

# GARDEN OAKS GAZETTE

August 2001

Volume 24, Number 8

## Have You Filled Out Your GOMO Ballot Yet?

*Sam Stengler, Deed Restrictions Committee Chair*

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By now, most, if not all of you should have received your GOMO ballot packet in the mail. And, hopefully, most, if not all of you have returned your completed and signed ballot in the self-addressed, stamped envelope (SASE) that was included. For any of you that did *not* receive a ballot pack, or if you have any questions about GOMO or the voting process, please contact your section Captain (listed below) or myself.

We've had to change the date of the first contest deadline from July 16<sup>th</sup> to July 24<sup>th</sup> in order to give you enough time to get your ballots in to qualify for the first round of cash prizes. That deadline has passed, and we are now working on the next deadline of August 7<sup>th</sup>, 2001. Make sure you get your ballot completed, signed, and returned via the SASE to be eligible for the second round of cash prizes, as well as the third, grand prize! All prizes will be drawn and awarded at the September 4<sup>th</sup> GO Civic Club meeting. (See *July Gazette* for the contest rules, noting the above mentioned dates..)

Also, look elsewhere in this issue for an article from one of our long-time residents summarizing many of the more common deed restrictions found throughout the five sections of Garden Oaks.

For those of you who would like a copy of the deed restrictions for your section, we have placed electronic versions (MS Word and Adobe Acrobat) in the 'Files' section of the Garden Oaks list server (<http://groups.yahoo.com/>). In addition, you can email me at <[sstengler@pdq.net](mailto:ssstengler@pdq.net)>, with your name, address and section number, and I can email a copy to you directly. And, lastly, in the very near future we will have a page on the Garden Oaks Web site (temporarily hosted at <http://www.insectengine.com/gardenoaks/>; the permanent location will be <http://www.gardenoaks.org/>) that will link to downloadable deed restriction files.

So, let's get those ballots in and get GOMO started!

## GOMO Section Captains

*Sam Stengler*

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Section 1 - Mary Tyler Martinez	713 681 3913
Section 1A - James King	713 426 1607
Section 2 - Warren Carlson	713 697 8690
Section 3 - David Bell	713 694 5016
Section 4 - Steve Powell	713 686 6503
Section 5 - Shelly Immel	713 688 4681
John Evans	713 688 1528
All Sections - Sam Stengler	281 773 3478

## National Night Out

*Tuesday, August 7<sup>th</sup>*

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In August, instead of a Civic Club meeting, the neighborhood participates in National Night Out. Host a party for your block, or go for a walk and see if your neighbors are having one. It doesn't have to be a planned extravaganza; an impromptu gathering is just as good of a way to get to know your neighbors!

(The next Civic Club Meeting will be held on Tuesday, September 4<sup>th</sup> at 7:00 P.M. in the Garden Oaks Elementary School Cafeteria.)

## It Ain't Heavy, It's My Gazette

*Joe Muscara*

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I'm really in the mood to write one of my off-the-cuff, something about me editorials, but I have business to do this month. Oh well.

You probably noticed that I took the heavy trash and recycling schedules off the back of the *Gazette* last month. I've received several comments from residents who were referencing them and so they missed the information. To be honest, doing that every month was a pain, and I felt it was more trouble than it was worth. Not only did I have to figure out the dates each month for every part of Garden Oaks, but I had to deal with the complaints and questions if the information was wrong, for whatever reason.

See, I was basing my information from schedules that I received as a resident from the city. Everyone should have their own copy, but I understand they get lost or if you are a new resident and the previous resident didn't leave a copy for you. But what was being printed on the back of the *Gazette* was second-hand information, and frankly, I don't want the responsibility. Some people didn't understand that the place they should have directed most of their questions is the city, not the editor.

I admit that last month's list was a little unclear; it appeared that there was no heavy trash information at all. I've tried to clear it up this month. Let me know how I did, and feel free to make any suggestions you think would be useful. Just don't leave your heavy trash in my yard. Lori hates it when I make her clean it up.

I put a bit of effort in getting each month's *Gazette* to the printer in time for it to be printed, delivered to the delivery coordinator (Willie Stollenwerck), and distributed to the delivery volunteers throughout the neighborhood. You should receive your copy in time to be reminded of the monthly Civic Club meeting that occurs on the first Tuesday of each month (except August for National Night Out). If you are consistently having a problem of when your *Gazette* gets delivered, you should call Willie. Just remember that everyone who is doing this is a volunteer; occasional late deliveries can happen because the person who delivers to you had something come up. Your volunteer may just not realize that they are delivering later than they should. Sometimes, all it takes to fix a problem is a little communication.

See you at National Night Out!

### Garden Club Officers

<i>President</i> Brenda deAlba	713 694 5934
<i>Vice President</i> Janet Cones	713 956 7340
<i>Secretary</i> Barbara Ballance	
<i>Treasurer</i> Tina Nieto	
<i>Yard of the Month</i> Holly Veech	
<i>Sunshine</i> Terry Jeanes	
<i>Phone Committee</i> Ann Hollis	

## President's Letter

*David Bell*

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July and August of every year is a time for many to take vacation, relax with your family, and escape the rigors of the everyday life. As for the civic club, life keeps moving on. The work of the civic club goes on all year and every month is as important as the last. This means that our volunteers continue to do their work and the bills continue to come in and need to be paid. That is why your continued support during these months is so important. Participation in the civic club and constable program supports the programs and improvements that our neighborhood has enjoyed and makes Garden Oaks such a desirable community in which to live. To maintain its status, we need much more participation, so if you are waiting for a good time to sign up, there is no time like the present.

Separately, many of you may have read or seen of the City's thoughts to lease the Compaq Center to the Lakewood Church when the Rockets' lease runs out in a couple of years. This is a good parallel to Garden Oaks, believe it or not. It seems the Compaq Center is covered by deed restrictions and leasing to a church appears to be a violation of those restrictions. From my vantage point, the uses are clear-cut and the City has no right to make such a deal. However, there is ambiguity, and neighboring owners believe that a church lease would be detrimental to their property values. If something as straight forward as the Compaq Center use can be so misconstrued, it is easy to see how our Garden Oaks deed restrictions can be abused. GOMO is our best protection against any deed restriction abuse, so if you have not already, make sure you vote for GOMO.

Finally, when you receive this, National Night Out will be just on the horizon, and I hope to see you at a block party, and we will meet again in September.

## Scam Alert

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According to a letter from Alan K. Kays, Burglary and Theft Division of HPD, a Hispanic male by the name of Mike Gutierrez (Mike's Home Remodeling) is working our neighborhood, claiming to do basic remodeling work. He was charged with felony theft earlier this year after he allegedly took money from four individuals in our neighborhood for work never done. Mr. Gutierrez is out on bond and is working the neighborhood by leaving flyers on doors. The flyers list a phone number of 713 694 4366 and a pager of 713 210 1091, "Just ask for Mike." If you think you have been scammed, contact Mr. Kays at 281 405 6567.

## Tour Committee Seeks Homes & Gardens for 2002

*Sheila Briones, 2002 Co-Chair*

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The 2002 Home & Garden Tour Committee has begun selections and anticipates announcing selected homes and gardens by October 2001. We are still looking for homes and gardens to be considered for the Tour. If you would like the Selection Committee to consider your home/garden, or if you'd like to nominate a home/garden, contact Mike Caldwell, Co-chair, at (713) 695-2003.

The Committee is also seeking volunteers for various Committee Chair positions. These positions include Raffle Tickets, Poster Distribution, Sponsorships/Underwriting, Sponsor Party, Pre-sale Ticket Locations, Communications, Concessions, and Set-up. If anyone is interested in one of the above Committee Chair positions contact Sheila Briones at (713) 718-8608.

The Committee would like to recognize Ann Best who volunteered to head up the Marketing/Publicity Committee and April Toxey who stepped forward to help Ann.

The first regular monthly Tour Committee meeting is scheduled for Tuesday, September 11 at 3309 Lawrence #1.

## New Memberships for Constable Program

*Terry Jeanes & Susan Saranie*

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For a limited time, new members may join the Constable Program for the remainder of the year for \$125. This includes 40 hours per week of paid patrol, vacation watch, security check, and your ability to call for direct constable action through the constable office. We need your support for the remainder of this year's contract (through November of 2001). When the 2002 contract goes into effect, the membership fee for the new contract (December 2001 thru November 2002) will be at a minimum level of \$180 if paid up front. Members also have an option to join for \$20 draft per month. In addition, members will be receiving packets within the month that will include phone stickers and helpful information.

For additional information please call Terry Jeanes, 713-812-9154.

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## Minutes of July 3, 2001 Civic Club Meeting

*Amy Shaughnessy, Secretary*

President David Bell called the meeting to order at 7:05 p.m. Brenda de Alba requested an amendment to the June minutes. A motion was made, seconded, and voted on to accept the June minutes, with the revision.

*Amendment to June minutes:* The Section One resident who is working with Rick Grochoske on a partnership with Trees for Houston is Keiji Asakura.

### Officer Reports

*Treasurer:* Cherry Wolfarth distributed copies of the monthly report. Preliminary budgets for all Civic Club committees are due in September.

### Committee Reports

*Beautification:* Rick Grochoske announced that he has a verbal agreement with DJ's Lawn Care to maintain the green parks. Two new entrance signs are in the works. Plans have been finalized for the permanent barricade at 30<sup>th</sup> and Durham. Keiji Asakura and Rick have met with Trees For Houston in hopes of forming a partnership for a beautification project for the sound wall area. To join the Beautification Committee, contact Rick Grochoske at 713-864-8164.

*Citizens on Patrol:* Carl Waters gave an update on the elderly couple in the 900 block of Gardenia who passed away in their home last month. Carl also alerted the neighborhood to a suspicious couple that has been seen in the area and gave the May crime statistics. Patrollers are always needed – contact Carl Waters at 713-864-1992 for more information on becoming a GOCOP.

*Constable Program:* Co-chair Terry Jeanes reported there are 221 paid participants. Terry reminded everyone of the new reduced rate for the remainder of 2001. The phone stickers and member booklet for paid members should be going out soon. Contact Terry Jeanes at 713-680-8550 for more information or to join the Constable Program.

*Fall Festival:* Shannon Thompson announced lots of great activities that will be taking place at the Festival on October 21 from 3-6 p.m. at Rick Englert Park. The event is being underwritten by Greenwood King Realtors and will be free to everyone. Shannon is looking for participation from all the Civic Club committees. The next meeting of the planning committee is on July 10 at the Kroger meeting room. For more information or to join the committee, contact Shannon at 713-692-1042.

*Garden Oaks.org:* Sheila Briones reported that eleven pages have been completed, with many more to be developed.

*Gazette:* Editor Joe Muscara announced that the deadline for the August *Gazette* has been moved up to accommodate Joe's July schedule. To contribute an article to the *Gazette*, contact Joe at 713-691-6833.

*GOMO:* Sam Stengler announced that the new amendment is almost ready for filing. He hopes to have the new ballots in the mail around July 9. For more

information on GOMO, call the hotline at 713-341-3737 or contact Sam Stengler at 281-773-3478.

*Home Tour:* Co-Chair Sheila Briones reported that there are still committee chairs open for the 2002 Home Tour. For more information, contact Sheila Briones at 713-861-8091 or Mike Caldwell at 713-697-8690.

*Membership:* Michael Froebel announced that there are 244 paid Civic Club members. Michael has received one insert from a Civic Club committee for the new resident packet. If you are the chair of a Garden Oaks Civic Club committee, contact Michael with information on your committee to give to new Garden Oaks residents so they may find areas of interest and get involved in the neighborhood. To join the Civic Club or for more information, contact Michael Froebel at 713-683-8914.

*Garden Club:* Brenda de Alba announced the next Garden Club meeting will be July 12 and will include a plant swap. Contact Brenda at 713-694-5934 for more information or to join the Garden Club.

**Old Business**

*Home Tour proceeds* – Shelley Rogers moved to rescind the motion from the June Civic Club meeting to amend the 2001 budget to reflect the allocation percentages that were published in the June *Gazette*. A new motion was made to adopt the amendment as proposed by David Bell in his article in the July *Gazette*, whereby the groups receiving funds from the Home Tour proceeds would receive *at least* what had been proposed by the 2001 Home Tour committee. The motion was seconded and passed.

*Garage at Alba and Sue Barnett* – David Bell has contacted the city, which has been reluctant to get involved.

**New Business**

*National Night Out* is Tuesday, August 7 and replaces the Civic Club meeting for that night. Residents are strongly encouraged to host or attend a block party and get to know your neighbors!

*Deed Restriction violations:* Shelley Rogers urged everyone to be vigilant in enforcing our deed restrictions, especially until we have GOMO in place. We must stop any construction activity that includes a deed restriction violation EARLY, before the homeowners have had such a financial and emotional commitment that it is too late to revise.

Welcome to new residents and Civic Club meeting attendees Matthew, Laura and Trish!

The meeting was adjourned at 8:30 p.m.

Refreshments for the meeting were graciously provided by Terry Jeanes, REMAX/Metro.

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## Citizens on Patrol

*Carl Waters, Jr.*

I am sure that most of you, like myself, were surprised to learn that two of our neighbors appeared to have become homicide victims about the same time we were dealing with the flooding caused by Tropical Storm Allison's return to our neighborhood. As reported in the *Chronicle* and on Channel 13 News, the wife died of multiple puncture wounds to the chest. I spoke with the Sergeant who is in charge of HPD's investigation at the beginning of July and he informed me that the police department was still waiting for toxicology results before they could determine the cause of death for the husband. Those results should be back in late July or early August. Until they come back the Sergeant told me they would continue to handle the case as a double homicide. If any good can come from this tragedy it should be that all we take time to know our neighbors a little better and continue to pay attention to who is hanging around our homes.

One way to get to know your neighbors better is to host a block party. National Night Out is scheduled for August 7. Make plans to host the party on your block and spend the evening getting to know your neighbors. I have attendance sheets that you can pass out and if you'd like I can even try to get someone from HPD to come by your festivities. Please call the number below for further information.

### May Crime Statistics (6)

#### *Burglary (4)*

1000 Block of Sue Barnett on May 2 at midnight (residence).  
1000 Block of Lamonte Ln on May 7 at noon (residence).  
400 Block of West 31st St. on May 7 at noon (residence).  
700 Block of Sue Barnett on May 27 at 1:00 a.m. (residence).

#### *Narcotics Arrest (2)*

700 Block of West 43rd St. on April 17 at 9:06 p.m. (street).  
800 Block of West 43rd St. on May 31 at 4:30 p.m. (street).

Also of note on the crime report was the Burglary of a Motor Vehicle in the 600 block of Azaleadale (Garden Oaks Plaza) on May 21 at 11:00 p.m.

**Suspicious persons alert.** A couple has been spotted driving through the neighborhood in a blue Suzuki station wagon. They stopped at a home in the 900 block of W. 42nd St. and the driver, a white male, got out and was headed up the driveway towards the garage when the homeowner intercepted him. The man made an excuse that he was looking for someone who, of course, did not live there. The man was described as muscular with a round face. He was accompanied by a white female who was described as rough looking with dirty blonde hair. The patroller who brought the information to my attention stated the descriptions resembled a couple he had seen in the area several months ago parked at the curb of a home in 1300 block of Sue Barnett. If you see them please contact HPD or the Constable. Also reported to me in early July was the theft of a toolbox from the garage of a residence in the 1000 block of West 41st St. The resident was working in his home when a Honda Accord pulled into the driveway. One of two Hispanic males in the car got out and walked into the resident's garage. The homeowner confronted the man in his garage and the man grabbed his toolbox

and took off down the driveway. The vehicle in this case turned out to be registered in Pflugerville, TX (or at least that was the address for the license tags) so it was believed that the car was stolen.

One final note for the month. Two area residents were walking in the 1300 block of Sue Barnett late one evening near the end of June when a dark blue Ford Aerostar pulled up to them. The occupants, reported to be 2 Hispanic males in their late teens or early 20's, demanded money from them and then fired a shotgun at them. No pellets struck the residents so there was some thought they fired blanks at them.

Applications are now being accepted for patrollers over the Internet at GOCOP77018@AOL.com. Just leave a message and I will get back to you within 24 hours. You can also call me at 713-864-1992 for details about joining our program.

**Emergency Contact Numbers**

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Crimes in progress, Fire or Ambulance	911
Houston Police Department (non-emergency)	713-222-3131
Precinct One Constable Dispatch	713-755-5200

**Rooms for Growth**

*Mark Saranie*

Our backyard has been on the backburner for a long time. Every now and then I move it to the front, give it a stir, add a dash of color here and there, and then replace it to its all too familiar place where it awaits my full attention. My ultimate dream for the back retreat of our home has been one of individual rooms dedicated to unique or certain species of plants. While this is not a new concept in gardening, it is one that makes decision making much easier when time comes to prepare and furnish one of these rooms.

Like most of you, the availability of prolonged sunlight where it is wanted is not possible due to all the trees. So, shade and root competition is at a premium. As you enter our backyard there is a monster pecan tree to the left and an old ash tree (trash tree is more like it), to the right. This entry area is slowly being transformed into two rooms of a somewhat tropical décor. On the left, a split leaf philodendron and gingers fill the gap between the deck and the pecan. Opposite these is where the battle continues. "The Dog" dug up an expansive portion of the bed in this area, which was a good thing since nothing of value was growing there. The dig was about eight inches deep so I amended this spot with peat moss and added airplane plants as a low ground cover, a lone stand of agapanthus, and some cannas; we'll see how this survives the dog. I made a special place for him, which he does use but I have come home to flattened cannas a few times.

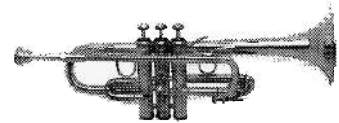
An unhappy indoor palm tree was moved outdoors last summer and placed right

*Continued on page 13*

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  - 818 W. 41st St.      4232 Apollo
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*Susan Kostelecky, Certified Window Fashions Professional*

Houston's summer heat and high electric bills may influence your decision for window treatments. There are options for privacy and light control other than mini-blinds or wood blinds. Some options can provide some added insulation to your windows, and some give you choices on your view and privacy.

### Honeycomb shades

These shades come in many fabrics, textures and colors to match your décor. Options include single, double or triple honeycomb, blackout, and top-down-bottom-up.

Single honeycomb is the lightest and provides some light to filter through. Double honeycomb provides slightly more insulation and light control, and triple increases that as well.

Blackout honeycomb shades have a silver lining on the inside of the honeycombs, which strongly minimizes the light and heat that can filter through into your room.

Top-down-bottom-up shades work well in garden tub areas and breakfast rooms, but provide flexibility in any room. These shades draw up to the top of the window frame as a standard shade does, but can also drop down from the top, so that the bottom half of the window is covered, but the top is open. So you can see outside as you walk through a room, but can't be seen when you are sitting down at breakfast or watching TV. You have some flexibility as the sun moves across a room, and can raise or lower the shade to your preference at that time.

While a wood slat blind can be tilted open to see through it or raised, the honeycomb shade typically is opaque and can't be seen through. So it must be raised or lowered to enjoy your view.

### Hunter Douglas Luminettes

These resemble a standard sheer drapery, but provide more choices. In several shades and textures, a sheer fabric hangs from its workings similar to a sheer drapery. However, behind the sheer fabric folds are neutral fabric vanes resembling a vertical blind. These vanes can be tilted open or closed (just as a vertical functions) for privacy and light control. So you can close the vanes, with the sheer fabric softness showing, and have complete privacy. Or tilt the vanes open with the sheer fabric allowing a view outside. For complete openness, tilt the vanes open and draw the sheers back to clear the window.

*For more information, call Susan Kostelecky at 713/697-4110.*



## How to Design a Drainage System That Works

*Jennifer Appel*

With all the rain that we have had recently, I would expect that there are contractors "coming out of the wood work" to sell you a drainage system. But before you say "yes," let's do some homework.

The rain we had in June was not a 100-year flood. At best, it was between the 25-year design storm and the 50-year design storm. We can talk more about that in future article segments.

I have already heard several times that "this is the worst I have ever seen the water rise." That is probably true - but take into account that Houston is a rapidly growing city. There are more houses and roads than when Alicia was here in the 80's. There is more water being sent into Simms, White Oak and Buffalo Bayou at a faster rate than ever before. These floodways may not be able to handle the "load" as evidenced by the water rising so quickly in the front yards.

But, as individuals, we can only control the water in our own yards. So, we are going to discuss how to get the water out of the backyard and to the street. The most critical elements of this are elevation above the street and the volume of water you want to remove.

When designing a proper drainage system the first step is to look at the watershed. The watershed is the area of your property that needs to be drained. This includes the pervious and impervious area. Pervious area is area where water can be absorbed into the ground. (i.e.: grass, pool, paverstone) Impervious area is the area where water does not absorb into the ground. (i.e.: roof, house, and concrete) Water runs off impervious areas such as concrete and roofs faster than it does over pervious areas such as grass.

The amount of water and the rate at which it needs to be drained is called the "load." You need to size the pipe based on the load calculation. Fortunately you don't have to go into the engineering side or the Mannings equation for drainage calculations, as there is a good rule of thumb that can be used for light drainage situations. It's 4" SDR 35 pipe from downspouts to the catch basin (or drain), 6" SDR 35 pipe from the catch basin to the street. This is because most downspouts are 4" pipes and two or more downspouts will overload a single 4" pipe going from the house to the street. A single 4" pipe cannot handle the load in a 25-year design storm when it is trying to drain an entire Garden Oaks backyard, especially if you end up draining your neighbor's water, too.

(A special note: 4" black ADS pipe is not legal for drainage systems. It degrades over a period of years and crushes under marginal weight. Yes, ADS is cheap (about \$1/lf) compared to doing it with SDR 35 or PVC schedule 40. But you will be paying twice to get it right.)

To be self-cleaning, a 4" pipe needs to slope at a minimum of 1%. This means that in order for the pipe to drain debris, water, and mud, it needs to drop one foot for every one hundred feet of distance. Most homes in Garden Oaks will have that

*Continued on page 10*

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*Continued from page 9*

kind of fall. However, if you don't have a house that sits at least two feet above the centerline of the street, you will need a larger pipe that needs less slope to be self cleaning. A 6" pipe will be self-cleaning at a minimum of .75% slope. It should drop 8" for every 100 linear feet of distance, and this 6" pipe can usually handle the load of a 25-year design storm when sloped to be self-cleaning. The average cost for installation is \$20.00 per lineal foot.

An 8" pipe will be self-cleaning at a minimum of .52% slope. It needs to drop about 6.25" for every 100 linear feet of distance. This 8" pipe will handle the 50-100 year design storm. Its average cost for installation is \$25-35.00 per lineal foot.

A quick note on drains or catch basins: Do not use plastic ones. Instead, use concrete catch basins with a metal grate and frame. The grates should have 1/2" minimum openings. Plastic is much cheaper - but you will be very unhappy with the performance.

Let's look at your yard.

1. Measure the elevation that the entrance to your house sits above the centerline of the street.

Let's say that the elevation of the street is 100.00' and your house is at 102.00'. This means that you have 2' of elevation difference between the centerline of the street and your finished floor elevation, or 2 feet of "fall."

2. Subtract the elevation distance from the top of the catch basin to the entry of the pipe (usually 4-6"). For example, 2' - 6" = 1'6".

3. Subtract the pipe diameter from the amount of fall you have - this is because water drains from the inside of the bottom of the pipe (not the top of the pipe). i.e.: 1'6" - 6" = 1'. You have 1 foot of fall for the 100' of distance or 1%.

It would seem that a 4" pipe could do the trick - but decide how much water will be going into the 4" pipe. If your backyard is larger than 30x60 with a 2000 sq ft house - there is too much water for a single 4" pipe to drain effectively. The pipe will not be able to handle the load and water will "back up" while waiting to get into the pipe. This is exactly what you are trying to avoid.

Sloping any pipe at more than the minimum will make the water drain faster. So there are ways to use smaller pipe to achieve better drainage - but that depends on the amount of fall you have.

Just because someone puts drainpipes into the yard does not mean that you are protected. The pipes need to be cleaned monthly if they do not slope enough to be self-cleaning. The openings of the catch basins need to be large enough that debris does not get trapped on top and keep water from en-

tering the system. The catch basins should have a trap at the bottom to catch debris to keep it from getting lodged in the drain pipe and this needs to be cleaned out every month. Standing water in the catch basin is also a great place to breed mosquitoes.

If all this seems to be too much of a headache - consider digging drainage trenches. The only cost is labor. They do not need a permit whereas a drainage system does require a City of Houston permit. But, the drainage swales will need to be maintained.

For more information about proper drainage, go to [www.landscapehouston.com](http://www.landscapehouston.com) and read the drainage section.

## Heard Under the Oak Tree

*Terry Jeanes*

Bringing back a column from years past, each month you'll find a welcome to new neighbors and special updates about current residents. To have a special neighbor recognized simply call Terry Jeanes at 713-812-9154 or e-mail her at [jeanest@pdq.net](mailto:jeanest@pdq.net).

This month welcome to our new residents who have closed on their homes since April 1st, 2001.

714 West 43rd	1019 West 41st	979 Gardenia
834 Azalea	4210 Alba	308 West 34th
336 West 31st	3210 Randall	1007 West 42nd
423 West 32nd	1555 Sue Barnett	911 West 42nd
809 West 31st	978 Althea	942 West 42nd
424 West 31st	955 West 41st	1071 Lamonte
710 West 31st	1054 Althea	939 Althea
955 West 43rd		

Congratulations to neighborhood college students **Becky Jeanes**, former civic club babysitter, for making Dean's List at Tulane University her first year and to **Michael Chiasson** for completing his college program and being appointed Music Director at John Paul II Bible College in Alberta, Canada.

New arrivals in Garden Oaks: The **Tatums** welcomed son **Riley** on May 12th, the **Ballances** welcomed **Claire Elizabeth** on July 2nd, and the **Battenfields** celebrated the arrival of **Eddie Jr.** in February.

# Sections, Setbacks, and Swine

*Shelley Rogers*

Eyeing that 30-foot wide space between your house and the neighbor’s as the ideal location for your new master bath, closet or even a covered side porch? Thinking of putting a second story workshop on top of your detached garage behind your one-story home? Considering adding a lovely porte cochere to the front or side of your home so that you won’t have to get wet while unloading groceries when its raining?

Before you get in too deep, realize that all of these projects could violate the front and side setbacks and other deed restrictions applicable to your cozy little section of Garden Oaks.

Since there has been some chat in the neighborhood lately about the deed restrictions and their enforcement, the vast and diverse Gazette staff thought it might be a good idea to provide sort of a refresher course on the deed restrictions for each section, especially the front and side setbacks. Of course, this is **not** a legal opinion about our deed restrictions. Before undertaking any building or remodeling project, you should carefully review the restrictions for your section and seek legal advice as necessary. Please note that it has been our observation that few of the original houses were constructed so that there is any play in the front and side setbacks.

The following setbacks apply to most, but not always all, of the properties in the section. Special provisions may be made for certain corner lots or irregularly-shaped lots or lots that are not as deep as the others in the section. Some lots in some sections have different-sized setbacks for each side of the house. There are at least three things all sections’ restrictions have in common—they do not allow swine on the premises, they do not allow the selling of intoxicating beverages, and they require that the improvements (the buildings) face the street upon which the lot faces (except perhaps for certain corner lots). “Garage” means the actual garage and all other outbuildings.

Happy remodeling or building!

Section	Front Setbacks		Side Setbacks		Rear Setbacks		Other notable provisions
	House	Garage	House	Garage	House	Garage	
One	50 feet	100 feet	15 feet	10 feet	none mentioned	easement	Outbuildings cannot exceed in height or number of stories the dwelling to which they are appurtenant without written consent.
Two	50 feet, 75 feet for Garden Oaks Blvd and w. 43rd	100 feet	15 feet	10 feet	none mentioned	easement	Outbuildings cannot exceed in height or number of stories the dwelling to which they are appurtenant without written consent; no garage apt for rental purposes; G.O. Blvd houses must be two stories.
Three	50 feet for most, 75 for some, 15 for others	100 feet	15 feet	10 feet	none mentioned	easement	Outbuildings cannot exceed in height the dwelling to which they are appurtenant; no house more than two stories; no garage apt for rental purposes; houses on Azalea must be two stories.
Four	40 feet for most, 25 for some, others must be calculated by a formula	100 feet	10 feet, 15 for some	5 feet	none mentioned	easement	Outbuildings cannot exceed in height the dwelling to which they are appurtenant; no house more than two stories; no garage apt for rental purposes; one- or two-car garage only.
Five	40 feet	100 feet	10 feet	5 feet, 10 if it is a street side	10 feet	easement	Outbuildings cannot exceed in height the dwelling to which they are appurtenant; no house more than two stories; no garage apt for rental purposes; one- or two-car garage only.

# New Grilling Ideas and Picnic Survival Guide

*Catherine Kruppa, MS, RD, LD*

Unfortunately, barbecue foods are often full of unhealthy fat and calories. If you want to look and feel your best, cut down on those heavy, high-fat foods and splurge on all the great fresh fruits and veggies that are in season. It's easy to create an appealing and healthy barbecue spread.

## The main course

Think twice about what you're throwing on the grill. If visions of high fat, greasy hamburgers and hot dogs immediately spring to mind when you hear the word barbecue, here are a few options to broaden your horizons.

### Burgers

If you're stuck on the traditional burger, buy extra lean ground beef (try Laura's Lean Beef or Nolan Ryan). To keep the calories under control, hold the cheese and mayonnaise. If you're ready to mix things up a bit, try turkey burgers made from extra lean ground turkey breast (without the skin). To really go low calorie, give soy or veggie burgers a shot—you may be pleasantly surprised. There are a lot of brands and flavor options available, so try a few until you find your favorite. Boca Burgers, Morningstar Farms and Garden Burgers are all good choices.

### Dogs

As far as hot dogs go, your best bet is to carefully read the label. The claims made on the packaging can sometimes be misleading. Look for a low-fat dog that has less than 100 calories and less than 5 grams of fat. Healthy Choice, Oscar Mayer and Hebrew National all make a low-fat hot dog that meets these standards. See which one you like best. Turkey dogs are another alternative, but you still need to read the label—just because it's turkey does not mean it's healthy. Only buy turkey dogs made from ground turkey breast without the skin (otherwise you're not doing yourself any nutritional favors). There are also vegetarian hot dog options, referred to as Smart Dogs or Tofu Pups by some manufacturers. The calories and fat grams are generally low and if you add enough condiments, they actually taste pretty good.

### Other options

You don't have to limit yourself to standard barbecue fare. Grilled chicken is always a popular option (choose skinless

chicken breast). You can also try grilled fish such as tuna, swordfish or salmon. Don't rule out veggies—portabello mushroom burgers are great with fresh tomato and mozzarella cheese.

Top off your grill choices with low-fat cheese and a whole-wheat bun or pita.

### Sides

I'm sure you've heard this before, but it's worth repeating—beware of fat-smothered salads. One cup of potato or macaroni salad has more than 300 calories and 10 to 15 grams of fat. Lighten up your salads by replacing the mayo with yogurt, low-fat sour cream or light mayonnaise, or try a light or nonfat salad dressing instead. 1 c of baked beans (approximately the size of a tennis ball) contains 160 calories and 7 grams of fiber, which will help curb your appetite. Corn on the cob, bean salad (with low-fat dressing) and green salad (lettuce, tomato, cucumbers and onions in a light vinaigrette) are also good choices that won't weigh you down.

### Snacks

Snack food is the biggest calorie trap in existence because we munch along without paying attention to how much we're eating. One chip easily turns into 20. If you're hosting the barbecue, serve snacks that are tasty but won't pack on the calories. If you're not hosting, bring a healthy appetizer as your contribution to the party. A few ideas are: crudité with salsa, baked chips and bean dip, or cold shrimp with cocktail sauce.

### Dessert

Keep dessert simple and refreshing: fresh fruit topped with low-fat whipped cream, Italian ices, sorbets or frozen yogurt pops.

### Stay hydrated

The temperature is rising and it'll be important to keep drinking lots of fluids to keep your body well hydrated. Good old-fashioned water is best to quench your thirst. You can also try sipping on sparkling water with lemon or lime, fruit juice spritzers or sugar-free soda. Avoid regular soda and alcohol. Both will quickly boost your calorie intake.

The typical barbecue meal has a whopping 2,099 calories and 116 grams of fat. Make a few modifications and substitutions and you can cut 985 calories and 40 percent of the fat (see table on following page).

Catherine Kruppa can be contacted at 713-316-2707, [ckruppa@houstonian.com](mailto:ckruppa@houstonian.com), or [www.advice4eating.com](http://www.advice4eating.com).

Traditional Barbecue Feast	Healthier Barbecue Feast
Grilled hamburgers and hot dogs on buns	Turkey or veggie burgers on buns
Cold fried chicken	Grilled tuna, salmon or chicken filets
Potato salad	Pasta salad with tomato-basil vinaigrette
Macaroni salad	Grilled vegetables
Coleslaw	Health salad
Potato chips	Baked Potato chips
Brownies	Low-fat brownies
Watermelon	Watermelon
Ice cream bars	Frozen fruit pops
<b>Nutrition Breakdown</b>	<b>Nutrition Breakdown</b>
Calories: 2,099	Calories: 1,411
Total fat: 116 g	Total fat: 55 g
Saturated fat: 40 g	Saturated fat: 10 g
Sodium: 3,741 mg	Sodium: 1,640 mg
Dietary fiber: 10 g	Dietary fiber: 14 g
Protein: 72 g	Protein: 47 g

*Continued from page 7*

inside the entrance. Walking iris were planted at its feet and beyond. I planted grape hyacinths behind the monkey grass border last fall as well. They bloomed this spring and then gave way to the creamy white blooms of the walking iris. The collection of leaf shapes and textures adds interest as well as that feel that I was looking for.

When we moved into our home a large dog pen covered a good portion of yard space under the ash tree. Once removed I created a spot for a bench and two beds that would embrace this serene spring or fall sitting spot. The soil has been carefully raised and amended over the years so that the ash tree roots receive as little damage as possible. The front part of the space under the ash will become a showcase for ferns. They are tough and their superficial root systems can deal with all the competition. Besides, I finally gave into their glaring message that they love the spot. I kept yanking them out and putting in other stuff that simply died. (HELLO!) A few azaleas on the opposite side, which will at some point

have hostas growing about them, will complete the sitting area. Not much is growing so far but the ultimate result will be a continuation of the tropical feel.

Beyond this point, and flanking the pathway to the rest of the backyard, grow cardamom ginger, (mowed down this spring and coming back nicely), a lemon eucalyptus, a climbing rose that is giving up (oops), and a fairly large stand of crinums that are currently in full bloom. These last three are part of the bed that comes off the fence to hide my compost pile. At some point in time, the lemon eucalyptus and whatever ends up replacing the rose will become a natural screen that will conceal the compost. Cannas, cleome, Mexican heather, and my cherished glory lily are opposite these against the side of the garage. An arch figures into this plan at some time, but that is for much later. The bed on the backside of the garage is home to a stand of culinary ginger (nothing is better than truly fresh ginger for cooking), and pentas. The culinary ginger was started from the stuff you get at the grocery store and took about a year before anything of good size was available for use. I pull what I need for a meal and sow whatever is left as long as at least one eye is on the rhizome.

“Back of the bed” plants that went in last spring and are finally taking off include golden dew drops, Rose of Sharon, esperanza, cleome, and a lone hollyhock, back from seed. The remainder of the beds in front of these really got devastated from those rains in June. Weeds occupy these areas now. What is one to do? With so much to do, so little time, and too much heat, I feel daunted. I can’t wait for fall.

**Garden stuff for August**

- Stay stocked up with sunscreen and use it. Wear a hat (I would, except I look like a complete dork wearing one). Keep water close at hand; drink often. Bananas make a great pre-gardening snack/breakfast; they are rich in potassium which is lost through perspiration.
- Water your lawns and beds in the morning. It is better utilized by your plants and lawn and lessens the incidence of fungal outbreaks.
- Inspect your trees and have any dead limbs removed. These become dangerous during a hurricane strike or very strong winds.

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environmental matters)  
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repairs, street lighting,  
trees or bushes that are  
traffic hazards)  
713 837 0600

Bruce Tatro (District A)  
713 247 2014

Ken Yarbrough  
713 263 1516

John Whitmire  
713 864 8701

# August 2001

Sunday    Monday    Tuesday    Wednesday    Thursday    Friday    Saturday

<b>Upcoming events</b> Fall Festival Sunday, October 21 <sup>st</sup> Make sure your Civic Club committee meeting or event gets on the calendar! Email the editor at GOGazette@Mac.com with your information.			1	2	3	4
5	6	7 National Night Out	8	9 Garden Club 7:00 P.M. 951 W.43 <sup>rd</sup>	10	11
12	13	14	15 Gazette Article Deadline	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

**2001 Garden Oaks Civic Club Membership Form**

Please note that your Civic Club dues are now payable on the first of each year.

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**(C) Constable Patrol Program**

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(D) Gift to the Garden Club \$7 or other \$ \_\_\_\_\_

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