit properties. Most importantly, a realtor can list your home in the multiple listing service (MLS), which is the #1 sales tool for marketing a house.

UPPER KIRBY DISTRICT ASSOCIATION EXPANSION

The Upper Kirby District Association, as announced in the Houston Chronicle's Real Estate Section on Sunday, May 8, 1994, is considering expanding its boundaries eastward to Dunlavy. As you might imagine, Neartown takes a rather dim view of such an intrusion.

It appears that UKDA's main reason is because the area in question has an "identity crisis." Meaning as they put it, it is not Montrose and it is not River Oaks. On that point they are correct. It is, however, "Neartown" and has been part of our neighborhood organizational efforts for more than 30 years.

Both Neartown and Neartown Business Alliance have met with UKDA and expressed their concerns about the boundary expansion. All Neartown civic associations have been asked to support Neartown in opposition to the expanding boundary issue.

If you would like a copy of the article, please call 526-7986 and leave a message. If you would like to send your own letter of opposition, please send it to: Mr. James Brewster, Upper Kirby District Association, 2626 Westheimer, Houston, Texas 77098.

CITY CRACKS DOWN ON TRASH VIOLATORS

Stricter enforcement of the City's longstanding garbage ordinance (See below) is taking effect immediately. Code violators may be charged up to \$2,000 per day. "Citations" are now replacing warnings. To clarify things here is the City of Houston Ordinance from the Code of Ordinances, Chapter 39, Solid Waste and Litter Control, Par. 39-65:

Placement for collection: "Any person desiring to have garbage, rubbish, tree trimmings, or hedge cuttings collected by the City shall place the garbage or rubbish container or hedge cutting bundles on or near the curblin of a public street in front of or adjacent to such person's residential unit not earlier than 6:00 p.m. of the day next preceding and not later than 7:00 a.m. of any day designated by the proper authorities of the city for the collection of garbage and rubbish upon the route which serves such street."

Keeping all that in mind, here is the Memorial Day trash pickup schedule: Monday, May 30 - no pickup; Tuesday, May 31 - Monday's regular pickup; Wednesday, June 1 - Tuesday's regular pickup; Thursday, June 2 - Normal pickup; Friday, June 3 - Thursday's heavy pickup.

Hope this helps and that the postal bulk mail gets to you so you can use this information.

TABC REFORM LEGISLATION

In the past legislative session the Texas Alcoholic Beverage Commission 9("TABC") Code was amended. Several of the amendments incorporated into the amended House Bill 1445 were as follows:

- * Provide for local hearings of protests in Harris County, not Austin.

- * Provide that those protests be heard by an administrative law judge, not a TABC employee.

- * Prohibit the possession and/or consumption of alcohol within 600 feet of a public or private school's property line.

- * Require that the TABC or Administrator refuse to issue a permit for one year after a license or permit has been canceled as a result of a shooting, stabbing, or other violent offense, or an offense involving drugs.

- * Provide for a city to submit a petition to TABC prohibiting public possession or consumption of alcoholic beverages in central business district (parks).

Thanks to Representative Danburg for sponsoring these amendments and to her office for providing the information to APA.

MEETING AGENDA June 2, 1994

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802 CRISIS TEAM

The 802 Westheimer HPD Storefront is more than a police presence; it also houses other important community services. One such service is the "802 Crisis Team," a crisis intervention and counseling program that provides assistance to victims of violent crime, especially family violence. The team, which began operation at the Storefront in June 1992 as a pilot program of the HPD Family Violence Unit and the Houston Area Women's Center, employs a fulltime counselor and a staff of volunteers. The team provides, without charge, immediate crisis counseling on Friday and Saturday nights and followup calls throughout the rest of the week. For more information on the services offered by the team, call Marty Elkins, Program Coordinator, at 529-3100.

SEE YOU AT THE NEXT MEETING,
THURSDAY, JUNE 2, 1994
THE RIVER CAFE, 3615 MONTROSE
7:30 P.M.

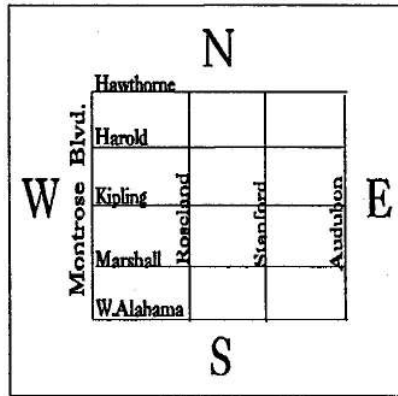
Neighborhood
816 Kipling
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Signed: _____ Date: _____

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AUDUBON PLACE ASSOCIATION NEWSLETTER

July 1994

Meeting Notice:

7:30 p.m., Thursday, July 7, 1994
The River Cafe,
3615 Montrose Boulevard

LETTER FROM THE PRESIDENT

The most important issue that I need to address in this Newsletter is to let all of you that can't make it to the meetings know what is happening with our security program. The Audubon Place Association teamed up after the first of the year with three other civic associations. We adopted the name "Alliance Security Patrol." Our boundaries are: east to the Hwy. 59 spur, south to Hwy. 59 (this side of the Chelsea Market), west to Montrose Blvd., and north to Hawthorne. We have held a number of meetings with just about every type of security available, Harris County Constables, private security patrols, off-duty HPD officers, and "Citizens on Patrol" groups. We held a successful fund raiser with the help of the High School for the Visual and Performing Arts and local restaurants that we called "Score One for Security." The approximately \$2,600 net from that event goes into the Alliance "pot" to help us have a much needed cushion. We are now at the decision making point. In other words, weighing the pluses and minuses of each type of security option. We will make a decision soon and get that ball rolling. This is an expensive and important decision and because of some of the problems that have occurred in the past, we want to make sure that we have considered as much information as we can.

Many of you have filled out a security questionnaire regarding donations to the security patrol. We will start the billing process to those who filled out the form next month. To those of you who either didn't get the questionnaire or just didn't have the time to fill one out, you will be getting another. Please remember that we need your support. The streets are no safer, the City cannot give us any additional help, and the more people that contribute, whatever the amount, will help us get the coverage at a decreased cost to all.

Clay Sterling, President

DEED RESTRICTION UPDATE

The "Historic Montrose Association" Deed Restriction Committee filed with the County Clerk on June 2, 1994. Therefore, the process and the countdown have begun. Property owners will be contacted soon by a neighbor that has volunteered to assist you in getting your copy of the restrictions to you and getting your notarized signature in the right place and on the right form! If you have

any questions, they can either answer them for you or get your question to the right person. If you have any questions in the mean-time, please call Laura Devinney at 529-9926.

**MARK YOUR CALENDAR NOW FOR
NATIONAL NIGHT OUT
August 2, 1994
MORE INFORMATION AT MEETING**

APA ALLEY CLEAN-UP

Please come out and work with us to clean up a part of your alley or a neighbor's alley. On **Saturday, July 16** the residents of Audubon Place will work to clear the brush from our alleyways. We did it last summer and got a lot accomplished. We are working at getting dumpsters placed at all the east-west alleys in the neighborhood, and are hoping to get the help of community service volunteers as we did last year. If we have enough volunteers, we will also try to clear out the vacant lot next to the Kipling Village townhouses and thereby increase our neighborhood's safety. If there is sufficient interest, we will also work at these tasks on Sunday, July 17.

When you come to help, remember the following tips: 1) bring plenty of water with you as it will be hot, 2) bring any of the following tools with you: hedge clippers, weedeaters, chainsaws, shovels, rakes, hoes, axes, and anything else you think would help, 3) to protect yourself, you may want to bring gardening gloves, bug spray, boots, long pants, etc.

If you can help with this clearing work, or if you have any questions, please call Sam Bernstein at 526-4967.

Did You Know?

The first laundromat, called a "washateria," opened in Fort Worth, Texas in 1934.

Closing off Kipling: the Annunciation Greek Orthodox Church, which has recently acquired several additional properties adjacent to its existing campus at 3511 Yoakum, has applied to the City for the abandonment and purchase by the church of the section of Kipling between Yoakum and Mt. Vernon. The street would be absorbed into the school campus.

Maxxing out at River Oaks Plaza: local newspapers recently reported the construction of a new Office Max at the River Oaks Plaza, on the corner of Dunlavy and West Gray. Ground has already been broken, and completion is expected before year's end. Unconfirmed reports state that the existing store at Westheimer and

Montrose will close. Also opening soon at the Plaza is a new T.J. Maxx store.

The Montrose Clinic is moving closer to completion of its new building at 215 Westheimer, schedule to open in September.

City's Planning and Development Department, already facing a \$2 million cut under the Mayor's 1995 budget, is now slated to lose more than 100 employees and half its budget to the Public Works Department. Under a plan that should take effect July 1, the department's neighborhood protection teams will move. Officials say the move will allow the roughly 181 neighborhood protection employees to better coordinate with building inspectors, who are Public Works employees.

SECURITY

Enclosed is a map of the APA neighborhood that shows the areas where crimes, auto thefts, burglaries, and robberies, have been reported to HPD over the past twelve months. Since statistics are reported by block, the locations are approximations. However, it is easy to discern that the primary problem areas are the boundary streets, W. Alabama, Montrose, and Hawthorne.

I noticed a car on Stanford this past week with a window broken by a whiskey bottle. If you have a place to park your car off the street, you are foolish not to use it. A car parked in a driveway next to a house won't have its windows broken, is less likely to be stolen, and keeps the streets clear so the police are better able to focus on cars that shouldn't be in the neighborhood. **Don't be lazy. Park your car in your driveway!**

REAL ESTATE CORNER

Laura Devinney

According to the May issue of the Texas Apartment Association's News and Views, rents steadily increased throughout 1993. Based on the monthly rent of an unfurnished, 2 bedroom, one-to-two bath apartment of about 960 square feet, the average 4th quarter rent was \$502. In Texas, the highest rent was \$674 in Austin, the lowest was \$399 in Odessa.

The rules for landlords and tenants changed during the last legislative session. Some of the rules with sweeping consequences involve security devices, swimming pool safety, deposits, repairs, and condominiums. The Texas Real Estate Center has updated its publication Landlords' and Tenants' Guide to include the new legislation. The cost is \$5. to order refer to #J-866, Publications, Real Estate Center, Texas A&M University, College Station, Texas 77843-2115.

Rising 14.2% over the first quarter of 1993, the sale of condominiums and cooperatives reached the second highest level ever recorded during the first quarter of 1994. Sales in the south region which includes Texas, exceeded the national level, rising 15.2% over the same period.

What's For Sale in the Neighborhood?

606 Harold	14 units	\$399,000
630 Hawthorne	8 units	180,000
518 Hawthorne	2 units	149,000
612 Harold	house	399,000
604 Harold	house	205,000
804 Kipling	house	269,000
518-1/2 Hawthorne	house	59,000
818 Harold	townhouse	115,000
3519 Stanford	townhouse	91,900
3523 Stanford	townhouse	89,900
3521 Stanford	townhouse	85,000
902 W. Alabama	building	165,000

Sold in the Neighborhood!

3613 Audubon - New owner plans to reside here and make major improvements
904 Marshall - New owner
636 W. Alabama - New owner will make this their home
708 W. Alabama - New owner plans major renovations for residence

MEETING AGENDA

July 7, 1994

Security Update
Deed Restrictions
National Night Out
Committee Reports

Important Phone Numbers

* Emergency 911
*To dispatch an officer:
suspicious activity in
progress or non-emer-
gency crime 222-3131
*Police Community
Center (802 West-
heimer) 529-3100

Neartown Graffiti Hotline **521-3712**

Graffiti, gang-related or otherwise, is becoming a serious problem in many areas of Neartown. The police have said many times that graffiti should be removed as quickly as possible. To assist area residents and local civic associations to remove graffiti, Neartown has initiated, on a trial basis, a "graffiti hotline" to receive reports of graffiti and to accept volunteers to remove graffiti. Volunteer groups will be formed on an as-needed basis, working on Saturday and Sunday mornings. Reports and volunteers are encouraged, but since this is a **private line**, please use sparingly.

SEE YOU AT THE NEXT MEETING,
THURSDAY, JULY 7, 1994
THE RIVER CAFE, 3615 MONTROSE
7:30 P.M.

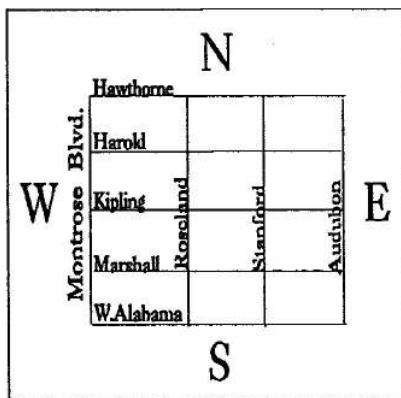
BULK RATE
 U.S. POSTAGE PAID
 HOUSTON, TEXAS
 PERMIT NO. 7200

Audubon Place Association, Inc.
 2615 Waugh Drive, Suite 108
 Houston TX 77006

1993 Officers & Committee Chairpersons

President	Clay Sterling	526-7986
Vice President	Laura Devinney	529-9926
2nd Vice President	John Unger	524-8725
Secretary	Ralph Sikes	522-1849
Treasurer	Tracy Klein	523-5219

Historian	Ed Kopinitz	522-0035
Beautification	John O'Donnell	520-9519
By-laws	Ed Muraski	522-0035
Membership	Micka Van Bommel	521-1091
Newsletter	John Unger	524-8725
Neighborhood Quality	Sam Bernstein	526-4967
Recycling	Karen Bernstein	526-4967



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Mailing Address: Audubon Place Association, Inc.; 2615 Waugh Dr., #108; Houston, Texas 77006

Audubon Place Association General Application

Name _____ Name _____

Name _____ Name _____

Address _____

Home Phone _____ Business Phone _____

Annual Membership \$10 Per Person No. of Persons _____ Total Dues Paid \$ _____

I support APA's work in my neighborhood and have enclosed a **tax deductible donation** of \$ _____

Committee Interests: ☐ Beautification ☐ Historic ☐ Membership ☐ Neighborhood Quality ☐ Newsletter ☐ Recycling ☐ Security

Security Patrol quarterly pledge: ☐ \$150 ☐ \$125 ☐ \$100 ☐ \$75 ☐ Other \$ _____

Total amount enclosed: \$ _____ Payment method: ☐ Cash ☐ Check _____ (ck number)

Signed: _____ Date: _____

Mail To: Audubon Place Association, Inc. 2615 Waugh Drive, #108, Houston Texas 77006 Phone: 526-7986



AUDUBON PLACE ASSOCIATION NEWSLETTER

September 1994

Meeting Notice:

7:30 p.m., Thursday, October 6, 1994
The River Cafe,
3615 Montrose Boulevard

PRESIDENT'S LETTER

MEETING ANNOUNCEMENT - OCTOBER 6, 1994 THERE WON'T BE ONE!!!

INSTEAD WE WILL HAVE A "SOCIAL." YES, THAT'S RIGHT, A SOCIAL (So'shel - "an informal gathering of people for conversation and pleasure").

**PLEASE JOIN US AT THE RIVER CAFE ON OCTOBER 6, 1994
COCKTAILS AND SAVORY LITTLE FOODS WILL BE SERVED
7:30 to 8:30 p.m.**

You do not need to be a member or property owner, so come on by. If you are a member, try to bring someone that isn't. See you there!

Some Changes Around Us

Mrs. Baird's Bakery is coming down, but what's going up? The old Mrs. Baird's Bakery on W. Gray near the River Oaks Shopping Center is being demolished. No word yet on what will be replacing it.

Of special note is Columbia Builders' (Alan Rudy) - Montrose Place Garden Homes at 4101 Montrose at West Main. This is the first new detached residential construction that Montrose Boulevard has seen for many years; quite a change from the carwash that was previously proposed last year for this same site. The homes will be open for viewing before too long and will run in the \$300's. We are also pleased to say that they enrolled all of the homes in the Alliance Security Patrol.

Events Past and Present

The Plant Swap and Sale on September 17th sponsored by Neartown turned out to be quite a fun event. They even raised a little money. Many of the florist and plant shops in the Neartown area had been contacted, but not many ended up participating. Next year we'll have to get an earlier start. There seemed to be so much interest among Neartown residents, that who knows, there might be a Neartown garden club lurking out there in our future.

The Westheimer Art Colony will have its Fall show on October 22 & 23 at the 1800 Block of Main Street. So get ready for a nice weekend outing.

Clay Sterling

REAL ESTATE CORNER- Laura Devinney

Multiple Listing Services (MLS) in Texas reported the greatest number of home sales ever in 1993. Texas foreclosure rates have fallen since mid-1990, but they remain above pre-crash, 1985 levels, running higher than the combined average of the other 49 states. In today's lending environment, financial standards are far more stringent than during the 1980's. In spite of higher lending standards, however, the availability of mortgage credit in Texas has been sufficient to support a record number of MLS sales in 1993.

Loans and regulations won't be the primary drivers of the housing market; the general strength of the economy, especially employment and income will have that function.

Texas became the 2nd most populous state in 1993. Population growth assures a need for housing, but only economic growth assures adequate effective buying power.

Texas leads the nation in growth of household income, forecasts of U.S. economic growth are running over 3% for 1994. So with continued employment and income growth combined with continued population growth, there should be another strong year in Texas housing markets.

Around Neartown

Nine patio homes are nearing completion on Montrose at West Main. They are now For Sale starting at \$284,000.

Perry Homes is building 30 new townhomes called Neartown Subdivision east of Shepherd between W. Gray and Westheimer. Prices in the low \$200's.

Rumors have it that the 6 lots on Westmoreland are Sale Pending. There will be 12 townhomes built at this location.

Property Value Protection Update

Signing events are being scheduled. Call Laura for

information (529-9926). Proposed time frame for completion is December 31, 1994.

HOUSTON CHRONICLE "THIS WEEK" AND "THIS WEEKEND"

Twice a week, every homeowner in our neighborhood receives advertising newspapers called "This Week" and "This Weekend" published by the Houston Chronicle. Many of us never open these newspapers and their unrequested delivery merely adds to the recycling pile. I had the newspapers' delivery to my house stopped. You may stop the delivery of these newspapers to your house by calling the Chronicle and requesting it.

At our September meeting I was asked to research if we could terminate the delivery of these advertising newspapers to our entire neighborhood. I would be happy to cancel these deliveries, but I suspect that

some of you may use these newspapers and would be unhappy to have their delivery canceled. If you would wish to continue receiving the free delivery of these newspapers, PLEASE CALL ME TO LET ME KNOW. If I do not hear from you, I will tell the Chronicle that our entire neighborhood wishes to have the delivery of these newspapers canceled.

Please call Sam Bernstein at 526-4967 if you want to continue receiving these newspaper advertising circulars.

SECURITY - P.I.P. REPORT

The security report for July 1994 shows only two burglaries -7/4/94 12:00 a.m., 700 blk. Marshall (residence outbuilding); 7/12/94 9:00 a.m., 3700 blk. Audubon (residence garage). No robberies, assaults, or auto thefts.

CITY COMPOSTING GUIDELINES

During our last alley cleanup, it was noticed that many of you who back up to an alley have made use of that dead space for a compost pile. The following is an article provided for your general information that discusses composting and the City's composting guidelines:

Composting is nature's way of recycling. Approximately 30% of the US's residential trash consists of yard clippings and kitchen scraps. In a landfill, organic matter reacts with other materials and creates methane gas and toxic leachate that may contaminate nearby streams and groundwater. Most landfills in the US will be full by the year 2000.

Adding compost to soils aids in erosion control, promotes soil fertility, and stimulates healthy root development in plants. Compost is dark brown or black, crumbly, humus-rich topsoil with a sweet aroma of good earth. It is perfect for potting soil.

To compost, select an area where disposal and mixing of the composting materials are convenient, and if possible,

MEETING AGENDA
October 6, 1994
Social - Conversation
and Fun

obstructed from the public view. Many of the pre-fabricated composting structures are aesthetically pleasing. These composting bins are closed units that will minimize odor, insects, and unwanted wildlife.

The City suggests limiting the size of a composting site for easier maintenance. The standard size for composting areas is 4 feet by 4 feet. Regulation of backyard composting will occur if nuisance problems arise or complaints are made by neighboring residences. Examples of these complaints are: unpleasant odors, insect or animal problems (rodents, flies, etc.), unsanitary conditions and unsightly areas.

DID YOU KNOW?

The first gasoline engine taxicab and the first use of a taxi meter were in 1907. Where else, but in New York city.

The smallest animal in the sea measures only about .001 millimeter long.

The driest part of the world is the pacific coast of Northern Chile between Arica and Antofagasta. The annual mean rainfall is less than .004 inches.

SEE YOU AT THE NEXT MEETING,
THURSDAY, OCTOBER 6, 1994
THE RIVER CAFE, 3615 MONTROSE
7:30 P.M.

Neighborhood
816 Kipling
Houston, TX 77006

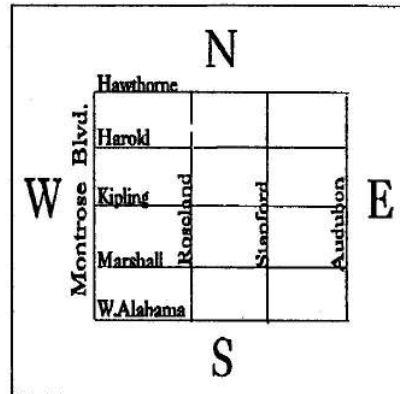
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Address _____

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Security Patrol quarterly pledge: ☐ \$150 ☐ \$125 ☐ \$100 ☐ \$75 ☐ Other \$ _____

Total amount enclosed: \$ _____ Payment method: ☐ Cash ☐ Check _____ (ck number)

Signed: _____ Date: _____

Mail To: Audubon Place Association, Inc. 2615 Waugh Drive, #108, Houston Texas 77006 Phone: 526-7986



AUDUBON PLACE ASSOCIATION NEWSLETTER

October/November 1994

Meeting Notice:

7:30 p.m., Thursday, November 3, 1994
The River Cafe,
3615 Montrose Boulevard

LETTER FROM THE PRESIDENT

Thanks to all that came to our last meeting (Party that is ...). The food was great and the conversations constant. We had a few new faces that we hope to see at our next meeting. I would also like to thank Charles Shaw for underwriting half of the cost of our River cafe party.

A reminder to please be sure to report all crimes no matter how small. The Alliance security patrol cannot operate effectively without this information.

See you at the next meeting!

Clay Sterling

1995 DUES

Dues for 1995: A new year is close at hand. The membership dues are coming "due." A membership in the APA allows you an opportunity to express your ideas on what goes on in the neighborhood. These dues are a small investment in the involvement of your neighborhood whether you are a property owner or tenant. If the APA never existed, there would be no street lights in the Audubon esplanade, there would be no recycling in the neighborhood, and there would be no security patrol just to name a few things. Over the past 12 years the APA has made numerous improvements in our neighborhood as well as pulling together in the time if need such as a major clean-up after Hurricane Alicia, which was accomplished 6 to 8 weeks before the City had scheduled for our neighborhood. The APA gives you an

opportunity to know more than just the folks next door. So, if you are a member, please fill out the form and renew and if you are not a member, please fill out the form and join. New members joining now may participate in the December elections and Holiday party.

UPCOMING MEETINGS

November Meeting: A nominations committee will be formed to develop a slate of candidates for our December election. New officers will assume office January 1, 1995. Please come to the meeting and share your thoughts and ideas.

December Meeting: Our normal tradition is to have our annual holiday party. This year we will have our election of new officers and then we'll party. Time, place, and details will be in our newsletter that will be sent out around November 23rd.



AUDUBON PLACE ASSOCIATION NEWSLETTER

December 1994

Meeting Notice:

7:30 p.m., Thursday, December 1, 1994
The River Cafe,
3615 Montrose Boulevard

LETTER FROM THE PRESIDENT

The year is almost at an end. To say that it has flown by would be an understatement. It has been more like a flash of light in the darkness of night.

To re-phrase Winston Churchill, you can please some of the people some of the time but you can't please all of the people all of the time. To sum up this past year in a few words, I guess you could say that it has been one of unity followed by conflict that included both rational and irrational behavior and then some smooth sailing with just a few grunts and growls in the background. Henry David Thoreau hit the nail on the head when he said, "if man does not keep pace with his companions, perhaps it is because he hears a different drummer." It would be quite a boring world if everyone thought and acted the same way.

Since it is the end of the year I must take the opportunity to say thank you to many for their help throughout the year:

THANKS to Eve Beasley for planting the idea to merge with other neighborhoods for a security patrol.

THANKS to Allan Rubin for all of his help in organizing meetings, fund raisers, and everything else involved with the Alliance Security Patrol.

THANKS to Curt Haygood for helping to create such a wonderful document for our Historic Montrose Association deed restrictions.

THANKS to Laura Devinney for chairing the Historic Montrose Association deed restriction committee and for her motivation.

THANKS to the other deed restriction committee members and to the block captains. We still have a ways to go yet.

THANKS to Karen and Sam Bernstein. Karen's weekly calls to the City helped us finally get our RECYCLING underway. Her efforts also got some adjoining neighborhoods started without them having to go through what we tolerated. Sam got us the paroles for that hot summer clean up. Curt Haygood lost some plants he was nurturing behind his house which we are sorry about but other than that we got some great VISIBLE alleys.

(Continued on Page 2)

(President's Letter continued
from Page 1)

THANKS to Valerie Peiser
for the use of her yard for our
very profitable garage sale.
Her work with H.P.D. as the
P.I.P. chair exchanging infor-
mation between neighbor-
hoods has helped us to achieve
a safer neighborhood.

THANKS to John Unger for
publishing the APA Newslet-
ter.

AND A SPECIAL THANKS
to my fellow APA officers for
their help throughout the year.

AND TO EVERYONE else
who helped in whatever way
throughout the year, THANK
YOU!

Clay A. Sterling

DID YOU KNOW ?

By the year 2000 half of the
world will live in cities.

The first motor-driven taxicab
in the United States appeared
about 1898. It had an electric
motor.

Telephone satellites can
handle 30,000 calls at a time.

The Vatican is the world's
smallest independent state,
covering only about 1/6th of a
square mile.

ALLIANCE SECURITY PATROL FUNDRAISER.

There was plenty of food to go around and the patio at Griff's
was packed on Sunday November 13 for the Alliance Security
Patrol Fundraiser. Special thanks to the owners, Robert and
Floyd, and to their staff for taking care of all of our needs.

ALLIANCE SECURITY PATROL

The patrol is on the street 8 hours a day 5 days a week. Our
constable has assisted at the scene of accidents, answered
alarms, assisted with numerous citizen requests, made a
number of criminal arrests, investigated and answered distur-
bance calls, and issued a large number of traffic citations and
warnings to people lurking in our neighborhood.

A committed 40 hour per week patrol helps, but it is only the
tip of the iceberg. PLEASE REMEMBER, we need subscrib-
ers to the patrol to keep the constable on the street. To join,
please call 526-7986 and leave a message. We will get a
subscription form to you right away.

Remember to leave some lights on outside at night. A few 60
and 100 watt bulbs certainly help the constables see on your
property and the light will also help protect you and your
neighbor.

CANDIDATES FOR ELECTION AS OFFICERS OF APA FOR 1995

The Nominating Committee of the Board of the Audubon
Place Association has proposed the following nominees for
election as officers of the APA for 1995:

President	Clay A. Sterling
First Vice President	Laura Devinney
Second Vice President	John T. Unger
Secretary	Robert Martinez
Treasurer	Tracy Klein

Elections will be held at the December meeting on
December 1, 1994. Nominations will also be accepted from the
floor. A quorum of members is required for this meeting.

Midterm outlook for the Houston apartment market is strong. There is growth in rental rates and occupancy rates due to moderate employment growth. The luxury sector of the market may be periodically soft due to spot overbuilding, but still less in comparison to the overbuilding in the 80's. Strong rental rate increases of 20% to 30% above inflation will occur as occupancy stabilizes.

There is a new marketing trend for new construction by builders. "the Houston Post Homefinder Show" on KRIV - FOX 26 is gaining wide acceptance as builders attempt to reach a larger audience. Such programs exhibit new homes and communities throughout the Houston Metropolitan area and offer viewers as instant response system. Beginning in January 1995 the "Homefinder Show," which airs on Sunday morning at 9:30, will allow viewers to access a

Home Hotline, enter a four-digit code, receive additional information on the property by fax or mail, and, if they wish, connect directly with the builder's sales office.

There will be a new development of six 3-story townhomes on Westmoreland. Each will be about 2500 sq. ft. and price at \$225,000. The project is being built by Hampton Builders and marketed by Swilley-Hudson. Contact Laura Devinney for more information.

PROPERTY VALUE PROTECTIONS

The push is on! We need 100 more signatures. Those of you sitting on the fence, get your pen and a copy of the Deed Restrictions and your Driver's License and get to your street representative or to a notary. Remember these are protec-

MEETING AGENDA December 1, 1994

Elections
Security Update
Deed Restrictions
Committee Reports

ANNUAL HOLIDAY PARTY

Members of APA and their guests are invited to the APA Holiday Party to be held at The Dibagno Residence, 608 Harold, on Thursday December 8, 1994 from 7:00 to 9:00 p.m. For information on what to bring if you wish to attend, please call the Dibagnos at 529-6525.

**HAPPY
HOLIDAYS !!!**

tions for YOUR INVESTMENT! The City is also being very cooperative and SUPPORTIVE to neighborhoods with these protections. UNITED WE STAND, DIVIDED WE FALL!

SEE YOU AT THE NEXT MEETING,
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Neighbor
816 Kipling
Houston, TX 77006

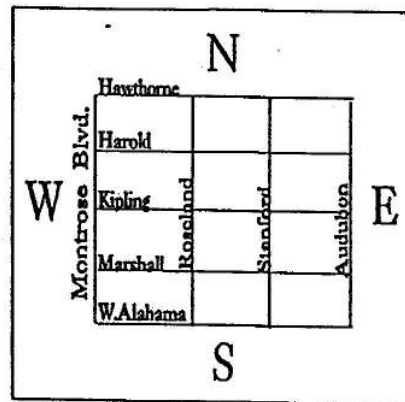
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