



AUDUBON PLACE ASSOCIATION NEWSLETTER

January 1995

Meeting Notice:

7:30 p.m., Thursday, January 5, 1995
The River Cafe,
3615 Montrose Boulevard

LETTER FROM THE PRESIDENT

Welcome to the New Year. Hopefully all our neighbors made it through the holidays with a minimal amount of stress and a maximum amount of joy and togetherness.

This year we will try to finish some projects that were started last year. The historic Montrose Association will be gearing up to get the balance of signatures necessary for the deed restrictions. If this is not accomplished this time, we will be the "hole" in the donut, surrounded by areas that either are restricted or are working on their restrictions. Allowing that to happen to our neighborhood would be a sad thing to watch.

There has also been renewed interest in the street lighting project that was started, but put on hold. A list of the lights that need to be upgraded with the higher power globes has been made as well as a list of areas that need lights or need to have the trees trimmed to allow more light onto the streets. A full prospectus outlining our costs and options will be presented at the February or March meeting.

Please plan to attend the January 5th meeting. We need your ideas to help toward the betterment of our neighborhood.

Clay Sterling

ALLIANCE SECURITY PATROL

Subscribers to the Alliance Security Patrol will be receiving their first quarter statement for 1995. Please mail them back promptly. Your support is appreciated. Also remember if your neighbor's name is still not on the subscribers' list, please make an effort to enlist their support. The more people involved, the better!!!

DID YOU KNOW?

The game "Monopoly" has been sold in 19 different languages, most recently in Russian.

There are 65 alphabets in use worldwide.

The first dry-cell flashlight was made about 1898 in New York City.

The State of Missouri got its name from an Indian word meaning "Town of the large canoes."

Real Estate Corner

Laura Devinney

Existing home sales posted a sharper decline in October than usual. Volume was not only down by 6.8% but the median price fell as well. Although there are reports of an improving economy, it appears that buyers, especially in the higher price brackets are still uncertain. Sales in the \$50,000 to \$60,000 range continue to increase.

Houston ranks as the most affordable city in the U.S. in Ernst & Young's 1994 Study of Housing Costs. Houstonians have to earmark 18.5 cents out of every dollar of take-home pay for housing, the lowest percentage among 70 U.S. metropolitan areas surveyed. In the "least affordable" city, Honolulu, residents have to set aside 56.5 cents of every take-home dollar.

What is the likely effect of homesellers listing their houses at too high a price? Likewise how do homebuyers respond to price reductions? A study completed on more than 12,000 sales in Louisiana found that overpricing a residence results in an even lower selling price than properly pricing the home in the first place. Homebuyers respond to price reductions by offering even less on average, than they would for similar, market-priced properties that

have not been reduced. Similar houses that were market-priced sold for a greater sales to list ratio than those that had been reduced. The moral of the story ... Overpricing extends the marketing time and reduces prices.

NEW NEIGHBORS IN THE NEIGHBORHOOD! at 1604 Harold and 918 Kipling. Also look at the grate transformation at 710 Kipling. **BEAUTIFUL!**

We waved goodbye to a certain past president of APA after Thanksgiving, as he sped away with his Ryder trucks and trailers. Best wishes for their future in Colorado.

So Looooong! See you in 95!

**HAPPY
NEW YEAR!!!**

EASEMENTS

Lately, the APA has received a number of complaints about easements both at the front of properties (between the outside edge of the sidewalk to the street) and in the rear of properties or as we call them the alleys. The complaints involving the front easements range from signs placed in the easements to bushes blocking visibility. The complaints about the alleys involve how some people are using

them as their own property.

An easement as defined by the City of Houston, refers to rights in land short of ownership) that are granted to another party. The holder of the easement is entitled to enter the land and use it for particular, limited purposes. Some entities that hold easements on your property include the City, Houston Lighting & Power, Entex, Southwestern Bell, and the Harris County Flood Control District.

According to the City Secretary, it is against City Ordinances to place any type of sign on the easements. Also, that any planting must be kept 30" or under in height (hedges, etc., not trees). As for the back alleys, they have to remain due to the utility involvement, but just as with the front easements, you may use them (not abuse them) and of course the City is not liable.

So, please, to all realtors, landlords, businesses, and anyone with a sign on an easement or with a "too tall bush" try to remedy the situation in the near future. Also for those using the alleys as part of your own property, it is suggested by the City that you have a gate on at least one side.

DEED RESTRICTION SIGNATURES

Rob Divenney

In order for Deed Restrictions to pass in the neighborhood, we need 147 signatures by June 1st. We now have less than half of the number required, and it is becoming clear that we are surely going to fail unless something changes. Those who value the residential character of Audubon place must come forward now and sign. Those who want to maintain a business in Audubon Place must come forward and sign to exclude now. We want your signature. Should you not sign and we succeed, you will be included, by statute, as a residential entity.

If we do not succeed, our neighborhood will be vulnerable to decline. This is so because most of our surrounding neighborhoods either already have deed restrictions or are putting them in place. Audubon Place, without such preservation mandates, becomes very attractive to group lining homes and halfway houses such as Covenant House serving youth without parental support, and the Right Step, serving substance abusers attempting to rehabilitate. These types of programs will have nowhere else to go but good old Audubon Place, which does not seem to mind. We now have seven buildings devoted to the above organizations. How many more do you want?

Those of you hoping for the developer to buy your property for big money in order to tear your property down, and are therefore not signing, are misguided. First of all, the single and best use of property here, the highest inherent value, lies in single family homes. Town homes here derive their value from the proximity to single residence homes. People have been buying homes and putting a lot of money in them, they have value and will retain their value unless the neighborhood goes down. All values will appreciate unless the neighborhood goes down weighted by unsavory properties. Then the single residences go down, the town homes go down, and the investors disappear -- ripe territory for the entrepreneur or the bureaucrat bent on growth or his rehabilitation business or that social service residence.

MEETING AGENDA January 5, 1995

1995 Dues
Security Update
Deed Restrictions
Committee Reports

If you agree with any of this,
it is time to help, by:

**SIGNING NOW!
AND HELPING!**

Please call Laura Devin-
ney at 529-9926, today!!

1995 DUES

APA membership dues statements will be in the mail soon. There is only one category of membership, which is \$10.00 per individual (not household), which also equals one vote. This year in an attempt to help increase membership, in our "umbrella" organization, Neartown, and to spur some interest in attending some of their meetings we are offering a reduced Neartown dues rate. So, if you were to join both organizations, you can save some money. Look in your dues statement for details.

SEE YOU AT THE NEXT MEETING,
THURSDAY, JANUARY 5, 1995
THE RIVER CAFE, 3615 MONTROSE
7:30 P.M.

Neighbor
816 Kipling
Houston, TX 77006

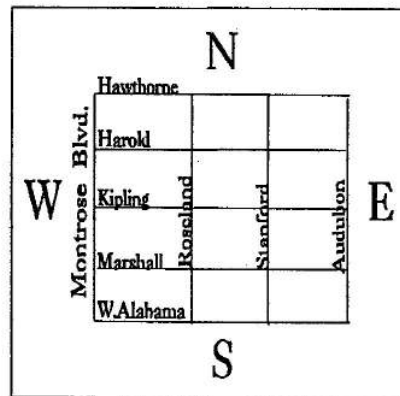
BULK RATE
U.S. POSTAGE PAID
HOUSTON, TEXAS
PERMIT NO. 7200

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		
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



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

February 1995

Meeting Notice:

7:30 p.m., Thursday, February 2, 1995
The River Cafe,
3615 Montrose Boulevard

THE STREET YOU LIVE ON

(This is part one of a series that will be featured each month)

How much do you know about the person, place, or thing that your street is named after or how much do you remember? This month's featured street is KIPLING, which was named after Rudyard (Joseph) Kipling (1865-1936), English writer and Nobel laureate, who wrote novels, poems, and short stories, mostly set in India and Burma during the British rule. Kipling is regarded as one of the greatest English short-story writers. As a poet he is remarkable for rhymed verse written in slang used by the ordinary British soldier. His writings consistently projected three ideas: intense patriotism, the duty of the English to lead lives of strenuous activity, and England's destiny to become a great empire. His insistent imperialism was an echo of the Victorian past of England. Important works: *The Jungle Book*, *The Second Jungle Book*, *Just So Stories for Little Children*, *The Light that Failed*, *Captains Courageous*, and *Barrack-Room Ballads* (verse), which included "Mandalay" and "Gunga Din."

APA 1995 MEETING SCHEDULE

First Thursday of each month:

February 2
March 2
April 6
May 4
June 1
July 6
August - Neighbors Night Out
September 7
October 5
November 2 (elections)
December 7 (no meeting, tentative holiday party)

Mark your calendars !

NEARTOWN PLANT SWAP

Start your cutting now!!!!
Tentative date for May!!!!

STREET LIGHTS

Did those of you who attended the January meeting remember to survey the street lights around your house and the trees around the lights? Please take some time to do so if you haven't already.

NEW WOOD WASTE RULES

Residents are asked to separate tree branches and other wood waste from the Heavy Trash items they put out. The City has an agreement with two firms to recycle wood waste into marketable products such as compost, soil additives, and boiler fuel. For more information on this recycling program, call 865-4201.

Remember, Heavy Trash Pickup is supposed to be the 4th Thursday of each month.

1995 SOLID WASTE HOLIDAY SCHEDULE PICKUPS

Memorial Day - Monday, May 29th - Don't put out for Tuesday pickup (May 30th), pickup is Wednesday, May 31st.

Independence Day - Tuesday, July 4th - Don't put out for Tuesday pickup, pickup is Wednesday, July 5th.

Labor Day - Monday, September 4th - Don't put out for Tuesday pickup (Sept. 30), pickup is Wednesday, September 6th.

Veteran's Day - Friday, November 10th - Don't, repeat Don't put out Thursday night (Nov. 9) or Friday (Nov. 10). Pickup is Tuesday, November 14th. Please don't make your neighbors look at your trash bags for 5 UGLY, UGLY, UGLY DAYS.

Thanksgiving - Thursday, November 23rd. No pickup. AGAIN don't put it out until Tuesday, November 28th.

Christmas - Monday, December 25th. Don't put it out for Tuesday, December 26th. Put it out for pickup on Thursday, December 28th. The same thing for January 1.

THANK YOU! THANK YOU! THANK YOU!

HSPVA PERFORMANCE CALENDAR

February 1,2,3,4	<i>Music Man</i>	7:30 p.m.
February 5	<i>Music Man</i>	4:30 p.m.
February 23	Chamber Music Concert	7:30 p.m.
March 2,3	Dance Concert	7:30 p.m.
March 3	Piano Concert	7:30 p.m.

SECURITY

YOU, YOUR CAR(S) AND STREET CRIME

Here we go again. ... There are more automobiles broken into than anything else in our neighborhood. There are some common sense things that everyone should be doing. **PARK OFF THE STREET!** Make sure that you have a light shining on the parking area. Do not leave ANYTHING visible in the car. A brown paper bag with trash in it and the top rolled up is enough to get you a broken window. They won't know it is trash until the damage is done. If you have to park on the street or a parking lot (apt. carport, etc.) close to the street, you should consider an alarm system. Usually the entire car is not stolen in our neighborhood, just things lying inside or radios, speakers, etc. So an alarm is more helpful than the CLUB. Yes, alarms can be costly, but usually not more than your insurance deductible after one window is broken. So, please think where you park, the lighting around you, and what you left in your car.

REAL ESTATE CORNER

Laura Devinney

Well sales were up in Houston in 1994 and new construction also saw a rise. Most of the activity on resales was in the entry level market with great loan programs being offered by mortgage companies. The upper end did well too, even though interest rates escalated from 7% to 9% by years end.

I would like to relate to you a story that deals with both real estate and deed restrictions.

I am the listing agent for a wonderful two story, Georgian re-do in a neighboring civic association. They have a strong membership and are investigating acquiring deed restrictions. A fellow realtor called me about this property because he was working with some customers from MHMRA (a social service agency). They were looking for a property to house some of their clients. The Realtor had a listing that "would be perfect for them" but his listing was in a deed restricted neighborhood. He was willing to respect the existing deed restrictions

(even though legally he could have sold the property because of Federal Law) but had no loyalty to a fledgling neighborhood trying to protect its property values and residential character. This kind of thing is rampant. Realtors will try to respect neighborhoods with Deed Restrictions, but if a neighborhood does not have them, its fair game for ANYTHING! If there are those that are satisfied with the status quo -- so be it. It can happen to you. A nice halfway house right next door!

MEETING AGENDA February 2, 1995

1995 Dues
Security Update
Deed Restrictions
Committee Reports
Street Light Project
Historic Classification

Plant For Sale (Free) -

Anyone who would like an oleander (pink blossoms), at least ten-years old, please call John Unger at 524-8725.

ALLIANCE RATES FOR MULTI-UNIT PROPERTIES

The civic association representatives for the Alliance Security Patrol have come up with the following schedule for determining payment amounts for multi-unit residences (duplex, triplex, multi-unit complex, etc.) Amounts listed are the TOTAL FOR ALL UNITS OF A BUILDING and are to be paid quarterly or yearly:

<u>Number of Units</u>	<u>Rate</u>
Up to and including 8	\$13.00 per month
9 up to and including 20	20.00 per month
21 units and above	30.00 per month

If you are interested in participating for your multi-unit residence, call 526-7986 for an application. Tell your landlord about it - she/he might be interested in providing the security service to you.

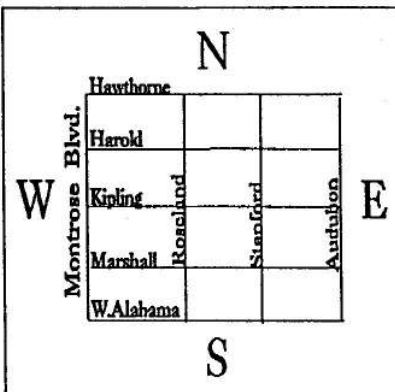
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Secretary	Robert Martinez	528-9912
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Signed: _____ Date: _____

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



AUDUBON PLACE ASSOCIATION NEWSLETTER

MARCH 1995

Meeting Notice:

2400 Spring Hill Highway
The Ringway
B-012 Monterey Boulevard

MARCH 2, 1995

THE STREET YOU LIVE ON

(This is part 2 of a series that will be featured each month)

How much do you know about the person, place, or thing that your street is named after or how much do you remember? This month's featured street is HAWTHORNE, which is named after Nathaniel Hawthorne (1804-1864), American novelist, whose works are deeply concerned with the ethical problems of sin, punishment, and atonement. His early works, *Fanshawe* (1828) and *Twice-Told Tales* (1837), dealt with historical sketches and symbolic allegorical tales of moral conflicts and the effects of Puritanism on colonial New England. In 1851 he wrote *The House of the Seven Gables* in which he traced the decadence of Puritanism on an old New England family. The in 1852 under President Pierce, Hawthorne held the post of consulship in Liverpool, England. In 1860 on the eve of the American Civil War, he returned to the U.S.

With modern psychological insight Hawthorne probed the secret motivations in human behavior and the guilt and anxiety that he believed resulted from all sins against humanity, especially those of pride. His emphasis on allegory and symbolism often makes his characters seem shadowy and unreal, but his best characters reveal the emotional and intellectual ambivalence he felt to be inseparable from the his Puritan ancestry and heritage of America.

CARS AND SIDEWALKS

For our residents who live in townhomes or apartments with a garage or carport entrance off the street, please remember that parking your car across the sidewalk presents a problem for walkers. Your consideration is appreciated.

RECYCLING

Do we have a problem? That is for you to tell APA. We worked hard to finally get our green recycling bends. It also takes a few extra minutes to fill them and take them to the curb and back. To pay for the recycling program, trucks, manpower, there need to be items in those green bends for them to pick up. Lately, there has been a pickup truck going around the night before and the morning of our recycling pickups taking all the brown bags full of newspapers. In fact they had their truck so loaded down that I was surprised that their tires didn't blow.....

So if you see this going on and you think we should support the City's program, then how about taking down the trucks license plate number and calling it in to one of the APA officers whose phone numbers are listed in this publication.

DID YOU KNOW.

As early as 4000 B.C. people used iron from meteorites to make ornaments and weapons.

The Kentucky Derby, held every year since 1875, ranks as the nation's oldest continually run horse race.

The first U.S. cooking school was opened by Juliet Corson of New York City in 1876.

The game "Monopoly" has been sold in 19 different languages, most recently in Russian.

Eberhard Faber, a Bavarian immigrant, built the first mass-production pencil factory in the United States in 1861.

STREET LIGHTING FUND

At the last APA meeting a street lighting fund was established. The first phase is to raise \$1680.00. This is the amount needed to change the remaining 14 street lights within our boundaries to the higher powered sodium bulbs. The majority of those that still need to be changed are fixtures that are on wooden poles on both Stanford and Roseland and from Marshall to Harold. We have to contract with HL & P Co. to have these changed. Once they are changed and the bulb then goes out there is no charge to APA for the replacement. You may send your donation to the P.O. Box shown on this newsletter. Please indicate that it is for street lighting. If there is a specific pole that you want your money to be used for you need to indicate that as well. (it is \$120.00 per bulb)

For those of you that are new to the neighborhood or just never knew, all the street lights that have the higher powered sodium bulbs now and the double poles that are on Audubon were paid for with funds raised by APA back in the early 80's. At that time it cost us around \$8500.00. Once installed they are maintained by the City and HL & P Co.

CITY OF HOUSTON METROPOLITAN AREA YOUTH SOCCER LEAGUE

The Metropolitan Area Youth soccer program will kick off in the spring of 1995. It will introduce and organize the sport of soccer for 2100 children, boys and girls. The soccer program is structured to provide a positive environment, by which the children of metropolitan Houston will interact with other children locally, statewide, regionally and nationally. FOR INFORMATION about the league or about being involved in coaching/referee/other call: 845-1090

Your home mortgage payments may be higher than they should be. A surprisingly large number of adjustable rate mortgages are miscalculated at the time of readjustment....usually once a year. Several recent studies have determined that one third to one half of ARM loan adjustments are in error.

If the error results in the borrower paying more than he should in monthly payments, it could cost thousands of dollars. If he points out the error and documents it the lender must refund the over-charged amount. Most of the error happen when the mortgage loans have been sold. Nationally, the problem is so big it results in \$8 to \$10 billion in ARM overcharges every year. Borrowers can check the accuracy of the loan adjustment themselves by calculating the indicated adjustment against the index that determines the direction and amount of their rate changes. Or they can hire one of several ARM loan audit companies to do the work for them. The service typically costs \$75-\$125. Another way to save money on your mortgage is to cancel the private mortgage insurance (PMI) when the mortgage balance dips below 80% of the current market value of your home.

What's the most popular type of home mortgage these days? With rates on the increase the loan of choice is again the adjustable rate mortgage or ARM. The initial rate of an ARM is significantly less than a fixed-rate loan.

Audubon has inquired of the preservation planner of the National Register about the possibility of our neighborhood becoming an Historic District. As you know there is an ordinance being hammered out with the city that involves 5 already determined districts. Two of these are our neighbors to the east...Westmoreland and Courtlandt Place. A designation of this category would be desirable in maintaining and preserving our neighborhood. The planner from Austin seemed to think that there is a basis for establishing an Historic District in Audubon. If you are interest in serving on the committee, please call Laura @529-9926.

DEED RESTRICTIONS

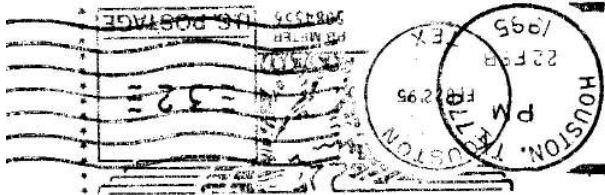
PROPERTY VALUE PROTECTIONS

We have gotten a few more signatures.....90 to be exact. We still need about 55 more!!!!!! Everyone HELP! THERE WILL BE ANOTHER SIGNING EVENT ON SUNDAY MARCH 12 2-4 PM at the Von Bemmels 615 MARSHALL. All of those that have not yet signed please mark your calendars and make your best efforts to attend this event. A notary will be available to assist you.

77006-4059 25
Neighbor
624 Hawthorne
Houston, TX 77006
RETURNS
NO SUCH ADDRESS

624 or 1 & 11
629

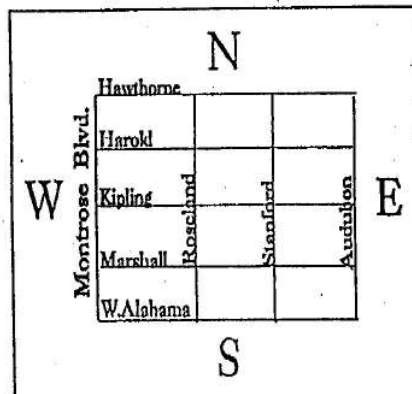
Audubon Place Association, Inc.
2615 Waugh Drive, Suite 108
Houston TX 77006



1.5. # 625

1995 Officers & Committee Chairpersons

President	Clay Sterling	526-7986
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2nd Vice President	John T. Unger	524-8725
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Mail To: Audubon Place Association, Inc. 2615 Waugh Drive, #108, Houston Texas 77006 Phone: 526-7986



AUDUBON PLACE ASSOCIATION NEWSLETTER

April 1995

Meeting Notice:

7:30 p.m., Thursday, April 6, 1995
The River Cafe,
3615 Montrose Boulevard

MINI-LETTER FROM THE PRESIDENT

The idea of a newsletter is good as long as it carries relevant messages. It should be an open channel of communication between neighbors within our boundaries, members and nonmembers of APA expressing what we like and do not like, what we know and what we would like to know. This newsletter goes out to over 300 households monthly. It is open for you to use. The deadline for submission of letters or articles is the 20th of the month and items may be sent to the P.O. Box on the back cover.

Clay Sterling

HISTORIC MONTROSE DEED RESTRICTIONS

If you have not signed your deed restrictions or you need a copy or you want to have a notary come to you, please call either 526-7986 or 529-9926. If you are undecided and have some questions, we will be glad to answer them in person or over the phone. Now is the time to get this project finished.

REAL ESTATE CORNER

Laura Devinney

Homeowners planning to remodel cannot count on recouping all of their cash at resale time. It rarely makes sense to improve a house to improve its market value. Minor kitchen updates have the best payback. A minor kitchen update involves new finishes for cabinet, new countertops, lighting, oven, cooktop, flooring, wallcovering and paint. For 1994-95 such a project would have netted a homeowner a handsome return of 104% on their money. Popular remodeling projects mirror the feature available in new construction. Most new homes have kitchens that open onto the living area or family room. Adding a home office would return only 59% of its cost at resale. Generally, homeowners should ask themselves what their houses lack and add it. On the other hand, if a homeowner invests far beyond the standard for the neighborhood, he could recoup much less.

The Westheimer Art Festival will be held the weekend of April 8 and 9. Be prepared!

THE STREET YOU LIVE ON (Part 3 of a Monthly Series)

How much do you know about the person, place or thing that your street is named after or how much do you remember? This month's featured street is STANFORD, which is named after Leland Stanford (1824-93). An American statesman, capitalist, and patron of education. He was born in Watervliet, New York. In 1948, Stanford was admitted to the Wisconsin bar and in 1952 started his own business in San Francisco. A strong supporter of the Pacific Railroad scheme, he was president of the Central Pacific Company from 1861 until his death. From 1862 to 1863 he served as governor of California and from 1885 until his death he was a member of the U.S. Senate. Stanford founded and endowed Leland Stanford Junior University near Palo Alto, California, in memory of his son Leland Stanford. The popular school is now known as Stanford University.

TEXAS HISTORIC SOCIETY

The APA has recently formed a new committee known as the Historic Preservation Committee. Ed Kopinitz has agreed to chair the committee along with co-chairperson Laura Devinney. The committee has already held its first meeting and plans are underway to start gathering the mounds of infor-

mation required in order to obtain the Texas Historical Society designation for properties within our boundaries. This is the procedure that our neighbors in Westmoreland went through to obtain the designation last year.

A field trip is already in the plans for Saturday, April 8th. The trip will be to the downtown public library's history research archives to learn how we need to research the properties in our area. Those interested in the field trip and/or being on the committee, please call Laura at 529-9926.

PIP AWARDS BANQUET

PIP is having a city-wide awards banquet on May 9 at Hart Galleries and everyone is invited. The cost is only \$5.00 per person and must be paid prior to April 11. For more information please contact the PIP Chairperson, Terry Moore, at 522-4598.

APRIL MEETING

Sam Bernstein has been talking with John Foster, Jr. of Foster Tree Service concerning the trees in the neighborhood. At this time we are trying to plan a walk through the APA boundaries so that the Foster Tree Service people can evaluate the condition of many of our large old trees. We have had some scheduling problems with the weather and just missing

connections with one another. If all goes well, we hope to have John speak at our next meeting about the needed care we should be giving to our trees.

CHANGING OF THE GUARD

As reported at the last APA meeting, we have a new sergeant at our police storefront at 802 Westheimer. Sgt. John Vollert is a Houston native and a graduate of Spring Branch High School. He has been with the Houston Police Department for 11 years. Sgt. Vollert and his wife, Terry, have three sons.

Sgt. Vollert will rely on us to help identify problems in the community that need police attention. He informs us that he has been given the latitude to assign resources to help solve area problems. Along with the help of the Museum District Business Alliance (formerly Neartown Business Alliance), Sgt. Vollert is working to revitalize the FAX program that disseminates crime information to neighborhood businesses. He has also indicated that if we would like an HPD officer to attend our APA meetings on our regular meeting schedule, that all we need to do is make a request.

Welcome and good luck to Sgt. Vollert.

STOREFRONT SERVICES OFFERED

* The Community Services team offers home security checks (for insurance premium reduction) and personal safety education.

* The Neighborhood Protection Team inspects standard buildings and enforces the C.U.R.B. ordinance.

* Two members of the Bike Patrol work out of the storefront and patrol the Montrose area.

* The 802 Crisis Team now has its main office at the storefront. Volunteer counselors are on duty every Friday and Saturday evening, responding to calls from police officers for assistance to victims of violence. A trauma resolution therapy group meets each Wednesday at 7:00 p.m. Counseling is free to victims of crime, family violence, or child abuse and to family members of chemically dependent persons. For these and other services, call the storefront at 529-3100 (Please remember, a storefront such as 802 Westheimer does not dispatch officers. Only official city stations dispatch officers.

ALLIANCE SECURITY PATROL

Alliance Security Patrol wishes to thank and at the same time apologize to the owners of Grif's, Robert and Floyd. Due to some mis-communication, we were not able to arrange volunteers to run the booth that was offered at your festivities during St. Patrick's day. The money raised was to benefit our patrol.

DID YOU KNOW?

* Charles Goodyear discovered how to vulcanize rubber in 1819.

* The funny bone is not a bone, but a sensitive place at the bend of the elbow.

* Concrete was invented by the ancient Romans, who found it made a strong building material for walls and vaults,

* Before settling in Washington, D.C., the U.S. Congress met in ten different places in Pennsylvania, Maryland, New York, and New Jersey.

MEETING AGENDA APRIL 6, 1995

Deed Restrictions
Trees
Security Update
Committee Reports
Street Light Project
Historic Classification

APA BANK ACCOUNTS

APA has recently removed its checking and savings accounts from First Interstate Bank (formerly South Main Bank) because of a decline in customer service and the imposition of excessive service charges following the change of ownership. APA has maintained its accounts at the bank since our inception. The President and Treasurer of APA found the charges excessive and the customer relations unsatisfactory. After being forced to spend an excessive amount of time verifying transfers and signatures and being assessed excessive service charges without proper notification, a decision was made to move the accounts. The officers would appreciate it if those who have contact with this bank would please express our dissatisfaction with the service. Anyone with questions should contact Tracy Klein.

SEE YOU AT THE NEXT MEETING,
THURSDAY, APRIL 6, 1995
THE RIVER CAFE, 3615 MONTROSE
7:30 P.M.

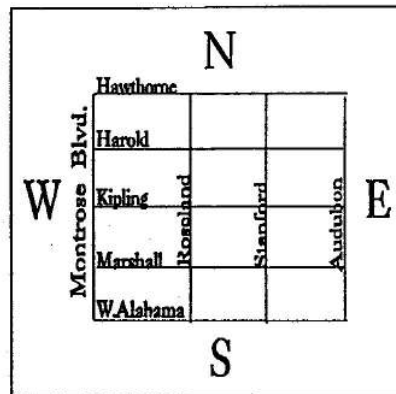
Neighborhood
816 Kipling
Houston, TX 77006

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

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

1995 Officers & Committee Chairpersons

President	Clay Sterling	526-7986
Vice President	Laura Devinney	529-9926
2nd Vice President	John T. Unger	524-8725
Secretary	Robert Martinez	528-9912
Treasury	Tracy Klein	523-5219
Historian	Ed Kopinitz	522-0035
By-Laws	Ed Muraski	522-0035
Membership	Micka Van Bommel	521-1091
Newsletter	John T. Unger	524-8725
Neighborhood Quality	Sam Bernstein	526-4967
Recycling	Karen Bernstein	526-4967
Beautification		



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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

May 1995

Meeting Notice:

7:30 p.m., Thursday, May 4, 1995
The River Cafe,
3615 Montrose Boulevard

TIPS FOR TREE CARE IN OUR NEIGHBORHOOD

John Foster of Foster's Tree Service has graciously allowed us to publish a summary of the information he gave us at our April 6th meeting when he spoke about tree care in our neighborhood and answered numerous questions. He told us a number of things we can do as individuals and as a group to care for our trees and we hope to get a group of neighbors together to address our tree care needs.

The phone number for Foster's Tree Service is 458-5992 if you have specific questions or tree care needs. Mr. Foster was very helpful and informative and can assist you in your tree care needs. A summary of Mr. Foster's tips is as follows.

The number one problem for most of the Live Oaks in our neighborhood is that they do not have enough room in which to grow or in which to collect nutrients. Although Live Oaks are very hardy trees and can withstand long neglect for up to thirty years, many of our trees are in serious need of care.

The most important thing we can do is to water the trees in an effective way. Mr. Foster recommended digging postholes into the ground to a depth of 18 inches (but stop immediately if you encounter thick roots) and fill up the hole with gravel. Then place peat moss on top of the gravel to act as a plug and to allow grass to grow over the hole. These gravel-filled holes could be placed as little as three feet apart at a distance from the tree of from the trees' drip line

out to two or three times the drip line distance. The purpose of these holes is to allow for deep and effective watering of the trees which have probably never received effective watering. The more gravel filled holes in our yards and easements, the better and we should water these holes regularly.

It would be most efficient for a number of neighbors to band together to hire a contractor to dig these holes throughout the entire neighborhood - the alternative is to get a post-hole digger and dig the holes yourselves. If you are interested in joining together with other residents to hire a contractor to dig the holes, call Sam Bernstein at 526-4967.

Mr. Foster also said that it would be best to fertilize the trees once or twice a year, but NOT to use extremely high nitrogen fertilizers for any live oaks or other trees whose roots do not have lots of spreading room since the roots cannot support the extra leaf growth which a high nitrogen fertilizer would cause.

The most effective fertilizer care for your trees will result from having your yard specifically tested for its nutrient mix and nutrient needs. To fertilize yourself, and if you are fertilizing live oaks with plenty of room for their roots, use a 3-1-2 ratio fertilizer; when the weather gets hotter a lower nitrogen (the first number listed) fertilizer should be used and when it is colder, a higher nitrogen mixture should be used.

By regularly watering and fertilizing our trees, we make them stronger, and better enable their own defense systems for fighting pests and dis-

eases. Strengthening the trees' own defense systems will help them fight bores which are hard to kill and dangerous to humans when treated chemically. It will also help the trees against a fungus called Anthracnose which is the most common fungus in the Audubon Place Association.

As far as other insects are concerned besides bores, Mr. Foster said that most insects have no effect on tree health and that there are more beneficial insects than detrimental insects to tree health. The bugs which form thick white webs on the trunks of trees are normally beneficial insects in that they eat fungus on trees. Therefore, homeowners should not indiscriminately spray to kill these insects since they are usually neutral or beneficial to tree health and also since spraying, unless carefully done by an expert, is usually ineffective and does more damage to other plants than it helps the trees.

Regarding trimming and pruning your trees, Mr. Foster says that most everyone does it too much and that all that is needed is a thorough pruning once every 6-8 years which trims away every third branch/stem which is approximately the width of an adult index finger. Pruning is best done in the winter and since most pruning on adult trees needs to be done high up in the tree, it is best to hire a professional (particularly a company which pays its own workers' compensation and has an adequate liability policy for this often dangerous work).

To do your own pruning, Mr. Foster said that the Ortho pruning book at any local hardware store has excellent information on pruning specific trees - it is especially important to check a professional source when pruning fruit trees

which have totally different pruning needs than other trees.

Regarding the suckers on oak trees which come out on major limbs, it is best to prune off every third sucker. These suckers are a sign that the tree is, for some reason, under stress (like a clog in the tree's veins) and the water/energy/nutrients go out on a major tree limb as suckers.

Mr. Foster also said that it is best for neighbors to band together to hire a tree trimming company to come out and prune their trees since this is expensive work to hire and their charges are by the crew and by the day - you want to be sure that a crew comes out and spends an entire day pruning trees. If you are interested in joining together with other residents to hire a professional tree trimmer, call Sam Bernstein at 526-4967.

With the local palm trees, many of them are in relatively bad shape and since they are not broad leaf trees which are able to heal themselves to some extent, it will be harder to help the palms. The best thing to do if you have an ailing palm tree (i.e. - with lots of dead wood around the trunk) is to water and fertilize near the base of the palms which do not have wide root systems.

Oak Wilt has not yet reached the Houston area except for one small isolated section in Pasadena. However, Oak Wilt is in the Hill country and likely to eventually end up here and it is therefore more important that we take action now to make our trees healthier and improve their own defense systems. If you prune your oak tree, you should seal the wound with pruning sealer or some other sealer. Mr. Foster said that you can even use spray paint and that it only is necessary that the wound be sealed for a couple of days until the tree heals its wounds

itself - however, it is crucial to seal off a pruning wound.

Pecans need more feeding than other trees, but since they have deep tap roots down to the water table, they normally get enough water.

John Foster said that if anyone wants to ask specific questions, they can call him and he will answer them or come out to our neighborhood. He is in the neighborhood often and can visit your trees conveniently. Mr. Foster's phone number at Foster's Tree Service is 458-5992 and the fax number is 458-6138. The company performs complete tree care including High Pressure Spraying, Fertilizing & Deboring, Pruning, Removals, Root Pruning & Barri-cading, Foundation Watering, Preventative Maintenance, and more. If you have any questions, you can also call Sam Bernstein at 526-4967, especially if you are interested in joining together with others in our neighborhood to fertilize and/or prune your trees.

FIRST INTERSTATE BANK

The new Branch Manager for First Interstate, Linda Gilbert, contacted Tracy Klein in response to the letter that Tracy Klein and Clay Sterling sent to the Bank regarding their services. Ms. Gilbert apologized for the problems that APA encountered with the Bank since its takeover of South Main Bank. She graciously agreed to reimburse all charges that were debited to the APA account.

SAMUEL D. BERNSTEIN
ATTORNEY AT LAW

3503 AUDUBON PLACE
HOUSTON, TEXAS 77006

(713) 526-4968

MEETING AGENDA
MAY 4, 1995

Deed Restrictions
Trees
Security Update
Committee Reports
Street Light Project
Historic Classification

MONTHLY CRIME STATISTICS

The following statistics are summarized from the statistics compiled by the Alliance Security Patrol and reflect activity within or near the APA boundaries.

November 1994

Crime	Block Location	Premise Type	Date	Time
Burglary	500 Hawthorne	Res. Garage	8-Nov	2200
Burglary	600 Hawthorne	Apartment	19-Nov	0050
Burglary	700 Marshall	Residence	23-Nov	1900
Burglary	700 Kipling	Residence	23-Nov	1930
Narcotic	900 W. Alabama	Street	22-Nov	1925
Robbery	600 Kipling	Parking Lot Bus.	10-Nov	2245
Robbery	600 Harold	Street	12-Nov	0005

December 1994

Auto Theft	800 W. Ala.	Residence	19-Dec	1430
Burglary	3600 Audubon	Residence	6-Dec	0430
Burglary	600 W. Ala.	Res. Garage	19-Dec	1830
Robbery	3600 Stanford	Apartment	4-Dec	0246

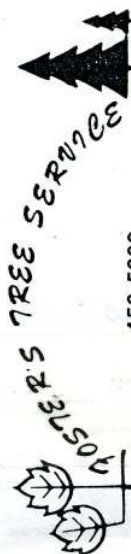
January 1995

Assault	3600 Stanford	Apartment	8-Jan	2242
Auto Theft	600 Marshall	Parking Lot	22-Jan	1500
Burglary	700 W. Ala	Business-Vacant	21-Jan	1635

February 1995

Auto Burglary	3400 Audubon	Parking Lot	5-Feb	0130
Auto Burglary	500 Hawthorne	Street	19-Feb	2100
Auto Burglary	900 Kipling	Res. Yard	26-Feb	1200
Auto Theft	3500 Audubon	Driveway	10-Feb	1930
Burglary	600 Marshall	Residence	16-Feb	0900
Burglary	500 W. Ala.	Apartment	20-Feb	2130

SEE YOU AT THE NEXT MEETING,
THURSDAY, MAY 4, 1995
THE RIVER CAFE, 3615 MONTROSE
7:30 P.M.



458-5992
FAX: 458-6138

JOHNATHAN FOSTER
Owner
SPCB #7788.&O

9618 WINFIELD
HOUSTON, TEXAS 77050

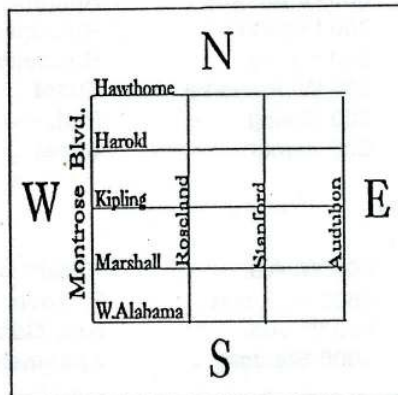
Neighbor
615 Marshall
Houston, TX 77006

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

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

1995 Officers & Committee Chairpersons

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Vice President	Laura Devinney	529-9926
2nd Vice President	John T. Unger	524-8725
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Name _____ Name _____

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

June 1995

Meeting Notice:

7:30 p.m., Thursday, June 1, 1995
The River Cafe,
3615 Montrose Boulevard

MINI NOTE FROM THE PRESIDENT

Let's thank Sam Bernstein for last month's newsletter recapping the information so generously given by Foster Tree Service. I hope everyone is watering their live oaks. My method is to leave my garden hose on a slight, slight drip overnight in one part of my yard and then in another part the next night. This way the live oak trees outreaching and shallow roots get some water and the yard doesn't get soggy.

For those that mentioned making donations to our street lighting fund. Don't let this daylight savings fool you. We still need to change out 14 street lights and it sure would be nice to finish that this year.

Lastly everybody get your bug spray ready. National Neighbors Night Out is close at hand. It is the first week of August. We will discuss this more at our June and July meetings. Neighbors Night Out also takes the place of the regular August meeting.

Clay Sterling

DID YOU KNOW?

Mozart learned to play the harpsichord at the age of four and composed his first music at age five.

Reptiles can alter the amount of heat their bodies absorb from the sun by changing their skin color.

The word "vigilante" comes from the Latin verb vigilare, which means to watch.

It takes 30 coconuts to produce a gallon of coconut oil.

The coffee plant was known in Ethiopia before 1000 A.D., where its fruit was used for food and wine.

The stirrup was invented in about 550 A.D.

NEARTOWN POLICE STOREFRONT

The following services are available to us all. Please make use of them. There is no cost. (1) Security surveys - An officer comes to your home or office and inspects for safety and security problems. They make written suggestions that balance common sense and cost. (2) Insurance reduction program - An officer inspects your home. If changes are needed you make the changes so that the officer can mail in the required form. This results in a cost reduction on your home insurance. (3) Personal safety speeches - An officer will come to civic association meetings and give informative talks on safety matters such as robbery prevention and the like.

To arrange for any of these services please call 529-3100.

SECOND ANNUAL APA GARAGE SALE

A reminder that the Second Annual APA Garage Sale will be held June 3 and 4 (If we have things left over from the 3rd). Pleads clean out every thing. You may deliver or we will pick up. Please call Valerie Peiser at 528-1143 or Terry Baird at 528-2849 too make arrangements.

"NO THROUGH TRUCKS"

The Westmoreland and Audubon Place Civic Associations have requested from T. Rebegay, Traffic Management Division, City of Houston, that certain streets have signs erected for "No Through Trucks." Businesses in the area have been reviewed and certain routes have been established for truck deliveries. A map of the locations was also given to them with a request for an on site meeting.

We will keep you posted on this and our request to be part of the City's pilot program for installation of speed bumps on some of our major streets.

The APA also wishes to thank the Westmoreland Environmental Concerns Committee for their continued efforts on our behalf.

ALLIANCE SECURITY PA- TROL

Well, our "Score Two for Security" fund-raiser had to be called off as many of you found out! The High School for the Performing and Visual Arts simply ran out of room. Too many things got booked for the same night. After reviewing our options, it was agreed to re-schedule the fund-raiser in December and make it a holiday event as well. Thanks to all that

helped plan our canceled event and don't worry you will be called on again for help.

BABA YEGA'S

A plug for an old neighborhood friendly restaurant. At last there looks like light at the end of the tunnel. Building has started again and Baba Yega's plans to re-open at the end of June or the beginning of July. For those of you that didn't know, Baba Yega's (on Grant north of Westheimer) burned to the ground several months ago. The owner had no insurance so that it has taken a little longer to get things going. They plan to rebuild the restaurant as close as they can to the original. If you drive by, you can see that they mean it. The lean-to roof on the south side is just as it once looked.

NEARTOWN ASSOCIA- TION

Except for special events, the Neartown Association meets on the fourth Tuesday of every month at Bering Memorial Methodist Church, Fellowship Hall (basement), 1440 Harold.

SOUTH MAIN CENTER ASSOCIATION - MUSEUM DISTRICT

On Friday, June 2, the Museum District is kicking off the summer with a clean up of the museum area. For those who would like to participate, call the South Main Center Association at 790-1-20.

REAL ESTATE CORNER

Laura Devinney

Interest rates are down and hence there is now more activity in the market. The lower rates combined with a touch of Spring Fever has house buyers cruising for homes! Rates are: 30 yr. fixed 7.68%; 15 yr. fixed 7.37%.

We have a bunch of homes for sale in Audubon Place. Here's the list:

- | | | |
|----|---------------|------------------------|
| 1. | 804 Kipling | \$244,000 |
| 2. | 3717 Stanford | 267,000 |
| 3. | 617 Harold | 319,000 |
| 4. | 3711 Audubon | 154,900 |
| 5. | 903 Kipling | 279,000 (sale pending) |

Townhouse:

- | | | |
|----|---------------|------------------------|
| 1. | 810 Marshall | \$134,000 |
| 2. | 3415 Roseland | 155,000 (sale pending) |

Condo:

- | | | |
|----|------------------|-------------|
| 1. | 606 Marshall #19 | \$27,900 |
| 2. | 606 Marshall #23 | 495 (lease) |

Multi-Family:

- | | | |
|----|---------------------------|-----------|
| 1. | 518 Hawthorne (Duplex) | \$149,000 |
| 2. | 3701 Hawthorne (Tri-plex) | 245,000 |

There are 11 units available for sale at 3614 & 3600 Montrose (The Park IV and V).

MEETING AGENDA JUNE, 1995

Garage Sale
Neighbors Night Out
Deed Restrictions
Security Update
Committee Reports
Street Light Project
Historic Classification

SECOND ANNUAL APA GARAGE SALE

June 3 & 4

**SEARCH YOUR ATTICS
AND YOUR CLOSETS!!**

**SEARCH YOUR GARAGES
AND UNDER YOUR
HOUSE!!**

WE NEED YOUR STUFF!!!!

Bring us your furniture, fixtures, remodeling leftovers, kitchen and household items, appliances (small and large), clothes (on hangers, please), linens, and decorative accessories.

Our goal is to sell everything that is donated and not have anything leftover. So, please keep that in mind when deciding what to contribute (in other words, please donate items that probably will sell and that we can make a little \$\$\$ on..)

**SEE YOU AT THE NEXT MEETING,
THURSDAY, JUNE 1, 1995
THE RIVER CAFE, 3615 MONTROSE
7:30 P.M.**

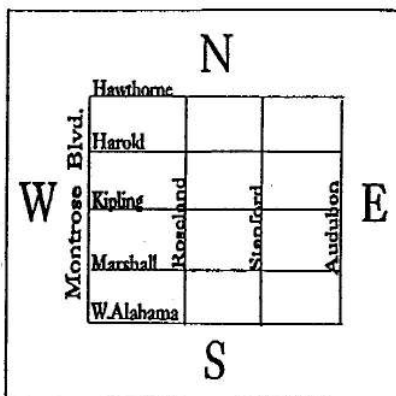
Neighborhood
816 Kipling
Houston, TX 77006

Audubon Place Association, Inc.
2615 Waugh Drive, Suite 108
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Address _____

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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

July 1995

Meeting Notice:

7:30 p.m., Thursday, July 6, 1995
The River Cafe,
3615 Montrose Boulevard

LETTER FROM THE PRESIDENT

All we can do is try. I have received several complaints about the constable patrol giving tickets to area residents and to a guest or someone doing work at their home. All that have complained have agreed that those that had received the tickets were in the wrong. For example, both the constable and HPD seem to be on a roll giving tickets out for the people parking facing the wrong way on the street. It is against current city laws to park this way so watch out if you are in a habit of doing so. I, myself, only have one speed and that is usually to the floor. I know that, and I know the constable is going to get me one day.

The question here is where do we draw the line. Since we live here and pay for the patrol, should we be exempt from being ticketed? The answer, of course, is NO! The patrol that we currently pay for costs about \$38,000.00 per year for a 40 hour week. This is a fraction of what it actually costs Harris County. They must have other revenue to help defray the cost of these programs. Therefore, just like HPD, just like speed traps in all little towns, they are using the laws to their advantage. Enough said

Clay Sterling

APA GARAGE SALE

Thanks to all that donated items. This year we again had a good event. Thanks to the volunteers that helped all day Saturday and especially to Terry Baird and to Valerie Peiser for chairing this event and for all their time and effort.

DID YOU KNOW?

Although Amsterdam is officially the capital of the Netherlands, the seat of the government is on the Hague 34 miles away.

A British driver, John Cobb, was the first driver to travel more than 400 miles per hour on land. He accomplished this feat in 1947 at the Bonneville Speedway in Utah.

DECORATIVE CENTER HOUSTON

Thirty of the showrooms at the Decorative Center Houston located at 5120 Woodway will be holding their annual Bottom Line Sale open to the public on Friday (after 1:00 p.m.), August 4th and Saturday and Sunday, August 5th and 6th. This year it will be a little different. The showrooms will actually be open instead of everything moved to one area for viewing. There is a \$5.00 cover charge at the door that is going to the Junior Forum for their different projects. To the designers in the neighborhood, it starts Wednesday, August 2nd, to the trade only.

3503 AUDUBON PLACE
HOUSTON, TEXAS 77006

SAMUEL D. BERNSTEIN
ATTORNEY AT LAW

(713) 526-4968

NEARTOWN PRESIDENTS' COUNCIL REPORT

At the June 12th meeting, the Museum District Business Alliance discussed a proposal (approved at the Neartown meeting at the end of May) concerning designing entrance "gateways" at several strategic locations throughout the Museum District. The first of those is to be at Westheimer and Bagby. We were presented with several drawings that had been done by architect Irving Philips.

Those that were at the last APA meeting know that we discussed this concept already. The ideas we had were given to the MDBA. Along with our ideas, Mr. Philips was able to get a better feel for what we would like to see. He will be doing some additional drawings for viewing in the near future.

Totem Poles

Last year, one of our neighboring civic clubs presented to Neartown the idea that they were going to put six art objects on the esplanade on Montrose around West Gray. They had already commissioned an artist that lives in their neighborhood to make them. Well, there were some objections here and there and to make a long story short, starting on July 23rd, for approximately two weeks, the art will be displayed at the Multi-Purpose Center on West Gray. Please go by and take a look. They are asking for all their neighbors' opinions!

HELENA'S RESTAURANT

We have a new eating establishment in the area. If you remember a few years ago the Missouri Street Station, well now it is Helena's. It is owned and operated by Sofia Rodriguez. She named it after her mother. The crowd is varied. The atmosphere is pleasant and the food is good. The menu is a mixture of cultures. They also have quiet entertainment on some evenings. The local civic association, TOHPCA, was very pleased with the way Helena's worked with them on leasing additional parking, no after hours, etc. So show some support and give them a try. They are located at the 1100 block of Missouri.

HISTORIC MONTROSE DEED RESTRICTIONS

Certified copies are being sent out. Those that have already signed will still get a certified copy. This is the way the Texas Property Code says that it has to be done. If you have already signed to include or exclude your property, you do not need to do anything else. If you have not signed, you need to make up your mind and take care of it with the County Clerk's office. If you want to verify how your property has been listed (those that signed), here again, you must do so with the County Clerk's office.

MEETING AGENDA JULY 6, 1995

Neighbors Night Out
Speed Humps
Street Lights
New Neighborhood Bar

SAME OL', SAME OL'

Again APA has received a number of complaints about residents and their dogs. Respect your neighbors, buy and use a "pooper scooper" and don't let your pets walk/run in your neighbor's flower bed! The second thing is the trash/garbage pickup. After the City picks it up, it is your duty to pick up what they have left behind. Some of our apartments seem to be major offenders. You live here, it is your trash, pick it up!

SEE YOU AT THE NEXT MEETING,
THURSDAY, JULY 6, 1995
THE RIVER CAFE, 3615 MONTROSE
7:30 P.M.

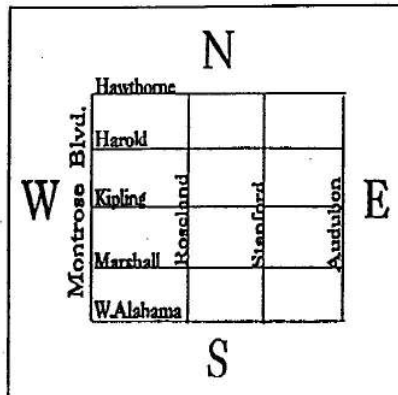
Neighborhood
816 Kipling
Houston, TX 77006

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

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

1995 Officers & Committee Chairpersons

President	Clay Sterling	526-7986
Vice President	Laura Devinney	529-9926
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Treasury	Tracy Klein	523-5219
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Beautification		



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Name _____ Name _____

Address _____

Home Phone _____ Business Phone _____

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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 1995

Meeting Notice:

7:30 p.m., Thursday, September 7, 1995
The River Cafe,
3615 Montrose Boulevard

PRESIDENT'S PLEA

September 7th Meeting

Part of our agenda for the September 7 meeting will be to appoint a nominations committee to present a slate of candidates for the APA Board of Directors and officer positions for the next year. This slate along with any nominations from the floor make up the candidates for office for 1996. The APA By-laws also prohibit anyone from holding the same office for more than two years in a row. All of our current officers (other than the Secretary) have held their current office for the past two years.

If you are a current member, a former member, or a possible new member and you are interested in or would like to be involved in the process of finding individuals to run your local volunteer civic association, then I urge you to attend the next APA meeting. The slate of candidates for office will be presented at the October meeting as will nominations from the floor. Elections will be held at the general meeting November 2, 1995.

Clay Sterling

NATIONAL NIGHT OUT A GREAT SUCCESS!

Local APA residents gathered on the 3600 block of Audubon Place again this year for the annual National Night Out. The atmosphere, conversation and food were enjoyed by all. Everyone got to meet at least one neighbor they had not known before. Thanks to Sam Bernstein and Laura Devinney for their help with making the event so enjoyable.

STREET LIGHT FUND

A very generous \$500.00 donation was made to the APA street lighting fund by the McGaha's. It was their way of saying thank you to Laura Devinney for her hard work on the Historic Montrose Deed Restrictions. Nice donations like this one might just enable us to complete the 14 bulb replacements that we wanted to do before the end of the year. Thanks!

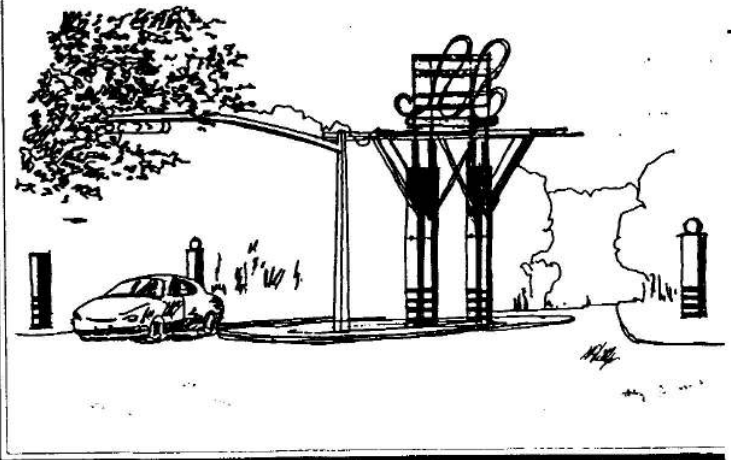
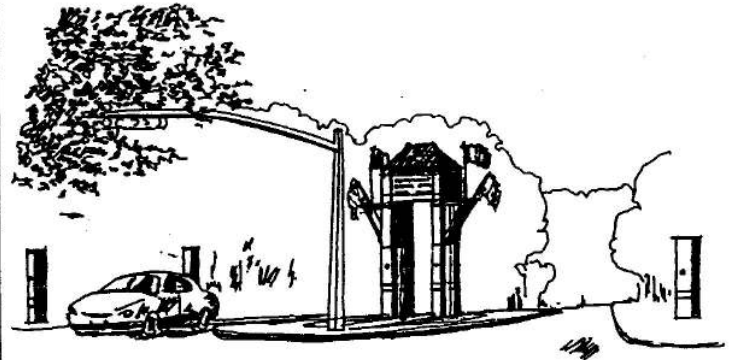
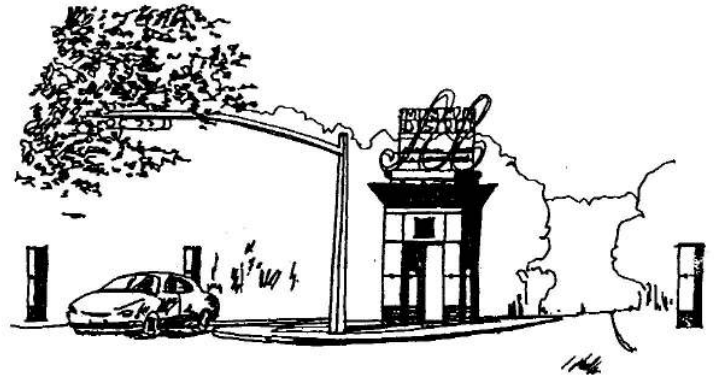
WESTHEIMER STREET FESTIVAL

The Westheimer Street Festival Corporation located at 419 Westheimer, Suite 4, is the private company that holds the permits for the upcoming October Festival. The Neartown umbrella, along with the Presidents' Council and Neartown President, Annise Parker, have worked together and compiled a letter that has been given to the Westheimer Street Festival group and to Mayor Lanier that states 15 demands regarding issues such as security, traffic control, clean-up, and the expense to taxpayers. It is also stated that the support from Neartown is for this October Festival only, and the outcome of this Festival will determine support for future events. The Westheimer Street Festival group has agreed to the demands even though they think they are a bit unreasonable for the time being but they do want the City to give them their beer permit!!

CHELSEA STREET MARKET

The Chelsea Street Market at Montrose and Highway 59 was recently purchased by developer David Gibbs who promises to increase occupancy to 90%. Unoccupied buildings are a definite detriment to our area, and hopefully, this will revitalize the area.

These are three proposals for the first "Montrose Gateway," Westheimer at Bagby. They were redrawn using suggestions from a recent Neartown meeting and from the Presidents Council. Give us your input at the next meeting.



REAL ESTATE CORNER

Laura Devinney

Certified Financial Planners often pan real estate as an investment opportunity. However, even though stocks have traditionally outperformed real estate, if one had \$10,000 to invest, one can only purchase \$10,000 worth of stocks. Yet with the same amount to invest (\$10,000), one can probably buy \$100,000 worth of real estate. One item in the list of pitfalls against real estate as an investment is its illiquidity. But, on the other hand, your tenants could be paying off the mortgage. Over the life of the investment, one could realize a decent monthly income after expenses, and if it was a sound investment, it will increase in value commensurate with the existing market.

NEW NEIGHBORS AT 617 HAROLD! WELCOME!

For Sale in the neighborhood:

3613 Audubon (duplex with apt.)	\$248,000
3711 Audubon	139,000
3407 Audubon	225,000
804 Kipling	244,000
819 Harold	299,500 or 1,850/mo.
3717 Stanford	267,000
3401 Stanford	239,000
3409 Stanford	174,500
518 Hawthorne (duplex)	149,000
810 Marshall	134,000

MEETING AGENDA SEPTEMBER 7, 1995

Nominations Committee
Street Lights
Westheimer Street Festival
Old Business
Committee Reports

REDWOOD GRILL

Speaking of Chelsea Street Market. One of the newest additions to our neighborhood is the Redwood Grill, which is owned by Manfred Jachmich and Ethel Fisher, owners of the Post Oak Grill. Many remember Manfred from the 60's and 70's as the owner of Ruggles. Welcome and Good Luck!

SEE YOU AT THE NEXT MEETING,
THURSDAY, SEPTEMBER 7, 1995
THE RIVER CAFE, 3615 MONTROSE
7:30 P.M.

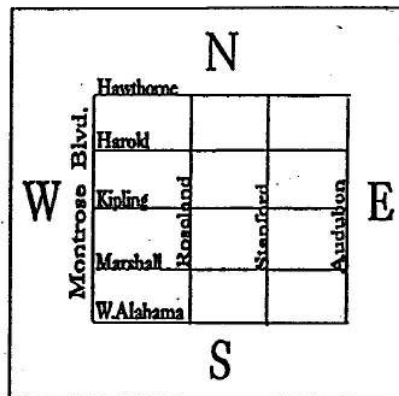
Neighbor
816 Kipling
Houston, TX 77006

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Signed: _____ Date: _____

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



AUDUBON PLACE ASSOCIATION NEWSLETTER

October 1995

Meeting Notice:

7:30 p.m., Thursday, October 5, 1995
The River Cafe,
3615 Montrose Boulevard

PRESIDENT'S LETTER

Audubon Place Association is devoted to promoting the safety, integrity and beauty of this neighborhood in which we all live. It is the only organization which exists that gives its undivided attention to the welfare of our neighborhood. We can rely on no other group to consistently make an effort to look after the best interests of all of us living so near each other within our boundaries. Of course, this is a task which is both challenging and rewarding.

The challenging aspect is to find individuals who are willing to nourish our organization with their time, talents, energy, ideas and financial support. It isn't necessary for any one person to give an enormous amount of any of these essentials, but it is important that everyone contribute something. Maybe you can give the time to attend our monthly meetings on a regular basis and share security patrol or contribute items to our next yard sale. Maybe you can think of a unique way to enhance the beauty of our whole neighborhood. Maybe you can plant some flowers in your yard. Maybe you can see a problem to report. Maybe you can provide a special kindness to one of our elder residents. The point is, that everyone who lives within our boundaries, whether they rent or own their dwelling, benefits or suffers from what happens around them. We all need to volunteer something to nourish our organization and the area it serves.

The rewarding aspect is simply the enhancement of our lives and the lives of our neighbors.

There are several civic associations around us that are floundering due to lack of participation by residents. In other words, the same people have done all the work for too long and they either have other commitments or they are simply burned out. It is a shame for this to happen when so many positive things have been accomplished through the associations. Some feel that they only need to get involved when there is a "crisis" at hand. Indeed, everyone needs to be involved in some little way so that crises don't take place.

To those of our neighbors that are new to Audubon Place and to those that have been here for years, let me re-cap some of the things that APA has accomplished and/or overseen over the years: street lights on Audubon Esplanade costing over \$6,000.00, street light bulb upgrades on many streets and now we are upgrading the rest, tree trimming back before Hurricane Alicia that saved many of our old, large trees, cleaned out many unlicensed halfway

(Continued on Page 3)

RESPECT

To show consideration; avoid intruding upon or interfering with

Some of our good neighbors don't seem to think that their fellow neighbors are entitled to any respect when it comes to the rights of their property. I have received numerous complaints over the last two years about "man's best friend" and the owners that walk them. One recent complaint was quite upsetting. It was from an elderly resident that has been in the neighborhood almost from its creation. They have even asked certain people to please not let their dogs use their yard. One even responded that, "when you got to go, you got to go." Our elderly neighbor uses a walker to get around so it is not an easy task to clean up after such disrespectful people.

My question to all dog owners (and that doesn't mean all are guilty) is what gives you more rights than the person that owns, maintains, pays taxes and then has to clean up after your pet? It is no different than littering with paper or cans or bottles in someone's yard. It just isn't acceptable, period!

Nominating Committee Appointed

The nominating committee was appointed at the September meeting. If you have someone you would like to rec-

ommend as candidates for the open positions of president, 1st or 2nd vice president, secretary or treasurer, please call Sam Bernstein 526-4967. A slate of candidates and nominations from the floor will take place at the October 5 meeting.

Elections will be held at the November meeting, Remember only members are eligible to vote.

SECURITY UPDATE

The security report for the Alliance Security Patrol area is out for the months of March through July 1995. While overall numbers were down in June and July from March, April, and May there were a significant number of auto burglaries (11 in June and 13 in July) reported in the overall statistical area.

The APA reporting area shows: two robberies, two auto burglaries, and one auto theft in March; one robbery, one assault, one auto burglary, and one auto theft in April; two burglaries, one auto burglary, and one auto theft in May; one burglary, two auto burglaries, and one auto theft in June; and two auto burglaries and one auto theft in July. These numbers are not particularly encouraging.

If you value your car and its contents, GET IT OUT OF THE STREET and in your driveway next to your house, in a garage, or behind a fence. Turn on those porch lights. Report all crimes and suspicious persons and vehicles to HPD or the Constable.

ALLIANCE SECURITY PATROL

All subscribers should have received a current statement and security update several weeks ago. Things were running a bit behind due to lack of volunteer people power.

Also keep a lookout for a flyer on your door announcing the upcoming security fund raiser at HSPVA.

If you have not joined ASP, please consider becoming a member. Contact Clay Sterling for information. ASP needs your support.

LET'S TALK TRASH

For those who do not know or have forgotten, pickup of recycled materials is every two weeks. That is, the next pickup will be Tuesday, October 10. Then it is every other week. Let's keep those green bins off the curb except when there is a scheduled pick-up.

Speaking of pick-up. Why is it necessary for people to put there trash bags out before the morning of a pickup? If you cannot get up before 7:00 a.m. on Tuesday and Friday, why not wait until you go to bed the night before to put the trash out. Trash bags on the curb are clearly an eyesore, and bags that have been explored by the nextdoor neighbor's cat or dog or the nextdoor neighbor are difficult to pick up. Let's try to keep the neighborhood a somewhat more presentable area when it comes to our trash.

DID YOU KNOW

- The word "Paradise" comes from the Persian word used for the amusement parks of kings.

- The words to the national hymn, America, were written by the Reverend Samuel Francis Smith in 1831 for a children's Fourth of July picnic in Boston.

- The Washington Monument has a stairway of 898 steps.

- The first windmills were built, not in Holland, but in Iran around 600 A.D.

- The world's highest waterfall is Angel Falls in Venezuela with a total height of 3,212 feet.

MORE ABOUT TREE CARE

Autumn is approaching and our trees will soon be going into their seasonal dormancy. A number of neighbors are planning to join together and receive discounted rates for pruning our trees and for digging small watering holes for effective watering. If you would like to join us in getting these discounts for your tree also, please call Sam Bernstein at 526-4967.

(President's Letter - continued from page 1)

houses within our boundaries (we currently have 6+ halfway/residential living, etc. houses within our small boundaries which is less than 1/2 of what we had 5 or 6 years ago), current Constable security patrol 40 hours a week with 3 other neighborhoods, assisted the Historic Montrose Deed Restriction Committee to establish broad restrictions for a diverse area such as ours, worked this year with Westmoreland to remove a Metro bus line from Hawthorne that had 178 buses per day in our neighborhood, accomplished putting in speed bumps on Hawthorne as part of the city's test area for slowing down cut-through inner city traffic, also worked this year with our neartown umbrella on the upcoming Westheimer Street Fest in hopes to make it a safer and better event while in our neighborhood, and much more. I hope it is obvious that there are benefits from having a civic association and sure there are some disagreements sometimes on what should or shouldn't be done. The question is are there benefits from not having a civic association, as I have already said, no one

MEETING AGENDA OCTOBER 5, 1995

Nominating Committee
Elections
Street Lights
Trees
Security Patrol

to watch over us but us. The City helps those that help themselves, unfortunately they don't have to resources to do much else.

To most, their "living space" of whatever size or kind is a major investment. So it is only logical that to keep their investment sound, you need to take part in what goes on around you.

Clay Sterling

STREET LIGHTING FUND

Funds to supplement the gift of \$500 for the street lighting project that was proposed early this year were approved by the general membership at the September meeting. We will be having HL&P upgrading 14 lights, hopefully before the end of the year.

SEE YOU AT THE NEXT MEETING,
THURSDAY, OCTOBER 5 1995
THE RIVER CAFE, 3615 MONTROSE
7:30 P.M.

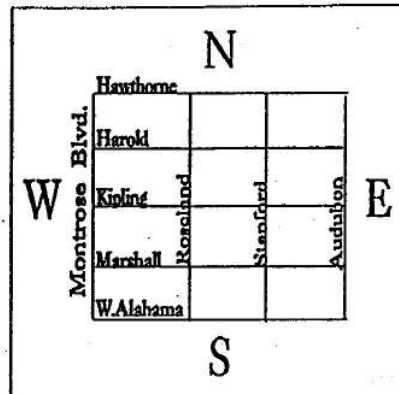
Don & Lou Fly
P.O. Box 691
Goliad, TX 77963

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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

November 1995

Meeting Notice:

7:30 p.m., Thursday, November 2, 1995
The River Cafe,
3615 Montrose Boulevard

President's Message

Well, this is the last month and the last Newsletter of my two years as APA President. All I wish to say at this time is thanks to everyone that donated their time and energy to the Association. A special thanks to our First V.P., to John our Second V.P. and the one that gets this Newsletter published and mailed, to Tracy our Treasurer and to Valerie for filling in as Secretary these last few months.

To the new APA officers, best of luck and have some fun!

Clay Sterling

ELECTIONS * ELECTIONS * ELECTIONS * ELECTIONS * ELECTIONS

At the November 2nd APA meeting we will hold the 1996 officer elections. We must have a full house to vote. So please members, if you only come to one meeting, make it this one.

APA Slate:

President
1st Vice President
2nd Vice President
Secretary
Treasurer

Laura Devinney
Sam Berstein
Valerie Peiser
Suzanne O'Meara
Maaila Vn Bommel

See campaign literature on page 3.

DID YOU KNOW??

Pumice is a rock so light it can float. It was once volcanic lava filled with gasses, when the gasses escaped, they left millions of tiny holes filled with air.

The first model of the cash register resembled a clock. One hand indicated dollars and the other indicated cents.

Dear Neighbors!

What can I say? It's **your loss** - and in more ways than one:

You lost a darn good show
You lost on some delectable food
You lost by not helping your neighborhood.

As I walked through our darkened streets on my way to the HSPVA Security Concert, I saw our patrol car twice along my way. I felt secure! Now I wonder how long this feeling will last. How long can the few, or shall I say will the few, put up their dollars for a service that helps them but **you** too? I know, myself, that when I looked at who on my street had helped to pay for our security patrol I felt cheated - why should we be so few? Granted, it's not the most glamorous check you can write, but don't you like to know your neighborhood will be just that much safer? Yes, it looks like just another bill, another expense, money out for a service you feel you already paid for through your tax dollars, but you and I both know it doesn't work that way.

Yet again, On October 16, you had a chance to support this service with your dollars and get the added bonus of a great dinner (my favorite Black Labrador dish, that yummy shepherds pie was my choice,

but there were many others to chose from) and a great show. You would have been entertained by a very talented group of young people who gave it their all notwithstanding the miserable turnout. They sang, they danced, they acted, they performed with unfailing good humor and their enthusiasm was contagious. As I watched these dynamic and talented performers I couldn't help feeling embarrassed - there were more performers than public! We, **You** and I, the beneficiaries of their goodwill, had definitely not given it our all. Let's make certain to get a group together next time! Let's not punish generous people!

As I walked home, after this thoroughly enjoyable evening, I could see that bluish flickering light in your windows telling me you were, yet again, sitting passively in front of your televisions, and that made me angry....

...but then I smiled, in a nasty sort of way, a vengeful way, a righteous way probably but very satisfying all the same - **you lost out.**

Do we want to be shut-ins or neighbors? Apathy gets us nowhere. We have the opportunity to create a community - a neighborhood. Let's not lose it.

A GOOD NEIGHBOR -

Reminder time again. It is against the law to blow grass clippings, leaves and other material into a public street, right-of-way abutting property or into a storm drain. Please, if you have a yard service, remind them you are paying them to pick the above up, not just blow it around.

The untimely death of someone we all depended on -

We were all saddened to hear this week of the death of one of our most hard working neighbors - someone else.

Whenever there was a job to do or a meeting to attend, one name was on everybody's lips: "Let someone else do it." It was a common knowledge that someone else was the hardest worker in our neighborhood. Whenever there was a need, everyone just assumed someone else would volunteer. Someone else was a wonderful person who appeared superhuman. In all honesty, everyone expected too much of someone else.

Now someone else is gone. What will happen to our neighborhood ... remember it is up to each of us to take someone else's place.

ELECTION INFORMATION

My name is *Laura Devinney*. I have lived with my family at 605 Harold since 1983. I have three sons and one cat who have a lot of friends. I was Vice President to Audubon Civic for the past two years. During that time, I was successful in achieving the goal of drafting and enacting deed restrictions (with much aid of my neighbors) and beginning the process of seeking an historic designation for Audubon Place. I am standing for election as President of Audubon Civic for the coming year, 1996. My goals for this year are an aggressive drive for membership and to continue the Historic process.

My name is *Sam Bernstein* and I would like your vote for the position of Audubon Place Association's First Vice President. My wife Karen and I have lived in the neighborhood since Septemebr 1992 and have been active in the APA since then. I think that it is important to be involved and I am glad to have met many of my neighbors in APA. I am running for this position in order to continue contributing to our neighborhood's well-
(Continued in next column)

AUDUBON NEWSLETTER REAL ESTATE CORNER By Laura Devinney

The average price of new and used houses started to climb again. But it's still cheaper to own than rent in more than half the nation's largest markets. Popular wisdom has it that it's usually less costly to rent than buy - even after accounting for the tax deduction for interest on mortgages. But apartment rents rose about 5% nationally last year - and as much as 12% in some places - while slightly higher selling prices were more than offset by the steep slide in mortgage rates. These benefits to home ownership apply to an average, amenitized, mid-level home in a good neighborhood. The percentage of necessary median household income is lower to own such a home than to rent one.

being and I hope that I can help to get others more involved in APA. Thank you.

MEETING AGENDA NOVEMBER 2, 1995

Elections
Street Lights
Trees
Security Patrol

Here and there

Ms. Baird's Bakery site is in limbo again. At this point there is no imminent proposal for development as the original developers have backed out of purchasing the site.

There is presently a new plan to develop a retail shopping center within the closed Oak Farms Dairy on Westheimer.

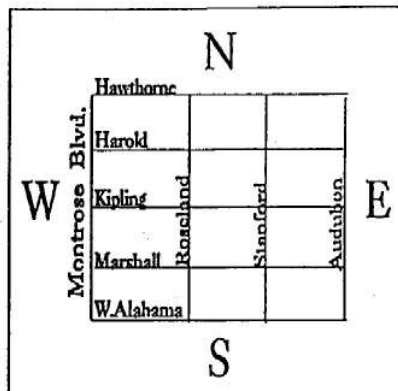
At this time it appears that the city is very serious about widening Dunlavy south of West Gray to Westheimer ... but we don't know.

There has been a second S.O.B. (sexually oriented business) open in the near-town area ... and the fight continues.

SEE YOU AT THE NEXT MEETING,
THURSDAY, NOVEMBER 2, 1995
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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

December 1995

Meeting Notice:

7:30 p.m., Thursday, January 4, 1996
The River Cafe,
3615 Montrose Boulevard

PRESIDENT'S MESSAGE:

Well, last month I bid APA farewell and said I had done the last newsletter for the year. I set out to sea on a nice cruise to Jamaica and other points of interest leaving behind painters and construction workers in my home. Reality was quick to slap me in the face when I returned as I was also reminded that I needed to do one more newsletter for the year.

Lets start with offering congratulations to the new APA board members elected at the November 2nd meeting. They are President - Laura Devinney, 1st Vice President - Sam Bernstein, 2nd Vice President - Valerie Pieser, Secretary - Suzanne O'Meara, and Treasurer - Miakka Van Bommel. They have their work cut out for them because Laura has a few projects left from this year and many ideas for new ones next year.

Once again I would like to talk about our 802 HPD Storefront. It has been a while since we have talked about it but now, the tenth anniversary of the Storefront is a good time. I have heard many things over the years about the Storefront. Each of you probably have some ideas of your own regarding its purpose in our neighborhood. This was the first 24-hour operating Storefront in Houston. The presence made an immediate difference in the area. Westheimer and the surrounding streets were plagued with bumper to bumper cruising until the wee hours in the morning, arson increasing at an alarming rate, street prostitution, and drug dealing were common occurrences. The simple "presence" of the Storefront helped to change it all. There are still problems that have to be concentrated on daily.

Our Storefront was first sponsored by Liberty Bank. They owned the building at 802 Westheimer. When the bank failed, the FDIC placed the 802 Building on the market. This was in 1988 and with the help of council member George Greanias arranging some community funding, the Neartown Business Alliance purchased the building and agreed to administer the upkeep and funding for "The Community". The community is all of us in Audubon and the other 25,000 residents under the Neartown umbrella. The general monthly maintenance (utilities, cleaning, etc.) currently run around \$450.00 per month with a jump next year to about \$600.00 per month. High utilization of the facility creates ongoing repairs and replacement expenses.

This year the Neartown Business Alliance changed its name to the Museum District Business Alliance. Along with their name change they started a long list of objectives and challenges for the year. Guess what, everyone was too busy to notice that the funds were running low for the Storefront and that repairs were stacking higher. So, Neartown was not

made aware that there was any possible problem at hand ... everyone thought all was fine. Some of the repairs that need to be done include the major re-do of the roof at an estimated \$13,000.00 and a slab/plumbing repair at several thousand dollars. An important thing to remember is that if we take care of the basic things, floor, roof, the City will spend the dollars to do the needed remodeling on the inside which includes moving the walls around for better space usage. The City can do this since the contract with the Museum District allows the City to take the building and those housekeeping duties over in 1998.

Surely you now have a clear picture. The Storefront needs money. The last major fundraiserAPA Newsletter was in 1992 and it was very successful. The tenth anniversary celebration and fundraiser for the Storefront will be held at the Storefront on December 14 starting at 6:00 p.m.

Everything is still in the planning stage and more details can be obtained from the Business Alliance at 529-9802. There is also a Civic Association challenge to see which group can raise the most money. The one that raises the most money will be given a pair of plane tickets for anywhere in the continental U.S. The winning civic association will then have a drawing for all those who donated money to determine who will receive the plane tickets.

There are at least 25 Storefronts in Houston. They do not dispatch from the Storefronts and even if the option were made available it would cost \$30,000 to \$40,000 for the needed phone

system to do so. Our Storefront is also the current home of Houston's only domestic crisis team, manned by one paid specialist and many volunteers from all over the city. Its "presence" in our area is important. The storefronts are not the entire solution but they are a part of the solution.

Now you have your options: You can do nothing, you can get involved with the fundraiser, or you can donate to your civic association (you don't need to be a member, just send you check to the address on this newsletter and put 802 in the memo space on your check), or you can just send a check to the Museum District Business Alliance, 2615 Waugh Drive, #511, Houston, Texas 77006. Please make those checks out to "MDBA Storefront" or "C.O.P.S."

The fundraiser hopes to raise enough for the repairs and for the basic monthly expenses for 1996.

Clay Sterling

Did You Know

The word filibuster comes from a word which originally meant pirate. It comes from the Dutch word *Vrijbuitter*, which means freebooter.

Basenji is a breed of dogs first found in Central Africa. Basenjis cannot bark but they can make a whining sound.

The first rickshaw was invented in 1869 by an American Baptist minister, the Rev. Jonathan Scobie, to transport his invalid wife about the streets of Yokohama, Japan.

Tower Theater Center

Beeson Properties, the owner/developer of the Tower Theater Center, agreed to let Hollywood Video remove the Tower letters from the marquee in order to more visibly promote their own name (as if you could miss it). It had originally been stated that the Tower letters would remain to further establish its status as one of our landmarks. If you wish to protest the removal of the Tower letters or just voice your disappointment, you can write or fax to:

Mark Wattles, President
Hollywood Video
10300 S.W. Allen Boulevard
Beaverton, Oregon 97005
Fax (503) 677-1600

John Beeson, President
Beeson Properties
5925 Kirby, Suite 206
Houston, Texas 77005
Fax 942-9069

Please remember that this is a neighborhood newsletter. Members of APA and nonmembers may ask that articles or opinions be placed in an issue. The deadline is the 20th of the month. Last month we had one neighbor that sounded off about the HSPVA security fundraiser. Let me add that we were given little notice about this fundraiser. When we did find out we tried to move the date be-

cause it was too soon and there were too many conflicting events already going on. Originally the HSPVA fundraiser was scheduled for December so the October date was a surprise and a disappointment. The students are so talented and the shows are always wonderful.

Neighborhoods to Standard

Both Audubon Place Association and Westmoreland Civic Association have been notified that they are included in the current group of Neighborhoods to Standard Communities. Representatives from both neighborhoods will meet with city representatives for orientation regarding this program. If you have seen the activity in the Cherryhurst area over the last year or two (street paving, more street lights, etc.) then you have seen parts of this program in the works. Our association representatives will inform us after their orientation about what this program involves and what it will mean to APA in the future.

In Memory

Our former neighbor, Linda Hine, passed away November 12 in Colorado Springs, Colorado, as a result of an automobile accident. Services were held for her in Santa Fe, New Mexico, where her family and many, many friends celebrated her life and the joy with which she lived it.

Linda and her husband, Jim, lived for many years on Marshall, and there they renovated and lovingly restored two homes. Linda's passion for her neighborhood and community led to her involvement in APA's deed restriction drive as well as many other projects and programs that benefitted our neighborhood. There was never a time that I can remember that Linda turned down a request to help and probably she did much more than she was asked. And she did it with a smile and love in her heart. This was Linda, the volunteer. This may be how you remember her, or you may remember her walking her beloved dogs, Chester and Schnozzie, and later Marco, sometimes followed

by Fat Cat, around the "hood," never failing to speak to a friend or stranger, never without that lovely smile on her face, and never without her eternal optimism in evidence. Or you may remember her as I do -- as a friend -- and remember that her arms and her heart were always open to you. That she would never judge, condemn, or criticize. That her faith in the human spirit was intractable and that her spirit was one of peace and joy and love. Her capacity for love, and to be loved, was immeasurable. The love she had for her family and they for her was inspiring and the love she and Jim shared was rare, indeed.

And so, to my friend, our friend, we must say good-bye. Although gone from this earth, she will be eternal in the hearts of those lucky enough to have known her and experienced the warmth of her love, the peace of her smile, and the calmness of her spirit. Good-bye, Linda. You are forever loved.

Your friend, Valerie

PROPERTY HISTORIES

Welcome to the first installment of what will be a continuing column regarding the histories of various properties in our neighborhood. As one of Houston's oldest neighborhood's, there is plenty of history here in Audubon Place, and our neighborhood association wants to make sure that as much history as

possible is not forgotten.

There are many examples of unique historical architecture here, and many of our homes were the birthplaces of noted Houstonians. Each month in this column, we would like to focus on the history of one home or building in our neighborhood. If you know the history of your home and/or the history of the early residents of your home or building, please write it up for

our newsletter, or let us know. Sam Bernstein will receive your information about your home's or business' history for publication here. If you have any questions or submissions, please call Sam Bernstein at 526-4967. Also, we have the goal of sending a historical questionnaire to each of our neighbors, so stay tuned.

SEE YOU AT THE NEXT MEETING,
THURSDAY, JANUARY 4, 1996
THE RIVER CAFE, 3615 MONTROSE
7:30 P.M.

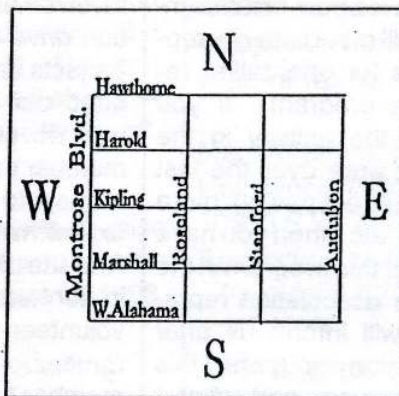
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Audubon Place Association, Inc.
2615 Waugh Drive, Suite 108
Houston TX 77006

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Vice President	Laura Devinney	529-9926
2nd Vice President	John T. Unger	524-8725
Secretary	Robert Martinez	528-9912
Treasury	Tracy Klein	523-5219
Historian	Ed Kopinitz	522-0035
By-Laws	Ed Muraski	522-0035
Membership	Micka Van Bommel	521-1091
Newsletter	John T. Unger	524-8725
Neighborhood Quality	Sam Bernstein	526-4967
Recycling	Karen Bernstein	526-4967
Beautification		



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 \$ _____

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