

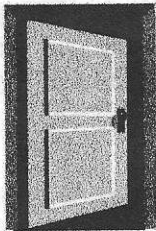
GARDEN OAKS GAZETTE

VOLUME 22, ISSUE 4

APRIL 1999

1999 HOME & GARDEN TOUR RAPIDLY APPROACHING

Brenda de Alba



Just a reminder to set your calendars for Sunday, May 2nd! You won't want to miss this year's Home & Garden Tour showcasing 9 homes and gardens. **FREE** Metro Trolleys will be provided at Garden Oaks Shopping Center to take patrons to all 9 tour stops. Advance tickets **MUST BE** redeemed at the Trolley Station for actual Tour tickets. No individual home or garden tickets will be sold. Drinks and raffle tickets will be sold at all tour locations. We expect another great set of raffle prizes this year with single tickets selling for \$1. The

Gazebo Park at Sue Barnett and LaMonte will act as a rest stop set up with bistro tables and portable restrooms. Kathy Huber, *Houston Chronicle* Garden Editor, will answer gardening questions and have copies of her gardening book for sale, *The Texas Flowerscaper*, in the Gazebo Park.

Sponsors to date for this year's Tour include:

Corporate Level (\$1000): AES-Carrier Corporation
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("Home Tour" continued on page 8)

CONSTABLE PATROL UPDATE

Terry Jeanes

Calling all residents... calling all residents... Help make the constable patrol a community affair. The time is now—particularly in light of the 1998 year end crime statistics as reported by Carl Waters of the GOCOP program (an 83% increase over the previous year).

The drive began with a kick-off at the March Civic Club Meeting. Block Captains are still needed to work with, solicit and provide information packets to neighbors for the following blocks:

- 4200+ blk of Alba
- 1000 blk of Althea
- 4100+ blk of Apollo
- 900 blk of Gardenia
- 800 blk of LaMonte
- 900 blk of LaMonte
- 1000 blk of LaMonte
- 700 blk of Sue Barnett
- 1000 blk of Sue Barnett
- 1400 blk of Sue Barnett
- 1500 blk of Sue Barnett
- 700 blk of W. 38th
- 800 blk of W. 42nd
- 900 blk of W. 42nd
- 900 blk of W. 43rd

("Constable" continued on page 9)

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EDITOR'S CORNER

The other half and I have been talking about tearing down the chain link fence and replacing it with a wood privacy fence. The easiest place to start was along the west side of the yard where our neighbors have a beautiful wrought iron fence just on the other side of ours. Why have two fences back to back, right? Besides, that's where one of the rose gardens has been planned. So we head outside, snip the wire wraps, roll up the chain link and take off the cross bar. Piece of cake so far. Next we begin removing the 4' posts which are really 6' posts, buried 2' deep. The first one pulled right out so we figured we were lucky and only the corner posts will be cemented. We moved on to the second one but it wouldn't budge. We took turns whacking the post with a sledge hammer hoping the vibrations might loosen the cement piling. We only succeeded in dinging the post. Next we dug down and started hitting the cement piling with a pry bar in an attempt to break the cement up. The score — fence post 2, us 0. Have you ever noticed how people watching someone else work always like to offer advice on what to do? Well, the first piece of advice came from the tree trimmer working in my neighbor's yard. "Wrap a chain around the post and lift it out with a car jack." So we tried. Fence post 3, us 0. Our neighbor to the east watched with great interest and brought over a two ton jack to replace the car jack. A little movement, but still not free of

its' piling. We then alternated with the sledge hammer, the pry bar and the jack because now it was a battle of the wills and the fence post was not going to win. After several hours, we finally freed the post from a solid cement block 6" in diameter and 1' deep. Clearly this fence was intended to outlast any hurricane which would blow through Garden Oaks. During this process, the other half and I said very little to each other but we were both thinking the same thing — there are 21 more posts in this yard which have to be removed! Chain link was starting to look a little more attractive. Plant a little kudzo at the base and we'll never see it. But that would be giving in to the fence and we were determined to win. Over the next few days, the remaining posts on the west side were removed (all with the same determination and sweat labor), the plot was tilled under and 5 roses and 1 gardenia found a new home. The yard is still barren looking, but it's beginning to take shape. The material for the fence has been calculated and I'll be on vacation the first week of April so the other half and I can begin installing it. Who needs a gym membership when you get this type of a workout?

I love the month of April. Having been raised in New England, April was when the weather would finally start to warm, you could safely put away the snow shovel and enjoy the tulips and daffodils which were a sure sign of Spring. Here, the other half and I are still amazed at having the air conditioner on in February and roses blooming in March. We still haven't figured out what can grow here and when but we have fun trying. The one thing we do miss are the peonies. Houston's climate just won't allow them to grow here. If you've never seen a garden bed full of peonies, you just don't know what you are missing. But we can find plenty of other reasons to stay put and not head back East any time soon.

I think it's time for an iced latté while I enjoy the roses.

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The *Gazette* is the official publication of the Garden Oaks Civic Club and is published on a monthly basis. Submission deadline is the 6th of each month for publication the next month.



PRESIDENT FLOWERS

A big thanks to all of those who helped prepare the 1999 Budget. The budget was approved unanimously at the March meeting of the civic club. The budget calls for revenues of approximately \$38,000 and expenditures of about \$32,000. As it was last year, the two largest expenses will be the *Gazette* and Beautification, both very important to our community.

Please buy advance tickets for the Home and Garden Tour. I am very excited about this year's tour. We have some beautiful homes and gardens that you won't want to miss. This is the best time of the year to showcase our community to Houston. People from all over the city come to see these homes in Garden Oaks, often examining our neighborhood for their individual suitability for their home. The tour still needs volunteers. Please see volunteer information on page 8 of this *Gazette* and get involved.

Everyone come out to the Spring Fling Sunday, April 11th in Graham Park for lots of fun and excitement for children and adults. I encourage you to take advantage of the offer to purchase plants for your yards. The prices are well below what you might pay at the nursery. You won't want to miss the great food from Haute Groceries. Thanks to all the volunteers who are working to bring this event together.

For just \$20.00 per month we can have two constables patrolling our neighborhood 80 hours a week. This is a small amount of money for peace of mind while you are at work or out for the evening. What's better is peace of mind knowing a constable is patrolling while you are at home, day or night. Call Sam, Karl or Terry for more information.

On a final note, April is a beautiful month for Garden Oaks. Distract yourself from stress, take time to walk around the neighborhood by yourself or with family and friends and see spring in full bloom. You'll feel better. I look forward to seeing you at the civic club meeting April 6th and the Spring Fling event on April 11th.

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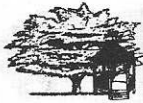
WON'T YOU BE MY NEIGHBOR?

Terry Jeanes

The following real estate transactions occurred from February 1 through March 15, 1999. These are MLS listings and do not include private transactions. If you haven't already done so, take a moment to welcome these individuals to the neighborhood and show them what makes Garden Oaks so special.

802 LaMonte	914 W 41 st St.
215 W 31 st St.	866 W 42 nd St.
219 W 31 st St.	955 W 42 nd St.
519 W 34 th St.	726 W 43 rd St.
835 W 41 st St.	





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- 705 W. 39th St. 713 Garden Oaks Blvd.
- 718 W. 41st St. 1026 Althea
- 721 W. 41st St. 4232 Apollo
- 818 W. 41st St. 855 Azalea
- 858 W. 41st St. 815 Lamonte
- 970 W. 41st St. 839 Lamonte
- 862 W. 41st St. 738 Sue Barnett
- 717 W. 42nd St. 1458 Sue Barnett
- 718 W. 42nd St. 1575 Sue Barnett
- 847 W. 42nd St. 1043 Gardenia

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MINUTES OF MARCH 2ND CIVIC CLUB MEETING

Felicia Adams, Secretary

President James Flowers called the meeting to order at 7:00 p.m. The minutes from February's meetings were amended to reflect the correct date of the Montessori sign up as being March 1st not the 21st as reported. The minutes were then accepted.

Officer Reports

VP Membership - David Bell reported that we currently have 233 families (16%) signed up as members of the civic club. Let's get out there and encourage more members.

Gazette Editor - Robert De Veau reminded everyone that Christine Stevens is our new ad director. We can now place classified ads for \$15. These will appear as a special insert in the Gazette. Think about this for Mother's Day and Father's Day.

Treasurer - Jay Slemmer made a note to amend the 1998 year end report to reflect the distribution of profits from the Home and Garden Tour.

Committee Reports

Beautification - Brenda de Alba reported on the status of the rose garden at the corner of Lawrence and 34th. Roses are doing fine and the drip system has been installed. Some vandalism has occurred already when someone turned on the faucet and let the roses flood. We now have a lock to end this problem. Volunteers are still needed to help with future workdays. The Spring Fling will be on April 11th at Graham Park starting at 2pm. If you would like to buy plants at substantial discount to celebrate Spring, please order in advance and get your check to Brenda the week before so that you can pick them up at the Spring Fling. Orders over \$100 will be delivered to your home.

GOCOP - Carl Waters thanked all who volunteered to go through training. If you are interested in obtaining crime statistics directly from the HPD, check the following website: www.ci.houston.tx.us/departme/police/stats We are section 3B30.

Home and Garden Tour - Meredith Jenkins announced that the tour will be on May 2nd. They have selected 7 homes and 3 gardens for the tour. Tickets go on sale March 22nd. They will be \$8 in advance or \$10 the day of the tour. Tickets are available at the Frame Shop on Ella, Kaplan's, Smith and Hawken, and Teas Nursery in Bellaire. They will also be available at the April Civic Club meeting and orders for Home Tour T-shirts will also be taken at that time. Please call the tour hotline at 713-267-7800 hotline for up to the minute information. Volunteers still needed. Please call M.T. Herring at 713-681-1185 to sign up.

Constable Program - Sam Mehta. The program was restarted on Feb. 13th. You

("Minutes" continued on page 5)



("Minutes" continued from page 4)

can list the number of the constable department with your alarm company. The alarm company will call both HPD and the Constable. This program is only \$20/month or \$230/year. Please sign up for this valuable program that benefits us all!

Old Business

Craig Lee - Sound Wall update. Ken Yarborough has filed a bill for the state to build this sound wall on the North side of 610 from Yale to a few blocks past Ella. The discussion for committee in debate has not been scheduled. We will have a week's notice to gather people to go to Austin to speak on this.

A motion was made and seconded to approve the 1999 Budget as submitted. All members present voted to approve the budget. A BIG THANK YOU to all who helped put this together!!

Announcements

A Blood Drive will be at the American Legion Hall March 6th from 9am-2pm.

Jeff Benjamin was the recipient of the door prize (a \$10 Home Depot Gift Certificate) donated by Sharon Lauder of Lauder Properties.

Program Speakers

Chief Scott and Officer J.W. Nyulassie gave us some valuable information on personal safety. Pay attention and don't look like a victim!

Meeting was adjourned at 8:30. Thank you to all who contributed a covered dish for the meeting.

POSITIVE INTERACTION PROGRAM (PIP)

Carl Waters

Most of us meet police officers in a negative manner. They come to our home after we have been a crime victim or they stop us for breaking a traffic law. There is a way to have positive interaction with the officers of the North Division on a monthly basis. It is called the Positive Interaction Program or PIP for short. The meetings are held each month on the third Thursday at 7:00 p.m. The location is St. Matthew's Church at the corner of Shepherd and 43rd St.

The meeting is open to the public and generally several of the officers working our beat are present. Captain Marvin Yates who is in charge of the North Division is also usually in attendance and very open to discussion of neighborhood concerns. The booklets which supply the crime statistics in my *Gazette* articles are also available during the meetings. Each month there is a guest speaker from an HPD unit or other crime related topic.

Currently I am the chairperson for the meetings and would like to see more of my neighbors at the meetings.

Please come join me.

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DON'T MISS THE GARDEN OAKS "SPRING FLING"

Brenda de Alba



As announced in March's *Gazette*, our previously scheduled Fall Festival has given way to an April Spring Fling! As a way of expressing our thanks for all the help we've received with the Beautification efforts over the past 2 years, we'd like to extend a blanket invitation to ALL Garden Oaks residents. Come join us, **Sunday, April 11th**, in Graham Park for an afternoon, which will have a little something for everyone...

The Spring Fling will begin at 2 PM and end at dark.

From 2-4 PM we'll have a children's petting zoo along with pony rides (\$1 will gain a child entry to the zoo AND one pony ride).

From 4:00 - 5:00 PM Tina Sabuco, of ARTS ALIVE! Inc., will present one of her locally renowned children's shows.

At 2:30 there will be a Salsa/Picante Contest followed at 3:00 with a Dessert Contest (2 categories: Decadent Desserts & Dieter's Delight).

From 2-4 PM, plant orders may be picked up which were made from the plant availability list on the back of the Spring Fling flyer found in this month's *Gazette*. Orders must be placed and paid for in advance. Free delivery will be offered on Saturday, April 10th for orders over \$100.

From 4 PM 'till it is dark (or none left), food catered by Garden Oaks' very own Rick Englert of Haute Groceries, will be served.

We've tried to plan the Spring Fling to be a real family event and ALL Garden Oaks residents are invited...so please come join us and show your support for the neighborhood. This could be the beginning of an annual event!

Thanks to the following neighbors for helping me plan this event: Sheila Briones, Robert De Veau, Stacy Park, Carol Smith, and Jean Walke.

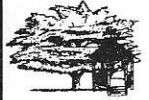
Check out the flyer in this month's *Gazette*!!



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GOCOP JANUARY REPORT

Carl Waters, Jr.

A review of the 1998 Crime statistics revealed the most likely victim to have been a resident of Section 1. They were the victim of a burglary which occurred on a Friday night between 11:00 p.m. and midnight.

I would like to thank our neighbors who have responded to the challenge of neighborhood crime protection by giving their time. New patrollers are Sharon Lauder and Bill and Amy Shaughnessy. As I was preparing this article, I received information on 2 more neighbors who would like to join the program.

In January, patrollers recorded 57 hours on the streets of Garden Oaks. Thanks once again to all the volunteers who make this program happen.

Following the March Civic Club meeting, I had a conversation with an area resident who expressed concerns about how I have been listing the monthly crime statistics. Beginning this month, I will list the location as provided by HPD so everyone can evaluate the importance of each reported crime. Please remember the times given are approximate based on the time given to the officers who filed out the report.

January Crimes - Total 7

Aggravated Assault

At a residence in the 700 block of West 43 St. at 9:00 p.m. on January 1.

Burglary -2

In a parking lot in the 500 block of W. 31 St. at 10:30 a.m. on January 8.

Convenience store in the 3400 block of N. Shepherd at 6:01 a.m. on January 10.

Burglary of a Motor Vehicle - 2

Driveway in the 800 block of Lamonte at 12:05 p.m. on January 7.

Driveway in the 800 block of W. 42 St. at 5:00 p.m. on January 18.

Auto Theft

3200 block of N. Shepherd at 4:30 p.m. on December 31, 1998. Location listed as unknown or other.

Driving While Intoxicated

3000 block of Durham at 10:40 p.m. on January 1. Location listed as road, street or sidewalk.

For those of you with home computers the Houston Police Department is now posting neighborhood crime statistics on their website. The address is www.ci.houston.tx.us. From there, you can navigate to the neighbor statistics. First you choose the command area (we are in the North Division) and then you can look at a map or get a verbal description of the streets making up the boundaries of each beat. (We are 3B30). Next you choose crime statistics to get the neighbors for the patrol beat. You can short cut all of the above by entering the following when you log on: www.ci.houston.tx.us/departme/police/jan3b30.htm. Substitute "jan" for the month you are looking up. Currently only the January statistics are available. Look for the February statistics around the middle of the month. I understand the current plan is to list three months statistics at a time.

If you are interested in joining the program I can be reached by phone at 713-864-1992. My e-mail address is cwaterjr@AOL.com. Or you can write to the COP program at GOCOP77018@AOL.com.

LOVING REMEMBRANCE

Katherine Hardin

9/21/14 - 3/6/99

A long time Section 1 resident of Garden Oaks.
A founding member of the Garden Club.
A gardener in the true sense of the word.

An intelligent, loving, beautiful spirited woman who at this moment is planting the flowers which grace the entrance to Heaven. She never met a stranger and she touched the lives of many. She will be missed....

TIDBITS

Author Unknown

Live your life as an Exclamation, not an Explanation.

Take charge of your attitude. Don't let someone else choose it for you.

Take care of your reputation. It's your most valuable asset.

Don't use time or words carelessly. Neither can be retrieved.

Judge your success by the degree that you're enjoying Peace, Health and Love.



APRIL PLANTING GUIDE

Tina Sabuco

Plant trees, shrubs, vines and groundcovers. Look for unusual types of plants while supplies are most plentiful. Marigolds, zinnias, begonias, impatiens, coleus and celosia are all warm-season annual flowers ready for the garden. Plant perennials from 6-inch and 1-gallon nursery pots into well-prepared soil that can serve them for several years. Look for roses in 2-gallon and larger containers. Antique roses, rooted from cuttings, can be planted from smaller 1-gallon pots. April is time for planting those warm season vegetables such as tomatoes, beans, squash, peppers, corn, melons, cucumbers. Try mixing herbs into sunny flower beds or growing them in patio pots and hanging baskets. Don't forget to repot houseplants which have become potbound. Plant them into the next larger container and keep them outdoors in bright shade all summer.

Prune all the spring flowering shrubs and vines immediately after they finish blooming. Prune just to reshape. Climbing roses should be pruned immediately after the spring flush of blooms. "Pinch" annual and perennial plants

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cooper plants, coleus, mums, fall asters and some salvias. Cut flowers freely, especially stocks, pinks, coreopsis, snapdragons and petunia to prolong the blossoming period.

("Home Tour" continued from page 1)

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James Garman, Builder

Gold Level (\$250): RE/MAX METRO - Terry Jeanes
Prudential Premier Properties - Pat Walker & Judy Camp
Prudential Premier Properties - Denise Epstein
Sandy Altman
Mike Caldwell Contracting
Andrew V. Smith, CPA

For up-to-date tour information, call 713-267-7800.

Tour time: Noon through 6 P.M.

Where: Garden Oaks Shopping Center (North Shepherd at W. 38th St.)

Cost: Advance tickets are \$8 and \$10 the day of the tour

Ticket Locations: Advance tickets are available at Kaplan's in the Heights (2125 Yale), Smith & Hawken (3935 San Felipe), The Frame Shop (3444 Ella Blvd.), and Teas Nursery (4400 Bellaire Blvd.).

To Volunteer: Contact M.T. Herring (713-681-1185). All volunteers will be given a FREE tour ticket and a T-shirt to be worn on the 2nd.

Tour Homes:

208 W. 34th Street

Even with expansion, this grandmother's cottage, referred to as Three Flags by the owners, has maintained much of its original splendor. The present owners have meticulously restored and decorated this home to show off their many collections. One can appreciate keeping the home's original details without sacrificing today's families' needs. Don't miss the architectural whimsy built in.

420 W. 33rd Street

This home highlights the owner's talents in decorating and painting techniques. Surprises await around each corner. Don't miss the private courtyard and secluded master suite. Architectural interests abound!

504 W. 32nd Street

This center entry cottage is one of the few 3/2 original constructions in Garden Oaks. Its inviting front porch welcomes the visitor to the owners' wonderful collection of garage sale and auction finds. Antique and toy collectors will appreciate this lovingly restored home.

("Home Tour" continued on page 9)



("Home Tour" continued from page 8)

527 W. 34th Street

Recent renovations to this 1950's Ranch home have enhanced the home's appeal while keeping its original details. Enjoy the brick terrace from the new contemporary kitchen or from the second floor master suite addition's balcony. The owners' appreciation of art and antiques can be seen throughout.

720 W. 43rd Street

From lush grounds to ongoing renovations, this home has been transformed on the exterior into a Spanish colonial, while maintaining many original details inside. The warmth of the paneled study greets visitors just inside the front door. Its large rooms invite you into this beautiful home. Don't miss the sunny garden kitchen overlooking the huge brick paved patio with fountain.

922 W. 43rd Street

This original 2/1 was gutted to the bare studs and expanded into its present 3/2. A totally new interior and exterior renovation was done. Cooks will appreciate the large kitchen and breakfast area. The new master suite is an inviting retreat. A new garage, with covered dining patio, was located to keep unobstructed views to the rear yard.

Tour Gardens:

851 LaMonte Lane

The garden at 851 LaMonte Lane is an informal "habitat" space designed to attract birds and butterflies. Many plants provide nectar for hummingbirds, berries and seeds for other varieties of birds, and are larval hosts for butterflies. A small pond attracts toads, frogs, and dragonflies. Besides the habitat focus of the garden, the owner is interested in flowers and grows antique roses for their relatively carefree beauty. The goal of this garden is to have blooms 365 days a year.

1019 W. 41st Street

The garden at 1019 W. 41st is a step back in time to the Victorian era. A cottage garden theme prevails with white lattice arbors and gingerbread trim. Winding paths defined with scalloped, concrete edging take the visitor on a delightful journey filled with a wide variety of flowers and plantings.

733 W. 43rd Street

Described as a work in progress by its owner, this 1-acre plot of land yields forth a variety of annuals, perennials, bulbs, shrubs, and trees. The owner describes gardening as neither a hobby, nor a passion, but simply a fulfillment of her need to be part of nature. Complete with pool, greenhouse, and a 1200 sq. ft. deck, built by the lady of the house, this garden is a must see!

("Constable" continued from page 1)

With your support of either a \$20 per month bank draft or \$230 per year, Garden Oaks will have two constables patrolling 80 hours per week! Compare that to the cost of replacing your lawnmower, a bicycle or a vandalized automobile, not to mention peace of mind from the increased patrol. In addition, you can notify your alarm company to call the constable's office during an emergency. One neighbor reported HPD took over an hour to respond when her alarm was set off yet the constable responded in minutes. This program will also serve to enhance the hard work of our GOCOP patrollers and increased support now may result in the cost of the program to decrease in subsequent years.

To volunteer as a block captain, or for additional information, contact Terry Jeanes at (713) 812-9154. Garden Oaks needs your support and help!

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A GUIDE TO UNDERSTANDING DEED RESTRICTIONS – SETBACKS

Ed de Alba

A few days ago, a neighbor called me. He wanted to build a new house on his Section 4 lot and wondered what the restrictions were. When I dropped off a copy of the deed restrictions for his section, I started explaining the setbacks and easements and other factors like corner lots, etc. It didn't take long for his eyes to glaze and I realized I had overwhelmed him with details on where he could build his new house and garage. This article is an attempt to minimize that eye glazing while explaining general guidelines on siting houses and outbuildings like garages, sheds and greenhouses in the 5 Sections of Garden Oaks. I also cover the steps you will need to get approval from the Architecture Committee of the Board.

Let's start with the essentials. The two most basic pieces of information you will need are a copy of the survey or plat of your property and its lot, block, and section number. The survey is a map of your property. It shows the corners of the property, the distances between the corners, and the positions of the house, outbuildings, paved walkways, fences, easements, etc. The survey will also have the lot, block, and section data. Often not shown on the survey are the building setbacks. We use the lot, block, and section information with the Deed Restrictions to determine the front, side, and rear building setbacks. As the name implies, these are 'setbacks' from the property lines and they maintain spacing between houses on adjacent lots. Setbacks, along with the easements, dictate where we can legally build on our property.

Below is a table of typical setbacks for all sections in Garden Oaks. The setbacks for your specific lot may be very different from the typical values listed in the table. Use this table as a guide only. And **please, check the Deed Restrictions for**

the setbacks on your lot! If you have any questions, please contact any member of the Board of Trustees – our telephone numbers are listed in the *Gazette*.

Example: I want to build a garage on my lot at 204 W. 33rd Street. The legal description is Lot 1; Block 5; Garden Oaks Section 1. From the table above and verifying the numbers in my Section 1 Deed Restriction booklet under Architectural Restrictions, Paragraph (i), I find the minimum distance from the front of my lot that I can place a garage is 100 feet, and the closest to either side property line is 10 feet. Under Easements, I see that block 5 has an easement of 5 feet which defines how close my new garage can be to the rear lot line.

Armed with that knowledge, I meet with a builder and contract to build a two-car, 24 x 24-foot garage. It is set 110 feet back from the front property line and 10 feet from the side lot line. The builder draws up plans and elevations for the garage. My next step is to submit the plans to the Architecture Review Committee of the Board of Trustees.

The Architecture Review Committee verifies that any building done in the neighborhood complies with the Deed Restrictions. To do this they need several pieces of information.

- 1 The survey or plat of the property showing the placement of the new building.
- 2 A copy of the plans.
- 3 A check to cover the \$25 processing fee.

When and if the plans are in compliance, the board will write a letter stating that the new construction complies with all applicable deed restrictions in the subdivision. The builder

will take this letter and the new building plans to the city when obtaining permits for construction. The builder will submit the plans and sign a permit application form that states that the plans conform to the deed restrictions of the neighborhood. And when the building is complete I get to enjoy my new garage.

Section	House			Outbuildings (Garages)		
	Front	Side	Rear	Front	Side	Rear
1	50	15	Easement	100	10	Easement
2	50	15	Easement	100	10	Easement
3	50	15	Easement	100	10	Easement
4	40	10	Easement	100	5	Easement
5	40	10	Easement	100	5 or 10 w/ side street	Easement



HOME IMPROVEMENTS THAT PAY

Home improvement projects can be more than a major expense and aggravation. Done properly, they can also pay you back by making the house more livable, more attractive and easier to sell.

So which projects offer the best value? That depends tremendously on the individual house and its surrounding neighborhood, but some guidelines do exist. Studies show that almost all of what you pay to renovate a small kitchen, for instance, can typically be recouped when you sell your house, while turning a bedroom into a home office may or may not pay off when you hang out a for sale sign.

Whether you're a young professional unwilling to move to the roomier suburbs as your family grows or you're a baby boomer whose house is starting to show its years, the decision to remodel is often a major financial commitment, and the experts warn you to think it through before you start writing lots of four- and five-digit checks.

Among the questions you should ask if you want to know whether your home improvement project will pay off:

How is old the house and the neighborhood? Gilbert Godbold, president of GSG Builders in Houston, says major remodeling generally makes the most financial sense for houses at least 30 years old. While many home buyers prefer older homes and neighborhoods, it's the older houses that lack what home buyers want more than anything else these days: more space. That means things like a kitchen where there's enough room for both a food processor and a coffee grinder to sit out on the counter, a master bathroom big enough for his and her sinks, and a wide-open family room that opens into the kitchen. Bringing a home up to the standard of newer houses in the area—without exceeding that standard—will bring the best return on investment.

What are other houses in your neighborhood selling for? While you're taking a look at the age of your neighborhood, get comparable prices for other houses around you, suggests Stephen Hann, president of the Remodelers Council of the Greater Houston Builders Association. You don't want a remodeling job to turn your house into the most expensive house in the neighborhood. For instance, if you spend \$50,000 to add a second story to your \$75,000 house, you'd end up with a \$125,000 house in a neighborhood where perhaps the next most expensive house is \$110,000. In that case, it's going to be difficult to actually sell your house for what you put into it, because all the other houses in the

neighborhood will bring your property values down.

If you're thinking about enlarging your house, Hahn suggests finding out from a real estate agent how much houses in your neighborhood are selling for per square foot. If houses in your subdivision go for \$80 per square foot and you can add on a room for \$50 per foot, you can probably come out on top by expanding if it doesn't make your house the most expensive house on the block, he says.

How much would it cost to move instead of remodel? If it costs less to remodel your house than to move, it can make very good financial sense to stick around, Godbold suggests. His rule of thumb is to keep the remodeling tab below 15 percent of the cost of your house, because he figures that's about how much it costs to move if you include real estate agents' commission, closing costs, moving vans and hundreds of other incidentals associated with moving.

How much money do you have to spend? This may sound elementary, but you need to settle on a budget based on how much you can actually afford before you start shopping around. A set of very good quality kitchen cabinets, for instance, might set you back anywhere from \$4,000 to \$24,000. If you don't have a figure firmly in your head ahead of time, you could easily fall in love with the top-of-the-line models and talk yourself into overspending. At the same time, don't do a remodel unless you can afford to have it done well. Today's homebuyers are extremely savvy and circumspect. Quality work is a must.



Hann suggests bringing in the remodeling contractor early in the process, so you don't get carried away by the possibilities of an architect's or designer's visions. Remember, the more money you have to borrow for the project, the harder it's going to be to recoup what you put into it.

How long do you plan to stay in the house? The average time spent in a house is just seven years, Hann says, but if you're set on staying put for a while - maybe you want stability for your kids who are just starting school or maybe you don't want to bother with a new home until you're ready to retire -

("Improvements" continued on page 12)



BIKE ROUTE FOR SECTION 1?

Shelley Rogers

The City of Houston plans to widen W. 33rd Street in Section One so that the street can be designated as a bicycle route as part of the city's overall plan for a network of pedestrian/bicycle paths, with the widening work to begin within the next 45 to 60 days, according to Mignette Dorsey, the bicycle/pedestrian coordinator of the city's public works department.

According to Dorsey, the widening of the street is necessary because the Texas Department of Transportation requires that any street designated as a bicycle route be at least 24 feet wide. The street is now 16 feet wide. The city does not plan to widen any other street in Section One. The plans do not include the striping off or curbing of a separate bicycle lane, just a widening of the street. The entire street would still be open to vehicular traffic. Several residents of the street have expressed concern that the wider street will draw increased and higher-speed vehicular traffic, outweighing any benefit of the street being a designated bicycle route.

W. 33rd residents Pat Buron and Shelley Rogers have been able to get only preliminary information about the city's plans as of press time, and have been in touch with Bruce Tatro's office, as well. As of press time, Rogers and Ed de Alba were trying to schedule a meeting with Dorsey and other city personnel in order to learn more about the project.

If most of the residents of the street are opposed to the widening, it may be possible to stop it. More information will be available at the April civic club meeting. Residents of Section One, and especially of W. 33rd, are urged to attend the meeting, as it may be necessary to sign petitions or otherwise formally express opposition or favor.

Editor's note: Ms. Rogers urges residents of W. 33rd in Section 1 to contact her at home (713) 880-0503 or via e-mail at Norubtap@airmail.net to let her know whether you oppose or are in favor of widening the street.

("Improvements" continued from page 11)

you're likely to get a lot of value out of home improvements even if they don't significantly increase your home's price tag.

The point is to not forget that the enjoyment you'll get out of getting to stay in your home does have a value. If remodeling makes living in your house more efficient or pleasant for you or if you don't want to leave your neighbors, church or schools, then remodeling might be right for you even when it doesn't pay off in dollars and cents.

Master Suite

On a house with two or three bedrooms, add a 16x24-foot master bedroom over a crawl space with a walk-in closet. The master bath should include a dressing area, whirlpool tub, separate ceramic tile shower and double bowl vanity. The bedroom floor should be carpeted; the floor in the bath should be ceramic tile.

Job Cost: \$31,032

Resale Value: \$30,348

Return on Investment: 98%

Minor Kitchen Remodel

In a functional but dated 200-square foot kitchen with 30 lineal feet of cabinetry and countertops, refinish existing cabinets, install new energy-efficient wall oven and cooktop, new laminate countertops, new mid-priced sink and faucet, wall covering and resilient flooring and repaint. Job includes new raised-panel wood doors on cabinets.

Job Cost: \$7,480

Resale Value: \$7,974

Return on Investment: 107%

Major Kitchen Remodel

Update an outmoded 200-square foot kitchen with a functional layout of new cabinets, laminate countertops, mid-priced sink and faucet, energy-efficient wall oven, cooktop and ventilation system, built-in microwave, dishwasher, disposer and custom lighting. Add new resilient flooring. Finish with painter woodwork and ceiling. Include 30 lineal feet of semi-custom grade wood cabinets and counter space, including a 3x5-foot center island.

Job Cost: \$18,659

Resale Value: \$19,365

Return on Investment: 104%

Bathroom Remodel

Update an existing 5x9-foot bath that is at least 25 years old with new standard-sized tub, toilet and solid surface vanity with integral double sink. Also, install new lighting, faucets, mirrored medicine cabinet, ceramic tile floor and ceramic tile walls in tub/shower area. Use vinyl wallpaper elsewhere.

Job Cost: \$7,186

Resale Value: \$6,550

Return on Investment: 91%

("Improvements" continued on page 13)



("Improvements" continued from page 12)

Bathroom Addition

Add a second full bath to a house with one or one-and-a-half baths. The 6x8-foot bath should be in the existing floorplan in an inconspicuous spot convenient to the bedrooms. Include cultured marble vanity top, molded sink, standard bathtub with shower, low-profile toilet, lighting, mirrored medicine cabinet, linen storage, vinyl wallpaper, ceramic tile floor and ceramic tile walls in tub area.

Job Cost: \$9,959

Resale Value: \$10,576

Return on Investment: 106%

Family Room Addition

In a style and location appropriate to the existing house, add a 16x25-foot light-filled room on new crawl space foundation with wood joist floor framing, matching wood siding on exterior walls and matching existing fiberglass roof. Include drywall interior with batt insulation and hardwood tongue-and-groove floor. Use 180 square feet of glass, including atrium-style exterior (doors, windows and two operable skylights.) Tie into existing heating and cooling.

Job Cost: \$27,523

Resale Value: \$25,287

Return on Investment: 92%

Two Story Addition

Add 16x24-foot, two-story wing over a crawl space with a first-floor family room and a second-floor bedroom with full bath. Additional features include a prefabricated fireplace in the family room, 11 windows and an atrium-style exterior door. Floors are carpeted and walls are painted drywall. The 5x8-foot bathroom has a fiberglass bath/shower, standard grade toilet, wood vanity with ceramic sinktop, ceramic tile flooring and mirrored medicine cabinet with a light strip above; bathroom walls are wallpapered. Add new heating and cooling system to handle the addition.

Job Cost: \$47,687

Resale Value: \$44,372

Return on Investment: 93%

Attic Bedroom Remodel

In a house with two or three bedrooms, convert unfinished space in an attic with rafters to a 15x15-foot bedroom and a 5x7-foot shower bath. Add four new windows and a 15-foot shed dormer. Insulate and finish existing walls. Carpet unfinished floor. Extend existing heating and central air conditioning to new space. Retain existing stairs.

Job Cost: \$19,658

Resale Value: \$16,752

Return on Investment: 85%

Home Office

Convert an existing 12x12-foot room into a home office. Install custom cabinets configured for desk, computer workstation, overhead storage and 20 feet of plastic laminate desk. Rewire the room for computer, fax machine and other electronic equipment, as well as cable and telephone lines. Include drywall interior and commercial-grade, level-loop carpeting.

Job Cost: \$7,145

Resale Value: \$4,903

Return on Investment: 69%

Deck Addition

Add a 16x20-foot deck of pressure-treated pine supported by 4x4 posts set into concrete footings. Include a built-in bench, railings and planter, also of pressure-treated pine.

Job Cost: \$5,433

Resale Value: \$4,676

Return on Investment: 86%

Replace Siding

Replace 1,250 square feet of existing siding with new aluminum or vinyl siding including trim. Option: use painted wood siding and trim instead of aluminum or vinyl.

Job Cost: \$4,498

Resale Value: \$3,200

Return on Investment: 71%

Replace Windows

Replace 10 existing 3x5-foot windows with aluminum-clad windows, including new trim. Replace sash, frames and casings. Option: Replace sash only; existing frames remain in place.

Job Cost: \$5,334

Resale Value: \$4,276

Return on Investment: 80%

Sources: *REMODELING Cost vs. Value Report.*

Jessica Johns Poole, Houston Chronicle, April 21, 1997.

AND THE WINNERS ARE...

At the March Civic Club Meeting, Tina Sabuco won two tickets to the Rodeo for bringing the most neighbors and residents of the 1300 block of Sue Barnett received lottery scratch-off tickets for being the most well represented block at the meeting. Prizes were donated by Terry Jeanes of ReMax Metro. Congratulations everyone!



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IT WAS A LABOR OF LOVE

*reprinted from the Leader,
volume 45, number 16, February 25, 1999*

Several Garden Oaks residents opened their hearts Valentine's weekend and planted a rose garden at the entrance of Section 1 on 34th Street and North Shepherd in tribute to loved ones.

The Garden Oaks Memorial Rose Garden commemorates the history of the neighborhood, as well as the people and their lives, memories and love experienced here, said Janice Walden, who spearheaded the memorial project with Sheila Briones.



Installing the irrigation system, Fall 1998

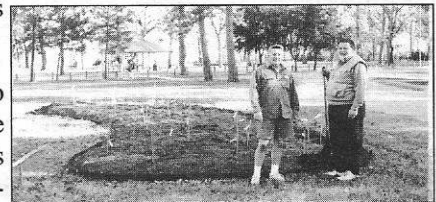
"The timing of this was incredible, the day before Valentine's," said Walden, whose goal was to have the garden completed by the end of 1998.

"But that wasn't meant to be," she said. "So it was done when we were celebrating love anyway and this garden represents love."

Several families planted seven varieties of antique roses in memory or in honor of a loved one, former resident or even a family pet. Those in attendance shared memories or brief anecdotes about the one they planted roses for in the garden.

A recently widowed woman and her 4-year old son planted roses for the boy's father who tragically died, Walden said.

It was symbolic and brave of them to come and do this. It was still an open nerve for them and they had thoughtful things to say about him," she said.



Staking out the bed for the roses

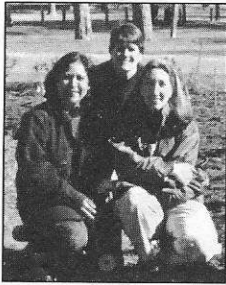
One of the honorees was Pat Rogers who the planter said was responsible for the nurturing of thousands of pre-schoolers as director of the Zion Lutheran Pre-School for over 20 years"

Geary Rachel, "a very good friend" of Helen Tinker and who died of kidney failure at age 44, was among the honorees. Attendees were told he loved flowers, was a computer genius and played trumpet professionally.

A grandchild of Margaret Stahl Troller, who loved to grow and paint roses, joined the ceremony and said "I share fond memories of her large rose garden on my grandparents' ranch in Southeastern Arizona."

Sharon Lauder planted several roses in honor of her mother, Florence Reiland Lauder.

"Our mother was a happy person who never met a stranger. She raised six children by herself and never raised her voice," Sharon said. "We love and miss her very much. The roses will always be a symbol of her love and gentleness."



Sheila Briones, Brenda de Alba & Janice Walden

Karl and Melissa Engelmann honored two people who were very special in their lives, Michael Bruce Millet and Keith Donnelly. "They would be very happy being surrounded by so many loved ones."

Walden said the group of planters also learned stories about families who were Garden Oaks residents for three or more generations as well as a little history.

Rita Donaldson planted roses in memory of her parents, Myrtle, who passed away February 15, 1993 and Sammie Donaldson, who passed away in 1972.

Property in Section 1 was originally a heavily wooded diary farm, she said. Her parents would scout the area during rain storms in search of highest elevation lots, despite having to navigate dirt roads.

"Though they had built 2 additional homes subsequent to this one, I am so thankful they never chose to sell 'our' Garden Oaks home," she said. "Daddy liked to say that they had built the fourth home in Garden Oaks and owned the first one that was paid for.

"A current neighbor tells of Daddy sitting on the bridge (walkway leading to Lawrence) one afternoon in the late 1960s, with his head in his hands, looking as though he had lost his best friend. When confronted as to the cause of his dejection, he responded that Mother was spending \$7,000 for painting and papering the house and both the lot and the house had only cost \$6,000"



Lynda Spinks & Family

Lynda Spinks and Suzanne Spinks Sobol told the story of their parents, Bert and Wilma, who married in 1934 and moved "to the country" in Garden Oaks five years later. At that time, neighbors were few but close knit. "There was a shuttle bus service and back door garbage pick-up, but all the mail boxes were located in front of what is now Cohn's. The city line was at 28th Street." Wilma was a teacher at Garden Oaks Elementary School from 1960 to 1967 and from 1967 to 1974 at Durham School. Bert worked at Schott's Bakery from 1935 to 1974.

Walden said antique roses were the perfect choice for the project in Section 1, the first and oldest part of Garden Oaks.

"It's a great opportunity to mark the land," she said. "The people have a history and the roses have a history." These antique roses date back more than 100 years and will bloom

more than once. An irrigation system has been installed which will benefit the trees and a drip irrigation system will keep the roses healthy.

Garden Oaks features six "pocket parks," including the recent Memorial Rose Garden in Section 1.

"The whole idea is for people who live around the pocket parks to buy into the plan...take ownership in it," said Brenda de Alba. She and her husband Ed have spearheaded Garden Oaks beautification efforts for the past two years. "It's been exciting. People along the esplanade are thrilled with it and have workdays to maintain it I didn't even know about, which is great."

This project was unique in several ways, she said. The other parks and esplanade project did not have a ceremony attached to the planting.

"It was touching to see how excited they were to plant the roses," she said. "This area had lain fallow so long. It's going to make an attractive entrance."

The Garden Oaks Memorial Rose Garden project has been funded through resident donations and a portion of the Civic Club treasury.



The finished Rose Garden

TELL MOM YOU LOVE HER

Christine Stevens, Advertising Director

In honor of Mother's Day, Sunday, May 11th, the *Gazette* will be featuring a special insert of Mother's Day greetings. For just \$15, you can show Mom (and all of Garden Oaks) just how special she is. But Mom isn't the only one. Don't forget Grandma, your daughter, the new Mom-to-be and that special someone who has always been just like a mom.

May is also time to honor high school and college graduates. Show them how proud you are of their momentous accomplishment!

If you would like to place a personalized greeting, call Christine Stevens at 713-956-7067 by the deadline of April 12th.



HEAVY TRASH

1st Tuesday
Sections 1 & 1A

2nd Tuesday
Sections 2 - 5
South of West 41st St.

3rd Tuesday
Sections 2 - 5
North of West 41st St.

RECYCLING

1st and 3rd Tuesday
South of West 43rd St.

2nd and 4th Tuesday
North of West 43rd St.

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APRIL EVENTS

6th: Civic Club Meeting, 7:00 PM
G.O. Elementary School

8th: Garden Club, 7:00 PM
Call for location 713-869-6534

11th Spring Fling 2:00 PM
Graham Park

13th Home Tour Cte. 7:00 PM
855 W 43rd

19th Home Tour Cte. 7:00 PM
1563 Sue Barnett

27th: Home Tour Cte. 7:00 PM
859 Azalea



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 All Fools Day Passover	2 Good Friday	3
4 Easter Daylight Savings Time	5	6 Civic Club Meeting 7:00 PM	7	8 Garden Club 7:00 PM	9	10
11 Spring Fling 2:00 PM	12	13 Home Tour Committee 7:00 PM	14	15	16	17
18	19 Home Tour Committee 7:00 PM	20	21 Secretaries' Day	22	23	24
25	26	27 Home Tour Committee 7:00 PM	28	29	30	

"Oh, the lovely fickleness of an April day!"

—W. H. Gibson



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2 p.m. to dark

Graham Park

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- Plant Sale
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Robert De Veau,
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"Spring Fling" Plant Sale Order List

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Aztec Grass	Gallon	\$3.25	Rose, Valentine	5 Gallon	\$15.00
Beautyberry, American	5 Gallon	\$12.50	Russelia - Fountain Plant - Evergreen	Gallon	\$3.75
Bougainvillea	5 Gallon	\$12.00	Scaevola - Blue Wonder	Gallon	\$4.75
Buddleia (Black Knight, Royal Red, Dubonnet, Burgandy)	5 Gallon	\$12.50	Society Garlic	Gallon	\$3.75
Butterfly Iris	Gallon	\$3.50	Spirea, Bridal Wreath	5 Gallon	\$12.00
Coneflower Purple	Quart	\$2.50	Spirea, Neon Flash	Gallon	\$4.00
Columbine - Yellow Queen	Quart	\$2.50	Stokesia - Blue or White	Quart	\$2.50
Confederate Jasmine	Gallon	\$3.75	Sweet Olive - Evergreen	5 Gallon	\$12.00
Coreopsis "Early Sunrise"	Quart	\$2.25	Tree, Banana Magnolia - Evergreen	15 Gallon	\$60.00
Daylily - Cream Curls (Yellow) - Evergreen	Gallon	\$4.50	Tree, Dahoon Holly - Evergreen	30 Gallon	\$60.00
Daylily - Rosie Meyer (Red) - Evergreen	Gallon	\$4.50	Tree, Fringe - Chinese	15 Gallon	\$60.00
Daylily - Scaramouche (Mauve/Purple) - Evergreen	Gallon	\$4.50	Tree, Loquat	15 Gallon	\$60.00
Dwarf Barbados Cherry - Evergreen	3 Gallon	\$10.00	Tree, Mexican Plum	15 Gallon	\$60.00
East Indian Holly Fern	Quart	\$3.50	Tree, Red Bud	15 Gallon	\$60.00
English Ivy	Gallon	\$3.50	Tree, River Birch	15 Gallon	\$60.00
Fatsia	5 Gallon	\$13.00	Tree, Saucer Magnolia	15 Gallon	\$60.00
Fern, Autumn	Quart	\$3.25	Tree, Sinojackia	15 Gallon	\$60.00
Holly Fern	Quart	\$3.50	Tree, Vitex - Montrose Purple	15 Gallon	\$60.00
Hydrangea, Variegated	5 Gallon	\$12.50	Tree, Wax Myrtle	15 Gallon	\$50.00
Lysimachia - Golden Globes	Gallon	\$3.50	Tree, Yaupon	15 Gallon	\$45.00
Mahonia, Chinese - Evergreen	5 Gallon	\$12.50	Viburnum propinquum - Evergreen	5 Gallon	\$12.50
Penta - StarBurst (2 toned pink)	Hanging Basket	\$9.00	Vine, Blue Sky Flower	Gallon	\$4.00
Rose, Mermaid	5 Gallon	\$15.00	Vine, Evergreen Wisteria	5 Gallon	\$15.00
Rose, Mutabilis	5 Gallon	\$15.00	Vine, Mexican Flame	Hanging Basket	\$8.50
Rose, Old Blush	5 Gallon	\$15.00	Vine, Mexican Flame	Gallon	\$4.00
Rose, Red Cascade (Climber)	5 Gallon	\$15.00	Vine, Passionflower - Red	Gallon	\$4.00
Rose, Souvenir De La Malmaison (CL)	5 Gallon	\$15.00	Witch Hazel (Burgandy & Blush) - Evergreen	5 Gallon	\$15.00

ANDREW V. SMITH

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And from my famous cousin, Bugs, 'That's all folks!'"

We wish you a blessed and Holy Easter! From all of us at Haute Groceries

*Reminder: Garden Oaks Spring Fling on April 11th at 34th and Lawrence.
Haute Groceries will be cooking.*

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