



August 2018

Volume 40 Issue 8

# Garden Oaks Gazette

The newsletter of the Garden Oaks Civic Club

## Wine Walk Coming October 20

*Dian Austin, Committee Chair*

Plans are underway for our 10th annual Garden Oaks Wine Walk, our premier Constable Program Fundraiser. This event is a wine and food tasting extravaganza held in the huge and lavishly landscaped backyard of a Garden Oaks couple. The Wine Walk will be held on Saturday, October 20, from 4 to 6:30 pm, with all proceeds going to help fund the Constable Program.

Our theme this year is "Cheers to Ten Years", celebrating wines of the world and all the folks who have been with us on our fundraising journey. We have raised some \$162,000 via this fun neighborhood event over the past nine years. Last year alone, we raised around \$32,000!

We will have 12 wine and food stations situated throughout the venue, with 11 tables being returning table hosts from previous years. The 12th table will be a Plonk! special beer tasting. We will also be featuring a Wine Pull this year.

Tickets will go on sale September 1 on Eventbrite, and will be priced at \$85. We will only sell 200 tickets and we have sold out every year, so get your tickets early.

We are seeking cash sponsors for the \$300, \$500, and \$1000 levels. Sponsorship benefits include various perks such as Wine Walk tickets, recognition, and signage at the event. The Sponsorship Benefits are detailed at [gardenoaks.org](http://gardenoaks.org) and also in a separate listing in this month's *Gazette*. Sponsorships can be purchased online on the website or via check mailed to GOCC, PO Box 10273, Houston 77206. The majority of the monies we raise is from cash sponsorships. Have a favorite non-profit you support? You can "sponsor" them and buy a sponsorship in their honor!

To date we have the following committed sponsors:

- Platinum Plus Wine Pull Sponsor – Oak Forest Veterinary Hospital
- Gold Sponsor – Terry Jeanes – RE/MAX Metro
- Silver Sponsor – In Honor of Animal Justice League
- Silver Sponsor – Merle Norman Cosmetics & Unique Gifts

Also we have several businesses who will be donating wines for the inaugural Wine Pull. To date:

- Plonk!
- Village Liquor, Garden Oaks

We are very grateful to all these neighbors and neighborhood businesses. Please support them too!

If you have any questions or would like to donate wine(s) for the Wine Pull, please email [goconstable@gmail.com](mailto:goconstable@gmail.com).

### Garden Oaks Civic Club Meeting

Tuesday, August 7, 7 PM  
Garden Oaks Montessori  
901 Sue Barnett

Topic: GO Reform HOA  
Discussion Forum

### Wine Walk Constable Fundraiser

Saturday, October 20  
4 - 6:30 PM  
744 W 43rd

### Citizen Patrol Chair Needed

The program will need a new chair for 2019. See the article on page 3 for more information.

# Constable Program

*Terry Jeanes, Program Chair*

Crime Stats Inch Up, Second Constable Patrol May End

At the July Civic Club meeting, the Treasurer showed a projection of available Constable Program funds. The projection showed an inevitable loss of the second Constable Patrol deputy next year, leaving the Garden Oaks neighborhood with only one deputy patrol as soon as the end of 2019. Reserve funds will no longer be available.

As noted in the Citizen Patrol Update elsewhere in this issue, crimes are up in Garden Oaks. That was true last month as well.

**The bottom line is that funds must increase.** The Civic Club contracts with the Harris County Precinct One Constable's office for the patrol deputies. Each contract is paid entirely from residents' contributions. Each contract costs about \$77,000 annually. The current two contracts end February 28, 2019. If adequate funds are not flowing into place, the ability to contract for more than one deputy will fade away in 2019.

## How important is this program to you?

Are you a current Constable Program supporter? How about your neighbors? If your name is not on the list posted on the [gardenoaks.org](http://gardenoaks.org) website, you are not helping to keep the constables in Garden Oaks.

If your name is missing, please consider contributing at the recommended \$225 level. Anyone can pay online at [gardenoaks.org](http://gardenoaks.org) or mail in a check via the form in this month's *Gazette*.

**Save the date:** Plan your National Night Out Party - Tuesday October 2nd

**Become a Constable Program supporter:**  
[www.gardenoaks.org](http://www.gardenoaks.org)

**Constable Dispatch:** 713-755-7628

**Sign up for Precinct One Crime Alerts:** <http://pct1constable.net/sign-up/crime-alerts/>

**Vacation Watch:** <http://pct1constable.net/sign-up/>

## Civic Club Officers

*President* – Matt Gannon 832 646 4140  
822 Azalea [president@gardenoaks.org](mailto:president@gardenoaks.org)

*Vice President* – Joe Casarez 713 398 7133  
411 W. 34th [vicepresident@gardenoaks.org](mailto:vicepresident@gardenoaks.org)

*Treasurer* – Teresa Coleman 713 686 7728  
[treasurer@gardenoaks.org](mailto:treasurer@gardenoaks.org)

*Secretary* – Helen Sestak 832 212 4555  
1026 Althea [secretary@gardenoaks.org](mailto:secretary@gardenoaks.org)

## Committee Chairs

*Beautification* – Joan Harmon 713 818 9682  
827 Lamonte [beautification@gardenoaks.org](mailto:beautification@gardenoaks.org)

*Citizen Patrol* – Carl Waters, Jr. 713 569 3153  
821 West 31st [gocop@gardenoaks.org](mailto:gocop@gardenoaks.org)

*Constable Program* – Terry Jeanes 713 812 9154  
922 West 41st [constable@gardenoaks.org](mailto:constable@gardenoaks.org)

*Home & Garden Tour* – Katy Hall Wylly 713 907 7652  
[hometour@gardenoaks.org](mailto:hometour@gardenoaks.org)

*Membership* – Dian Austin 713 691 6505  
733 West 42nd [membership@gardenoaks.org](mailto:membership@gardenoaks.org)

## Gazette Contacts

*Editor* – Joe Muscara 713 691 6833  
750 Sue Barnett [gazette@gardenoaks.org](mailto:gazette@gardenoaks.org)

*Advertising Director* – Brenda de Alba 713 705 0886  
744 West 43rd [gazetteads@gardenoaks.org](mailto:gazetteads@gardenoaks.org)

*Delivery Coordinator* – Lori Kennedy 713 691 6833  
750 Sue Barnett [gazettedelivery@gardenoaks.org](mailto:gazettedelivery@gardenoaks.org)

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Publication of any article or letter does not imply endorsement by the Garden Oaks Civic Club and is solely the opinion of the author.

# Citizen Patrol

*Carl Waters, Jr., Program Chair*

As noted below, the rash of thefts in the 200 block of W. 34th Street continued into the month of June. I have spoken with HPD Command who is checking on the matter. If you have time to volunteer, I strongly encourage you to join this program. If you don't have time to give, please contribute to the Constable Patrol program to help keep our neighborhood safer.

As always please remain vigilant and report any suspicious behavior to law enforcement.

I extend my thanks to whomever anonymously donated their Home Tour Auction winning bid for me to serve as the Grand Marshal for the 4th July Parade. Hopefully the weather will cooperate, so I can serve as Grand Marshal at next year's parade.

Tuesday, October 2nd will be the date for this year's National Night Out, which is also referred to as Neighbors' Night Out. Please plan a party or gathering on your block and get reacquainted with your neighbors. If you do host a block party, please share the information with Constable Program Chair Terry Jeanes or me. We will contact local law enforcement and try to get someone to stop by your event.

As I have mentioned in previous articles, this is the last year I will chair this program. I am looking for someone to step up and chair the program starting in January of 2019. You do not have to be a current member of the patrol program, but I would strongly encourage the new person to become one. The position requires a few minutes a month to collect the members' patrol hours. Please contact me or a Civic Club officer if you are interested in this position.

## June Crime Statistics (13)

### Theft (13)

- 200 block W 34th St. on Saturday, June 2 at 8:29 am
- 200 block W 34th St. on Saturday, June 2 at 9:07 am
- 4000 block N Shepherd Dr. on Saturday, June 2 at 2:54 pm
- 200 block W 34th St. on Sunday, June 3 at 6:58 am
- 200 block W 34th St. on Monday, June 4 at 7:26 pm
- 200 block W 34th St. on Tuesday, June 5 at 12:19 pm
- 200 block W 34th St. on Tuesday, June 19 at 9:38 am
- 200 block W 34th St. on Tuesday June 19 at 9:03 pm
- 3800 block N Shepherd Dr. on Friday, June 22 at 11:20 am
- 800 block W 43rd St. on Monday, June 25 at 4:10 pm
- 200 block W 34th St. on Thursday, June 28 at 11:40 am
- 4000 block N Shepherd Dr. on Friday, June 29 at 4:45 pm
- 1000 block W 43rd St. on Saturday, June 30 at 10:26 am

Inquiries about joining the Citizen Patrol Program or other community safety issues may be directed to me via the neighborhood website (GardenOaks.org), the Citizen Patrol email account (gocop77018@aol.com) or by phone at 713-864-1992.



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# 2018 Garden Oaks Wine Walk Sponsorship Benefits

**Platinum Plus Wine Pull Sponsor (\$1500 Cash Contribution) – Sold!**

**Platinum Sponsor (\$1000 Cash Contribution)**

- **Individual** sign on day of event at the entrance
- Four tickets to the Wine Walk (value \$340)
- Garden Oaks Gazette Ad – ½ page, 7 ½" X 4 ½" (value \$110)
- Recognition in the GO Gazette through year-end 2018
- Recognition on GO Facebook pages and the Garden Oaks Civic Club website with link to sponsor's website
- Listed as Platinum Sponsor on the Tasting Notes distributed to the 275 Wine Walk attendees

**Gold Sponsor (\$500 Cash Contribution)**

- **Individual** sign on the day of the event at the entrance
- Garden Oaks Gazette Ad - 2 ¼" x 2 3/8" (value: \$60)
- Two tickets to the Wine Walk (value \$170)
- Recognition in the GO Gazette through year-end 2018
- Recognition on GO Facebook pages and the Civic Club website with link to sponsor's website
- Listed as Gold sponsor on the Tasting Notes distributed to the 275 attendees

**Silver Sponsor (\$300 Cash Contribution)**

- Shared signage with other Silver Sponsors on the day of the event at the entrance
- One ticket to the Wine Walk (value \$85)
- Recognition in the GO Gazette through year-end 2018
- Recognition on the GO Facebook pages and the Civic Club website with link to sponsor's website
- Listed as Silver Sponsor on the Tasting Notes distributed to the 275 Wine Walk attendees

Questions or comments should be emailed to GOConstable@gmail.com. All proceeds go to the Garden Oaks Constable Program for payment of the civic club's contracts with Harris County Constable Precinct One.

# Heard Under the Oak Tree

*Terry Jeanes*

## Welcome, New Neighbors!

Congratulations on joining our community. We look forward to seeing you at a Civic Club meeting soon.

967 Althea	1047 Althea	943 Gardenia	1058 Gardenia
1047 Lamonte	3118 Randall	1462 Sue Barnett	701 West 31st
871 West 41st	1011 West 42nd	714 West 43rd	934 West 43rd
1086 West 43rd			

## Happy Birthday

Mark Sarmiento – 8/3	Elizabeth Klein – 8/4	Katherine K. – 8/4
Avery T. – 8/5	Rick Knauth – 8/9	Tony Padon – 8/23
Isabella R. – 8/23	Trent Salch – 8/23	Mary Beck – 8/24
Bridgette Martinez – 8/26	Emily Kathryn C – 8/28	Debbie Padon – 8/28
Gretchen Dreher – 8/29	Carl Waters – 8/29	

## Happy Anniversary

Pat Buron & Shelly Rogers – 8/5      Margarita Barcenas & Kevin Klotz – 8/23

## Congratulations

**Little Miss Sherber** won her first belt buckle during mutton bustin' at the Freestone County Fair.

## Out and About

There are lots of summer vacations, including the **Taylors** at Niagara Falls and Vail, Colorado. The **Hunters** enjoyed relaxing in Marfa after a big vacation, including Denver. **Cat and Jason Theriot** did some white water rafting in Tennessee over the Fourth, while their kids enjoyed Camp Ozark. **Tina Sabuco & Shellye Arnold** vacationed in Michigan. **Caroline Stender** spent July 4th in Croatia at the beach. The **Salches** had some laid back adventures at Last Chance Ranch. **Stacy Gross** and 8 Girl Scouts spent some time on the Pleasure Pier. The **Dilleys** went for an endurance test celebrating a friend's 60th birthday in NOLA. The **Weltin boys** spent the 4th in DC as part of their big adventure, including the Smoky Mountains. It was the 6th annual Mom/Daughter trip, including Longhorn Cavern, for **Marisa Zindler**. **Heather McKeown & family** enjoyed Durango and Adrenaline Falls over the 4th of July. **Al Thomas & Dea Larson** spent some time in Hunt, Texas. Quoting Ryan Smith, "The **Hentchels** missed their neighbors (but not really) while vacationing in Turks & Caicos!" **Megan Salch & Amy Shaughnessy** got in some gal pal time at Bolivar Peninsula.

## Special Thoughts

Condolences to **Ann Best and Cheryl Pressley** in the loss of their pup, Mr. Brown, and added thoughts for the **Garvers** who recently lost their dear pup Rocky.

*To highlight an event, celebration or other tidbit, please submit information no later than the 12th of the month to Terry Jeanes at terry@terryjeanes.com.*

**Terry Jeanes**  
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## Back to School Safety

*Stephanie Dubroff-Acosta, Parent Engagement Representative, Garden Oaks Montessori*

It is back to school time and that means school zones will be in effect!

Garden Oaks Montessori serves children 3 years old to 8th grade.

Our **new** school hours for the 2018-19 school year are 8:30AM - 3:50PM, Monday - Friday.

Here are some safety reminders for driving in school zones from the National Safety Council:

- Put away your cell phone. Cell phone use is banned in active school zones, and violators face fines of up to \$200 in school zones where signs are posted.
- Don't block the crosswalk when stopped at a red light or waiting to make a turn, forcing pedestrians to go around you; this could put them in the path of moving traffic.
- In a school zone when flashers are blinking, stop and yield to pedestrians crossing the crosswalk or intersection.
- Always stop for a crossing guard holding up a stop sign.
- Take extra care to look out for children in school zones, near playgrounds and parks, and in all residential areas.
- Don't honk or rev your engine to scare a pedestrian, even if you have the right of way.
- Never pass a vehicle stopped for pedestrians.
- Always use extreme caution to avoid striking pedestrians wherever they may be, no matter who has the right of way.

If you're driving behind a bus, allow a greater following distance than if you were driving behind a car. It will give you more time to stop once the yellow lights start flashing. It is illegal in all 50 states to pass a school bus that is stopped to load or unload children.

- Never pass a bus from behind – or from either direction if you're on an undivided road – if it is stopped to load or unload children.
- If the yellow or red lights are flashing and the stop arm is extended, traffic must stop.
- The area 10 feet around a school bus is the most dangerous for children; stop far enough back to allow them space to safely enter and exit the bus.
- Be alert; children often are unpredictable, and they tend to ignore hazards and take risks.

On most roads, bicyclists have the same rights and responsibilities as vehicles, but bikes can be hard to see. Children riding bikes create special problems for

drivers because usually they are not able to properly determine traffic conditions. The most common cause of collision is a driver turning left in front of a bicyclist.

- When passing a bicyclist, proceed in the same direction slowly, and leave 3 feet between your car and the cyclist.
- When turning left and a bicyclist is approaching in the opposite direction, wait for the rider to pass.
- If you're turning right and a bicyclist is approaching from behind on the right, let the rider go through the intersection first, and always use your turn signals.
- Watch for bike riders turning in front of you without looking or signaling; children especially have a tendency to do this.
- Be extra vigilant in school zones and residential neighborhoods.
- Watch for bikes coming from driveways or behind parked cars.
- Check side mirrors before opening your door.

By exercising a little extra care and caution, drivers and pedestrians can co-exist safely in school zones.

## June Constable Stats

Data are provided monthly for the 2 contracts with the Harris County Precinct 1 Constable deputies who patrol Garden Oaks. The number of responses is shown for each category.

- Alarm Calls – 9
- Check Business – 2
- Check Park/Check School – 10
- Contract Check – 237
- Disturbance/Loud Noise/Other – 4
- Drug/OD/Possession – 1
- Follow Up – 4
- Illegal Dumping – 1
- In Progress – 1
- Information Call – 2
- Meet the Citizen – 176
- Meet the Officer – 2
- Neighborhood/Parking Lot Check – 11
- Solicitors – 1
- Suspicious Person/Vehicle – 14
- Traffic Hazard – 1
- Traffic Stops – 19
- Vacation Watch – 6
- Writ – 11





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# GOCC Ad Hoc Section 1 Commercial Development Committee

*Carrie Arnett, Co-Chair*

There has been some activity around the potential development in our neighborhood. Garden Oaks Baptist Church wants to sell its parking lot on the west side of Shepherd between Gabby's and Chase Bank to Gulf Coast Commercial Group for commercial development. For the sale to happen, those lots must be released from the Section 1 Deed Restrictions. The Church and Gulf Coast have proposed a Declaration of Restrictions to replace the current Deed Restrictions for those lots.

The Section 1 Commercial Development Committee's (the Committee or CDC) primary goal is to work with the homeowners, the Church, and Gulf Coast to determine if the neighborhood is willing to release the lots from the current Deed Restrictions. We also have a secondary goal to lay out a reasonable template if other homeowners or commercial-lot owners seek to be released from the Section 1 deed restrictions.

In early May, the CDC met with Patrick Barry of Gulf Coast and Jim Coit from the Church, among others, and the Committee voiced our initial concerns.

Since that meeting, the CDC has met with an attorney and an urban planner/architect to review the proposed Declaration of Restrictions. The attorney and urban planner/architect suggested changes to the Declaration of Restrictions, including reasonable restrictions on noise, lighting, trash pick-up times, and trash locations and provisions on landscaping and sound wall, among other things. They also may include provisions to ensure that the agreement runs with the land and for amendment of the restrictions.

Patrick Barry from Gulf Coast requested a meeting to present the CDC with a new proposed rendering and an

amended Declaration of Restrictions. On Friday, July 13, a meeting was held with Mr. Barry; his business partner, Tom Lile; Kent Marsh, the Committee's urban planner/architect; Matt Gannon GOCC President (as requested by Mr. Barry); Andrea Joseph; and myself. At the meeting, Mr. Barry provided a more specific rendering of proposed development and an amended Declaration of Restrictions.

The CDC is cautiously moving forward with the developer. Although some of the initial concerns were addressed, there are other concerns about which no agreement has been reached and other concerns that haven't been fully addressed. In the coming weeks, the Committee will review documents provided by Mr. Barry, and will continue to consult with the urban planner/architect, our attorney, and Section 1 neighbors to make any changes that may be required to protect the neighborhood. The Committee's intention is that we will provide a response to Mr. Barry in mid-August.

The CDC has been approached by a real-estate broker who represents Salata, a salad bar with other locations throughout the city. If the lots are commercially developed, Salata has interest in being one of the tenants. They were contacting us to find out if Salata would be "well received by the community, given the discussion going on about changing the deed restrictions." They shared that they "are not open past 9 pm, do not sell alcohol, and will not have a drive thru." Please let us know your thoughts.

As always, if you have questions or concerns, we'd like to hear them. You can reach out to Andrea Joseph, [gosec1neighbors@gmail.com](mailto:gosec1neighbors@gmail.com), or Carrie Arnett, 281-686-3272.

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# Garden Oaks Civic Club Meeting Minutes

*Helen Sestak, Secretary*

July 10, 2018

**Location:** Garden Oaks Montessori Magnet School

Matt Gannon, Civic Club president, welcomed attendees and called the meeting to order at 7:02 pm.

**Guest Speaker:** Johnie Patterson, GOMO bankruptcy attorney, was the guest speaker. He stated that the most significant new development is the appointment by the court of a Creditors' Committee. This committee, which is not part of GOMO nor the Civic Club, was formed to represent the interests of the unsecured creditors.

The Creditors' Committee, made up of five Garden Oaks residents has hired an attorney, and the committee has filed a lawsuit against GOMO, asking the court to rule that GOMO must stop collecting transfer fees and cease all deed restriction enforcement activities. The court will determine if this is a viable request. GOMO funds are being used to pay for the Creditors' Committee attorney and for the lawsuit.

Mr. Patterson emphasized that creditors need to make the Creditors' Committee aware of how they want the GOMO funds distributed. If the Creditors' Committee does not hear from homeowners, then they will do what they believe is best. Objections can also be submitted to the Trustee regarding a Creditors' Committee member. Submit comments and questions via email at [GOCreditorsCommittee@gmail.com](mailto:GOCreditorsCommittee@gmail.com). Keep a record of your correspondence. You can also email Mr. Patterson.

Matt invited the Creditors' Committee members to participate in the discussion. Four of the five resident Creditors' Committee members were present: Gary Ingram, Sue Schmidt, Cheryl Luck, and Trish Merhkam. Committee member Peter Chang was not at the meeting. Charles Rubio, the Creditors' Committee attorney, introduced himself and reiterated that this is a Chapter 11 bankruptcy, one in which a manager stays in possession of the assets, but develops a plan to redistribute the assets back to creditors. Mr. Rubio stated

that the Creditors' Committee lawsuit requested a stop to both collection of transfer fees and a stop to enforcement of deed restrictions in order to maximize returns to the creditors.

Mr. Patterson defined a creditor in a bankruptcy case as someone who has a claim (whether it be for services, performance, or money) against the debtor. In the GOMO case, creditors are not limited to homeowners who have paid transfer fees, but they are the overwhelming majority. Anyone who has paid the GOMO transfer fee must submit the claimant form, subject to judicial review, to be considered a creditor and to potentially get reimbursement of those monies. (The claimant form can be found on [gardenoaks.org](http://gardenoaks.org).)

To date about 30 claimants have filed for reimbursement of monies. The list of current claimants should be on the Garden Oaks website shortly.

Mr. Patterson stated that he will oppose the Creditors' Committee lawsuit against GOMO.

Written questions were submitted by those in attendance and were read and discussed.

When asked how much the Creditors' Committee lawsuit has cost to date (paid for by GOMO funds), Mr. Rubio said he did not know, but that the fees are based on hourly rates. His fee is \$475 per hour, and his associate's fee is \$325 per hour.

When asked why the Creditors' Committee did not inform the neighborhood of their formation when they filed May 31 and did not ask for input before hiring an attorney and filing suit against GOMO, Mr. Rubio defined the process for forming the committee. The Trustee of the court received applications for members on the committee, and after reviewing them, decided who would be appointed to the committee. This information is public.

When asked how Creditors' Committee member Peter Chang was able to file a \$114,000 claim against GOMO, Mr. Patterson stated that the courts will decide what claims are valid. Filing a claim does not ensure its validity.

A request was made for each Creditors' Committee member present to address their credentials for being

on the committee. They declined. Mr. Rubio repeated that the US Trustee made the decision as to the members on the committee, and only the Trustee has the ability to remove and add members.

When asked if the Creditors' Committee has open meetings, it was stated that the meetings are closed by choice, not by requirement.

### **Business Meeting**

A motion to approve the June minutes was made and seconded. Minutes were approved. New attendees introduced themselves.

**Treasurer:** Teresa Coleman provided a mid-year overview of the Civic Club finances. (The June report is posted on the website.) The Civic Club income fails to meet the budgeted target by about 30%, largely due to overly-optimistic projections for the 2018 Home Tour and ad revenues from the *Gazette*.

Teresa reiterated that the Civic Club maintains two bank accounts, one for the Civic Club (~\$93,000 balance) and a second one specifically for the Constable program. Income and expenses are tracked independently.

The Civic Club has currently contracted for two constable patrols. While we are currently in deficit spending, there may be enough funds to pay for two constable patrols through 2019, assuming the 2018 Wine Walk brings in the projected \$30,000 and residential contributions continue at the current rate.

Since the Civic Club no longer receives any surplus GOMO funds for beautification purposes (expenditure was voted on by GOMO members but stopped in 2017), many related projects have stalled. In some of the neighborhood parks, sprinkler systems are shut-in, leaking or saddled with inadequate timers. Planting makes no sense without adequate sprinkler and water resources. Teresa moved that the Civic Club take up to \$5000, out-of-budget & from reserves, to repair and enhance the pocket park sprinkler systems. The motion was seconded and approved.

### **Committee Reports**

**GOMO:** No report.

**Constable:** Terry Jeanes introduced Deputy Chris Byrd,

the newest constable deputy. He grew up in Acres Homes and has served in Precinct 7, the Heights, and as a toll road deputy. Terry encouraged all to donate to the Constable Program, attend the Wine Walk, and pledge fees back to our community.

**Beautification:** Joan Harmon thanked the members for the \$5000 to repair the sprinkler systems. She stated that some Spring Fling money will be used to make repairs to the GO Boulevard irrigation system.

**Garden Oaks Website:** Pam Parks reported that the website changes often, with new information being added on the GOMO bankruptcy and related topics as available.

**Citizen Patrol:** After 22 years, Carl Waters will retire as the Citizen Patrol Chair at the end of this year and needs someone to replace him. Thirteen crimes, all thefts, were reported last month. Eight thefts were in the 200 block of W 34th. Only six neighbors are currently members of the Citizen Patrol. Anyone who is 18 or older, lives in Garden Oaks, passes a background check and completes a one hour training class can join the Patrol. Please volunteer and help keep our community safe!

**Membership:** Dian Austin stated that there are currently 259 paid Civic Club members and 329 paid Constable Program supporters. Joanie Harmon won the \$25 gift card in the raffle.

**Wine Walk:** The committee is actively seeking sponsors for the October 20th Constable Program fundraiser. Terry Jeanes-Re/Max Metro and Oak Forest Veterinary Hospital are the first two sponsors of the 2018 Wine Walk, whose theme is "Cheers to Ten Years".

**Gazette:** Joe Muscara said the deadline for August *Gazette* articles is July 15. Lori Kennedy still needs a delivery person for the 200 block of W 30th.

**Garden Oaks Montessori Magnet School:** Stephanie Acosta said school starts August 27. Those living within the GOMM boundaries and having a child K-5 were encouraged to contact her if wanting the child to attend GOMM. Otherwise, the limited slots will be open to the 1250 others on the waiting list.

**GO Reform:** Matthew Houston and his team have been working on a short survey, which will gauge what type of

deed enforcement entity, if any, neighbors want, post GOMO. The survey (digital or hardcopy TBD) will consist of eight questions and will be ready soon. Respondents are asked to submit results by August 20th. The GO Reform Committee and the Creditors' Committee are two totally separate entities. Currently, the GO Reform group has 10 active volunteer members.

**Section 1 Commercial Development:** Carrie Arnett and Andrea Joseph will meet with the Gulf Coast Commercial Group developer soon. He will present renderings and a revised declaration of restrictions. An urban planner will also attend the meeting.

**New Business:** None

The meeting was adjourned at 8:30 pm. Next month's meeting is slated for August 7 at 7pm. No guest speaker is scheduled. Instead, the meeting will be a forum for discussion of the GO Reform survey HOA options and any available results.

Fifty attendees enjoyed great pizza, generously donated again by Brother's Pizzeria!

## Gazette Delivery

*Lori Kennedy, Delivery Coordinator*

All Gazette delivery team positions have now been filled. Thanks so much to everyone who stepped up to be a section coordinator or block deliverer. Your volunteer work is greatly appreciated. If you missed out on the recent opportunities to volunteer, you can still contact me (GazetteDelivery@gardenoaks.org) to be a substitute delivery person on an as-needed basis for any block that needs it.

## Creditors' Committee Letter

The letter on pages 13 and 14 is "a reprint of the exact letter the Garden Oaks Creditors Committee sent out specifically to the individual unsecured creditors in the first week of July regarding GOMO's chapter 11 bankruptcy case."



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July 4, 2018

Garden Oaks Creditors Committee  
P.O. Box 10772  
Houston, TX 77206

Subject: Garden Oaks Maintenance Organization Bankruptcy – Proof of Claim Filing

Dear Current or Former Garden Oaks Property Owner,

In April 2018, the Garden Oaks Maintenance Organization (GOMO) filed for Chapter 11 bankruptcy protection in response to appellate court findings that the organization had been improperly formed and it is not authorized to collect transfer fees.

You have been identified from a potential list of approximately 1,600 creditors in that proceeding. In order to be formally considered as a creditor in the case, you will need to file the attached proof of claim form with the bankruptcy court by August 27<sup>th</sup>, 2018. This form (Form 410) is also available on the GOMO website, [www.gardenoaks.org](http://www.gardenoaks.org), and the U.S. Bankruptcy court site, [Form 410 Proof of Claim](#). The completed form, along with the settlement statement showing your transfer fee paid or other evidence to support your claim should be sent to:

United States Bankruptcy Court  
Attn: Case 18-60018  
P.O. Box 61010  
Houston, Texas 77208

As part of the normal Chapter 11 bankruptcy process, the U.S Trustee has appointed a creditors' committee (the "Committee") to represent the interests of the unsecured creditors in this case. The U.S. Trustee invited the top 20 creditors to participate on the Committee and several other members of the community applied. A five-member Committee was selected on May 31, 2018 from those creditors that agreed to make themselves available to serve. The Committee represents the unsecured creditors; consults with the debtor (GOMO) concerning the administration of the case; investigates the acts, conduct, assets, liabilities, financial condition of the debtor and operation of the debtor's business; and, of utmost importance, participates with the debtor in the formulation of a chapter 11 reorganization or liquidation plan for GOMO. The court may also authorize the Committee to employ one or more attorneys, accountants, or other agents in the discharge of its duties.

Committee members participate voluntarily and are not compensated for their time. The Committee's expenses are paid from the debtor's estate (GOMO). These expenses include legal representation in addition to administrative and support expenses approved by the court. This Committee represents the interest of the creditors during proceedings in the bankruptcy case. At the advice of the U.S. Trustee the Committee obtained legal counsel, selecting Diamond

McCarthy LLP, a Houston-based law firm that focuses on business bankruptcies. Ultimately any proposed chapter 11 plan is subject to approval by the creditors with claims, against the debtor, that are allowed by the court.

GOMO has retained bankruptcy counsel, Johnie Patterson, also at the expense of the debtor's estate. Mr. Patterson represents the interests of GOMO, which the Committee believes to be retention of the approximately \$600,000 in cash and other assets for potential transfer to a new or reorganized property owner's association. Prior to the establishment and selection of the Committee and without the participation of any creditor in the bankruptcy case, the debtor sought and obtained the approval from the bankruptcy court of an operating budget and authority to cash transfer fee checks. The transfer fee checks held since the chapter 11 filing have been deposited into the GOMO account and the collection of transfer fees currently continues.

The Committee is currently focusing its efforts on four issues: (1) stopping the current collection of transfer fees, (2) seeking input from creditors for a chapter 11 plan (3) understanding GOMO's current financial situation and (4) preparing a chapter 11 plan that will get the required support from the creditors. Because GOMO does not have the authority to collect transfer fees, the continued collection of transfer fees will likely add to the list of parties to be repaid and increases the bankruptcy administrative expenses for GOMO. The Committee is of the opinion that the individual residents and non-residents that have funded GOMO should be refunded to the extent possible and be afforded the choice whether or not to support another property owners' association. It is imperative that all parties work toward a timely solution to avoid exhaustion of all available funds in bankruptcy administration. The Committee is considering options for a chapter 11 plan that could result in a refund or partial refund of transfer fees paid before and after the bankruptcy filing. Importantly, the only way you will potentially be eligible for a refund is to submit a proof of claim form. We have attached a proof of claim form for your convenience.

This is important to the community moving forward and to the individuals that have funded GOMO. Please consider filing your proof of claim form and look out for future notices regarding the bankruptcy as this case moves forward. You can direct questions and opinions to the following email address: [GOCreditorsCommittee@gmail.com](mailto:GOCreditorsCommittee@gmail.com)

We look forward to working with you and will welcome any feedback and questions that you may have.

Creditors Committee Members:

*Gary Ingram, Cheryl Luck, Trish Mehrkam, Sue Schmidt, Peter Chang*

# How the Evolution from R-22 to R-410A Refrigerant Affects You

*Mitch Weigand*

If you've had to repair or replace your A/C system recently, you've probably heard about alternative refrigerants in use today. These new products generate fewer chlorofluorocarbons (CFCs) and are designed to have less impact on the earth's ozone layer. While some of them go by names such as Prozone or Puron, they are all R-410A. Today, R-410A is the dominant refrigerant, playing a crucial role in our current and future A/C systems.

In 2010, the Environmental Protection Agency (EPA) enacted policy requiring all A/C manufacturers to stop producing systems that use ozone-depleting R-22 refrigerant. For decades, R-22 refrigerant has been the standard in the HVAC industry.

## What does the R-22 phase-out mean to consumers?

If your A/C system develops a leak, replacing the freon may be necessary. If it uses R-22 refrigerant, your system can be recharged with R-22 up to January 1, 2020, if R-22 can be found.

R-22 is becoming scarce, and the price has risen from \$35 to over \$150 per pound in less than ten years. After January 1, 2020, refrigerant manufacturers must cease all production of R-22 and produce only the more environmentally friendly R-410A refrigerant.

The Clean Air Act does not allow any refrigerant to be vented into the atmosphere during installation, service or retirement of equipment. Therefore, R-22 refrigerant must be recovered and reclaimed to be processed to the same purity levels as new R-22 or be destroyed. After 2020, the servicing of R-22 systems will have to rely on recycled refrigerants. This means the price of R-22 will continue to skyrocket.

## Should I switch to a R-410A system now?

If you need to purchase a new A/C system, you're in luck. Not only is it more environmentally friendly, R-410A also has a higher cooling capacity compared to R-22 and superior heat exchange properties. This results in greater efficiency overall within a more compact system that use less refrigerant compared to outdated R-22 equipment.

*Mitch is the owner of Air Wise™*

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*Caroline S., Garden Oaks*

Mitch, I just want to tell you how happy I am with the service Air Wise provided me to handle my A/C needs.

One room has always had inadequate air flow, resulting in an unhappy pre-teen. Year after year, I called the company who installed our A/C to address the problem, but they were always unsuccessful.

The problem persisted until your crew correctly assessed the problem and fixed it. Your knowledgeable and experienced team was able to keep us comfortably cool when all others failed. Thank you!



**Air Wise owner Mitch Weigand**



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# Garden Oaks Montessori Middle School

*Lindsey Pollock, Ed.D., Principal,  
Garden Oaks Montessori*

Did you know that Garden Oaks Montessori starts enrolling students at 3 years old and provides instruction through the 8th grade? Yes, our students have the opportunity to experience an authentic Montessori learning environment through the 8th grade at Garden Oaks. What makes our middle school program unique?

The Garden Oaks Middle School Program is focused on our 7th and 8th grade students. Traditional middle schools start with 6th grade, while Montessori learning environments maintain the 3-year community through 6th grade (that means 4th, 5th and 6th graders are together in the same classroom). Then students move to an integrated 7th and 8th grade learning environment where students are focused on interdisciplinary units of study as they prepare for high school and beyond. Additionally, our program is very small compared to comprehensive middle school programs, so students who thrive in close-knit learning environments do especially well.

The Montessori curriculum for 7th and 8th grades is largely project-based and hands-on. Adolescents prefer to learn through social interaction and practical application. Students have a strong desire to see for themselves how their studies relate to them and their lives. This is why you often hear, "When will I ever use this?" or "Why do I need to know this?" Montessori instruction in middle school environments empowers students by helping them find these connections.

Our program is developed to meld the students' natural motivations and interests while ensuring that minimum state requirements are met or exceeded. Our adolescent Montessori program provides hands-on, interdisciplinary, project-based elements that address all the major subjects: Mathematics, English, History and Science.

**Mathematics** is facilitated through the integration of a variety of curricula including GoMath, Saxon Math and Montessori materials as well as online resources. To develop a deeper understanding of math, students use manipulatives to explore how Algebra was developed and is applied. Math is studied as a unified system of analysis. Math textbooks are used to practice techniques learned and to solidify concepts. Students may take Algebra I and Geometry for high school credit if they qualify by a written exam and teacher recommendation.

**English** is studied as a means of communication. Through written expression, applied reading techniques and oral communication practice in all subject areas, students study the English language as a vital tool of communication with others.

**History** is explored through a combination of direct instruction and student-developed projects. US and Texas history are studied in relation to the student and their place in history.

**Science** is addressed in terms of occupation and application. Our new, state-of-the-art science lab is designed for hands-on learning and will provide an enhanced classroom in which to work and extend information to a real-world context. Our pond, outdoor gardens, chicken coop and composting provide additional learning spaces for students exploring how our work directly impacts the world.

Field trips and service projects are an important part of the Montessori adolescent curriculum. Our internship model is one of student service in the community. Students will travel in groups in December and May to agencies in the Houston area to volunteer and learn about career options. If you are connected to an agency (including non-profits and faith-based settings) that would be interested in having our students come to volunteer, please contact me at [lpollock@houstonisd.org](mailto:lpollock@houstonisd.org). Additionally, our middle school has adopted the esplanade along Garden Oaks Blvd as a volunteer project. Our middle school students also mentor younger students on campus through our Reading Buddies Program, where middle schoolers are paired with younger students for a regular afternoon reading time.

Additionally, middle school students participate in



elective courses including Physical Education/Health, UIL Academic Competitions, Computer and Technology Applications (Coding and Robotics), Art, Mandarin language studies and our Magnet Elective with an emphasis on global connections. Students who did not pass STAAR reading and/or math the previous year or who are failing reading/math in the current year will participate in reading and/or math electives. You may be wondering about sports. We do offer UIL middle school soccer for both boys and girls. Students who wish to participate in other after-school activities may go to their zoned school as long as the sport/activity is not offered at their magnet school campus.

Starting this year, eighth grade students complete a capstone project and present it as a culminating activity. Most of the 8th graders will have spent between eight and eleven years at Garden Oaks! We celebrate students' achievements and recognize their aspirations at the end of the year ceremony as their bridge to high school and beyond. We are delighted to watch our middle school program expand as we move into our new classrooms and lab spaces. Not only does the renovated space have new computer and science labs, but we also have a brand-new art room with a kiln. Garden Oaks'

construction is nearing completion as we approach the 2018-19 school year. Thanks to all for your support and patience through this exciting process!

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## GOMO Board of Directors

**Section 1****Mark Saranie - President** (2018)

713-724-1271

mark.saranie@gardenoaks.org

**Sheila Briones** (2019)

281-685-8133

sheila.briones@gardenoaks.org

**Joe Casarez** (2020)

713-398-7133

joe.casarez@gardenoaks.org

**Section 2****Vic Seghers - Vice President** (2018)

832-488-4545

vic.seghers@gardenoaks.org

**Vacant** (2019)**Lori Kennedy** (2020)

713-691-6833

lori.kennedy@gardenoaks.org

**Section 3****Dea Larson** (2018)

713-695-3634

dea.larson@gardenoaks.org

**Frances Schwartz** (2019)

832-483-1546

frances.schwartz@gardenoaks.org

**Vacant** (2020)**Section 5****Kip Noser** (2018)

281-846-5479

kip.noser@gardenoaks.org

**Vacant** (2019)**Vacant** (2020)

Each director's term expires in  
October of year in parentheses.

## GOMO June 2018

*Pam Parks, GOMO Office Manager***Plans were approved for:**

- 802 W 30th St
- 202 W 32nd St
- 818 Lamonte Ln
- 1055 Gardenia Dr
- 811 W 43rd St

**Revised plans were approved for:**

- None

**Pending (re) submission:**

- None

**Deed Restriction Enforcement Activity for June (Year to Date)**

- New reported violations – 0(1)
- Resolved/cleared – 0(1)
- Unresolved/pending – 4 (N/A)
- Litigation in progress – 0 (N/A):

**Board Positions Vacant**

Director positions are currently open in Sections 2 (2 yr. term), 3 (3 yr. term) and 5 (2 yr. & 3 yr. terms). If you are interested in serving, please contact one of your Section Directors or the Office Manager by phone or email (below). We can answer questions and provide proxies to get you started. Elections will be scheduled and notice sent to members if candidates step forward.

**GOMO Bankruptcy Information posted at gardenoaks.org**

Court rulings and information are posted on the gardenoaks.org website.

**Contact:**

The Garden Oaks Maintenance Organization

4001 N Shepherd Dr, Suite 216

Houston, TX 77018

713-561-3936

manager@gardenoaks.org

**GOMO Review Meetings**

take place at **6:30 p.m.** on the **first Tuesday** prior to Civic Club meetings  
and at **7:00 p.m.** on the **third Wednesday** of each month.

Meetings are open to anyone interested in attending.

Additional information about the **Garden Oaks Maintenance  
Organization (GOMO)** is available online at GardenOaks.org.

Property owners in Sections 1, 2, 3, and 5 are all members of GOMO.

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# Home and Garden Tour Wrap-Up

*Katy Hall Wyly, Committee Chair*

Thanks to all the many volunteers, cash sponsors, generous home and garden owners, and all tour-goers who helped make this year's neighborhood fundraiser another success. The tour netted about \$22,000 in total, with \$10,500 going to the Garden Oaks Civic Club and about \$11,500 to GOMM Middle School (auction proceeds). The Home and Garden Tour is the Civic Club's largest fundraiser and helps cover numerous Civic Club expenditures.

The following generous individuals and businesses were cash sponsors for this year's Home Tour. We are so thankful for their support of our community. Please thank these fine people and patronize their businesses. We could not have had this event without them!

### Platinum Sponsors (\$2500)

- Deanna Zugheri – Keller Williams Metropolitan
- Katy Hall Wyly, John Daugherty, Realtors
- Oak Forest Veterinary Hospital

### Gold Sponsor (\$1000)

- Central City Air
- RE:VIVE Development

### Silver Sponsors (\$500)

- Adolf Hoepfl & Son Garage
- Alleanza Custom Homes
- Bayou City Aire, LLC
- Bell Tower on 34th
- C&D Hardware & Gifts
- Harry James Building + Design
- IndyQuest Properties, LLC
- Irma's Restaurant (Monica Galvan & Irma Galvan)
- Shipley Donuts
- Tony's Mexican Restaurant
- Wyly and Cook, PLLC

### Bronze Sponsors (\$250)

- Ace Tree Specialist
- Dan A. King
- GO Kids
- Houghton's Jewelers
- Nautilus Ventures, Ltd.
- Terry Jeanes – ReMax/Metro
- Tonya L. Knauth, Attorney, PLLC



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Gary Bloch

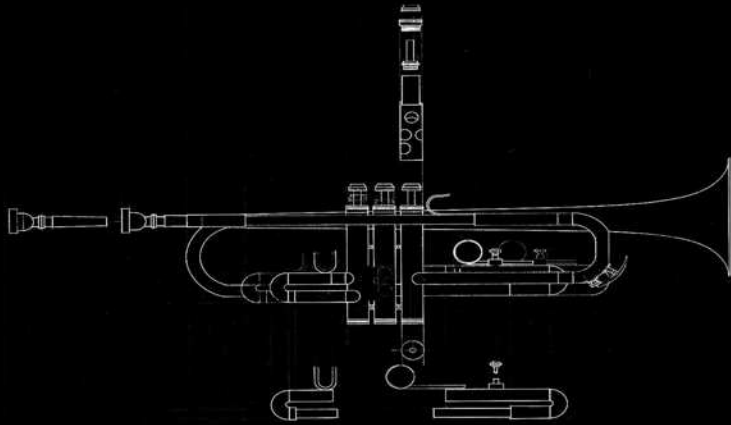
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# Mickey's Minute

*Mickey Morales*

Woohoo! We've survived another month of summer on the Gulf Coast of Texas and only two more to go. I used to have this silly notion that summer ended in August, probably because I lived away from here from 1984 until 2001. What passes for fall here comes a lot earlier in the Pecos Valley of New Mexico and the DFW metroplex. But alas I was wrong.

By now I will have celebrated the first anniversary of my 60th year on this beautiful planet, a lesson I learned from Farmer Cathy over a decade ago, not having birthdays that is. That gets me to thinking of retirement and how long I'm going to continue to do the things I do. Currently along with running the market and cooking breakfast at the market on Saturdays, I also conduct two pop-up dinners a week and cater parties for a variety of clients. But, fear not, the market is the one thing I will continue to do as long as I live in this part of the world.

I'm considering holding a bi-monthly farm to table dinner, starting in October. This would be held at my

home in Itchy Acres, an artists' community in Independence Heights. By doing this I could give up staying up late two nights a week and feeding my bar mates. This would allow me to live a somewhat normal life, well, as normal as life gets for me. Maybe I'll give it a go this fall and see how it works out.

But enough about me; let's talk about the market. Brenda de Alba, a resident Master Gardener, along with other equally knowledgeable gardeners, will be at the market on the first Saturday of each month to provide information to local residents on making the area even greener that it already is. We may also have Mike Russo doing juicing each Saturday. And come September, we'll be welcoming back Joshua of Green Dragon Coffee. Joshua and Jonathan will be manning the booth on a rotating basis so they can still have some time with their young families. It's also back to school time as well, and we be thrilled to have all our families back from summer vacation.

As always, "Come soon, come often and support your local market."

## Gazette Advertising Rates/Sizes/Submission Guidelines

Size	Single	Six Months	Twelve Months
2 1/4 W x 2 3/8 H	\$60.00	\$300.00	\$580.00
2 1/4 W x 4 1/4 H	\$90.00	\$450.00	\$870.00
Half Page 7 1/2 W X 4 1/2 H	\$110.00	\$550.00	\$1065.00
Full Page 7 1/2 W x 9 1/2 H	\$180.00	\$900.00	\$1745.00
Half Page Back Cover	\$150.00	\$750.00	
Full Page Back Cover	\$225.00	\$1125.00	
Full-page insert, single-sided	\$280.00		
Full-page insert, double-sided	\$325.00		

Please note:

1. Placement of ads is subject to the discretion of the editor.
2. Artwork must be e-mailed to [gazetteads@gardenoaks.org](mailto:gazetteads@gardenoaks.org) by the 15th of each month for publication the following month.
3. Artwork may be submitted in one of the following formats: JPEG (.jpg), PDF (.pdf), GIF (.gif) or TIF (.tif).

# AUGUST 2018

sun	mon	tue	wed	thu	fri	sat
29 Freedom is never more than one generation away from extinction. We didn't pass it to our children in the bloodstream. It must be fought for, protected, and handed on for them to do the same. — Ronald Reagan	30	31	1	2	3	4 Farm Stand 9 AM - 1 PM 949 Wakefield
5	6	7 GOMO Plan Review 6:30 PM Civic Club Meeting 7 PM GO Montessori	8	9 Garden Club Meeting 7 PM Kroger Upstairs Meeting Room 1352 W 43rd	10	11 Farm Stand 9 AM - 1 PM 949 Wakefield
12	13	14	15 Gazette Article Deadline GOMO Meeting 7 PM, GO Professional Building, Suite 216	16	17	18 Farm Stand 9 AM - 1 PM 949 Wakefield
19	20	21	22	23	24	25 Farm Stand 9 AM - 1 PM 949 Wakefield
26	27	28	29	30	31	1

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