



December 2018

Volume 40 Issue 12

Garden Oaks Gazette

The newsletter of the Garden Oaks Civic Club

President's Message

Matt Gannon, GOCC President

Please join us for the December GOCC Holiday Party on Tuesday, December 4th, at 7 PM at the American Legion Post 560 on Alba.

The Civic Club will provide a main dish as well as iced tea, and we ask that each attendee bring a side dish or dessert to share. The bar at the Post will be open if you want to celebrate with an adult beverage.

Also, if you could bring an unwrapped toy for the Constables' Toy Drive, that would be great support for their annual effort to make the holidays a bit more special for some children in need.

December's gathering will be my last meeting as GOCC President, as we will be voting on new officers for 2019 at this meeting. These past two years have been very rewarding, and I've enjoyed meeting a lot more people in the neighborhood. I've been impressed with the commitment of a core group of volunteers, especially those who give up their time to run our committees and major events. Their contributions are the backbone of our organization, and frankly we would be lost without them. We are a volunteer-driven community, but we can always use more people and their talents. The benefits of getting involved include not only learning more about the neighborhood, but also giving back and meeting a lot of good and interesting people. I urge you to be more involved in the Garden Oaks community in 2019. There are so many ways to be involved: GOCC, Citizen Patrol, Event Planning, etc.

I have enjoyed serving as your President and will look forward to continuing to see you at our meetings and neighborhood events.

Regards and Happy Holidays!

Santa and Mrs. Claus Visit Gazebo Park

Just a reminder:

Santa and Mrs. Claus will be at Gazebo Park (42nd/Lamonte/Sue Barnett) on Wednesday, December 12th, from 6 to 7:30 pm and on Thursday, December 13th, from 6 to 7:30 pm.

There will be hot seasonal beverages and sweet goodies for all to enjoy. This will be a great photo opportunity for the young, young at heart, and even for your fur babies. Please bring your own camera or cellphone and be ready to catch that special moment while you visit with Santa, Mrs. Claus, and the elves. Stay tuned to the neighborhood Facebook pages for more information or feel free to contact the elves at Terry Jeanes (terry@terryjeanes.com) or Georgia Lister (gvlist@yaho.com).

Garden Oaks Civic Club Annual Meeting and Holiday Party

Tuesday, December 4, 7 PM
American Legion Post 560,
3720 Alba

Bring a potluck side or
dessert dish to share and
bring a new, unwrapped toy
for the annual Constables'
Toy Drive

The 2019 budget will be
voted on, and the following
slate of officers has been
nominated:

President—Joe Casarez

Vice President—Tonya Knauth

Treasurer—Teresa Coleman

Secretary—Helen Sestak

Nominations will also be
taken from the floor.

Do Over or Do It Right?

Joe Muscara, Gazette Editor

I completely understand how some feel about the Garden Oaks Maintenance Organization (GOMO). I get that some have issues with the organization. I don't think anyone thinks that GOMO is perfect nor does everyone agree on everything GOMO has done, including me. A home owners association (HOA) will never make everyone happy all the time. But I think if everyone generally agrees on what the new HOA should look like, we should take the most direct route to get there. Let me explain why.

It's like we've been living in this house for a really long time, and we both agree it needs a lot of improvements. We even agree on what it should look like when we are all done. Some of us think we can fix it up, but others think we need to tear it down completely. The problem with the tear down approach is that we run the risk of ending up without a house at all. We could end up with nothing. That's not what we want, that's not what you want, that's not what the bankruptcy judge wants, and that's not what the neighborhood wants.

When GOMO finally passed back in 2002, it had been three years since losing the judgment. Getting a new HOA passed will be a long and difficult process.

The idea of petitioning the neighborhood to find out what everyone wants sounds good on paper, as it means getting out and meeting neighbors, getting them involved, etc., but that's not the reality of how this process works. It's not just collecting signatures on a list for a political petition or a sign in sheet. Last time, each homeowner had to initial each page and sign a *three page document*. People can be understandably concerned, especially when it comes to subjects like this.

The other problem is that even contacting the homeowners can be very difficult. Only some will respond by mail. Most are reached by going door to door. Lots of people aren't home or don't answer the door for strangers. It can be next to impossible to get people to come to the door who live on 43rd, along Yale, Shepherd, and other perimeter areas. The next option is

Civic Club Officers

President – Matt Gannon 832 646 4140
822 Azalea president@gardenoaks.org

Vice President – Joe Casarez 713 398 7133
411 W. 34th vicepresident@gardenoaks.org

Treasurer – Teresa Coleman 713 686 7728
treasurer@gardenoaks.org

Secretary – Helen Sestak 832 212 4555
1026 Althea secretary@gardenoaks.org

Committee Chairs

Beautification – Joan Harmon 713 818 9682
827 Lamonte beautification@gardenoaks.org

Citizen Patrol – Carl Waters, Jr. 713 569 3153
821 West 31st gocop@gardenoaks.org

Constable Program – Terry Jeanes 713 812 9154
922 West 41st constable@gardenoaks.org

Home & Garden Tour – Katy Hall Wylly 713 907 7652
hometour@gardenoaks.org

Membership – Dian Austin 713 691 6505
733 West 42nd membership@gardenoaks.org

Gazette Contacts

Editor – Joe Muscara 713 691 6833
750 Sue Barnett gazette@gardenoaks.org

Advertising Director – Brenda de Alba 713 705 0886
744 West 43rd gazetteads@gardenoaks.org

Delivery Coordinator – Lori Kennedy 713 691 6833
750 Sue Barnett gazzettedelivery@gardenoaks.org

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phone calls to set up times to meet. Some answer and some don't. With most people having only mobile phones these days, some might be inaccessible. I would love to say that doing the balloting to create GOMO was easy and most people were happy to see us, but way too many weren't. In fact, I wrote about this in my September 2002 editorial.

This kind of petition drive is a lot of work, and it is capital we can better spend elsewhere. I believe what we need more than a new organization are modernized and updated deed restrictions. With modernized and updated deed restrictions, we would never have had the Chang case because we would have fixed the garage restriction. With modernized and updated deed restrictions, we wouldn't have had the duplex case because the language would have been clearer about that. With modernized and updated deed restrictions, we can clarify the height restriction. With modernized and updated deed restrictions, we can clarify the setback restrictions. With modernized and updated deed restrictions, we can get rid of that disgusting racial restriction. With modernized and updated deed restrictions, we can clarify GOMO's job and eliminate the disputes even they struggle with.

I would go so far as to say if there was any big mistake GOMO really made, it was not updating the deed restrictions. But, the reason they didn't was because after the effort to get GOMO passed, no one felt like expending that much time and energy again. "It was too much work." But it is work that needs to be done. Let's do that now. Let's not waste the energy to create yet another HOA when we can do that without a petition drive, and use that energy instead to fix these deed restrictions that I think we all agree need to be modernized and updated.

Until next month, I'm

Still the Editor



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Garden Oaks Civic Club Proposed 2019 Budget

Teresa Coleman, Treasurer

Income

Civic Club	Dues	9,000.00
Beautification	Contributions	800.00
Garden Club	Contributions	600.00
Gazette	Revenue	20,000.00
Interest Income		36.00
Total Income		30,436.00

Expense

Bank Fees-Wells Fargo		15.00
Beautification Improvements (non-maintenance)		8,000.00
Beautification Maintenance		16,000.00
Citizen Patrol		200.00
Community Events (Grants)		1,000.00
Garden Club		600.00
Gazette	Printing & Postage	20,000.00
Insurance		1,400.00
Meeting Expense	Total	2,000.00
	GOMM for Meeting Room	1,000.00
	Gift Cards, Venue, Holiday Party	1,000.00
Membership Expenses	Mailout	1,500.00
Miscellaneous - PayPal fees		500.00
Professional Fees		2,400.00
Rent	storage	1,900.00
Utilities		840.00
Web Hosting		240.00
Total Expense		56,595.00
Net Income		-26,159.00

Constable Proposed 2019 Budget**Income**

Constable Patrol Income		65,000.00
Wine Walk		30,000.00
	Ticket Sales/Donations	16,000.00
	Sponsors	14,000.00
Interest		72.00
Total Income		95,072.00

Expenses

Constable Patrol Expense	2 constables	163,000.00
PayPal Fees	Constable	1,500.00
Total Expenses		164,500.00
Net Income		-69,428.00

2019 Garden Oaks Civic Club and Constable Dues

Dian Austin and Terry Jeanes, Committee Chairs

By now each Garden Oaks resident should have received the annual mailing of the dues forms for both the 2019 Garden Oaks Civic Club and Constable Patrol. We'd like to hear you say "the check's in the mail."

We urge you to support both the Civic Club and the Constable Program for 2019 with monetary contributions and mail the forms back soon. If you look at the 2019 Proposed Budget in this month's *Gazette*, you'll see that we are in deficit spending — that is, projected expenses for both the Civic Club and the Constable Program are anticipated to exceed projected revenues. That is not a position we can maintain for very long. We need more support from residents to continue to provide upkeep for all our greenspaces in the neighborhood, hold neighborhood events, and to keep the constable deputies on patrol.

Contributions can be made online at gardenoaks.org and payments can be made all at once or by monthly contribution. The forms are in each month's *Gazette* as well.

For 2018, we ended the year with 275 GOCC members and 353 Constable supporters, out of some 1400+ homes in the neighborhood. We can do better!

Please support our neighborhood!



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Constable Program

Terry Jeanes, Program Chair

Thanks to the success of the 10th Annual Wine Walk, the Constable Patrol Program is getting a real boost financially, but we still need your contribution to keep our deputies patrolling in the neighborhood. Thank you to the Wine Walk committee, the de Albas as host of the venue, the table hosts who supplied the wines and foods, the underwriters and sponsors (both cash and in-kind), as well as all who attended and supported our annual fundraiser!

How Can You Help?

Contribute to the Constable Program annually. The new 2019 form is in this month's *Gazette*. Note that the minimum requested annual contribution is now \$250. You may also pay online at www.gardenoaks.org. You can pay monthly or annually. We make it simple for you to support the program. If you want a GO Constable Supporter sign for your yard, please email goconstable@gmail.com.

The annual mailout will be arriving to each household shortly. If you haven't already paid by the time you receive it in the mail, please fill out the Constable Supporter form and send it in, along with your check for 2019.

Become a Constable Program supporter: 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/vacation-watch/>



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Garden Oaks Civic Club Meeting Minutes

Helen Sestak, Secretary

November 6, 2018

Location: Garden Oaks Montessori Magnet (GOMM)

Matt Gannon, GOCC President, welcomed attendees and called the meeting to order at 7:08 pm.

Guest Speaker

Alice Bongers, Executive Director of the Heights Interfaith Ministries Food Pantry, 3523 Beauchamp St., was the guest speaker. The food pantry, founded in 2009 to serve any needy Houston family, is client-choice, allowing clients to choose their own foods. It is open Thursday evening, 5:00-7:00 pm and Saturday morning, 10am-12pm. Today, as many as 50 volunteers serve 60-100 clients weekly with dignity and respect.

Six churches support the pantry, with annual donations to help pay for purchased food. About 70% of the food is purchased at a significantly-discounted price from the Houston Food Bank. Other food is purchased weekly via endowment funds. Both Kroger and HEB donate goods on a regular basis. A large receptacle on the pantry grounds, fondly known as "Frank", is available to hold your generous donations. Thank you to the GOCC members who brought non-perishable contributions to feed "Frank".

A Q&A session followed. Check out www.himfoodpantry.org for more information or to volunteer.

Business Meeting

A motion to approve the September minutes was made and seconded. Minutes were approved.

New attendees introduced themselves.

Committee Reports

Treasurer: Teresa Coleman reported that the Wine Walk generated about \$36,500, which will go directly to help support the under-funded Constable Patrol Program.

In August, GOCC members voted to spend \$5000 for irrigation repairs. Irrigation maintenance on GO Blvd, the Gazebo Park and the Rose Garden in Section 1 has been completed, costing ~\$3900. The remaining ~\$1100 will fund irrigation repairs at the Triangle Park at Azalea and Alba. \$8200 from Spring Fling funds are still available for beautification efforts.

Teresa briefly discussed the proposed 2019 GOCC Budget. It will be submitted to the *Gazette* and voted on at the December meeting. The GOCC anticipates deficit spending, but should have funds to accommodate the overspending. The 2019 budget includes funding for two constables.

A Q&A session followed. The Berm Park on Randall needs repair and scrutiny from the Beautification committee.

GOMO: No report.

Constable: No report.

Beautification: No report.

Garden Oaks Website: No report.

Citizen Patrol: Carl Waters reported that our neighborhood experienced 19 October crimes. This included 16 thefts (10 of which were in the 200 block of W. 34th), one burglary and two serious crimes (assault on Apollo and a robbery on 38th). We need patrollers! You qualify if are 18 years old, train one hour with HPD, ride-along with Carl and pass a background check. Carl will retire at the end of the year from this role and Mark Saranie will assume the leadership of the Citizen Patrol. He will be working with a new community service sergeant.

Membership: Dian Austin reported that the neighborhood netted \$36,500 for the Constable Program. Thank you to all who worked to make this fundraiser a success.

Mail outs for 2019's GOCC membership and Constable Program dues will be sent out shortly. Matt Gannon won a \$25 gift card that was donated by Peli Peli Kitchen (inside Whole Foods 365).

Gazette: Joe Muscara reported that the deadline for December *Gazette* articles is November 15.

Garden Oaks Montessori Magnet School: Stephanie Dubroff-Acosta reported that over 500 applications have been received for the 2019-20 school year. The majority of the applications are for limited Pre-K 3 and 4 slots. Also, a very generous donor has provided funds for an off-duty constable to patrol between 2:30-4:30, up to three random days a week. They have been ordered to ‘ticket as you please’, to ensure that adults behave properly at pick-up time. Once construction is completed, the Pre-K and K students will have a different pick up location, which may alleviate some congestion. Discussion followed.

Government Affairs / GO CIP: Stephanie Dubroff-Acosta reported that a GOMM parent has petitioned the city to install a sidewalk from W. 43rd, down Sue Barnett to Garden Oaks Boulevard. The city gave preliminary approval, assuming homeowners impacted by the sidewalk sign the petition and field evaluations are positive. The drainage CIP planned for Sue Barnett, currently on hold, has sidewalk installation (ADA requirement) in the plan. Garden Oaks is one of approximately 20 Houston neighborhoods that is excluded from installing sidewalks with new house construction.

Discussion of school traffic shifted to potholes on 41st street. All need to be repaired. GOMM parents could coordinate activities with Tonya Knauth.

Section 1 Commercial Development: Carrie Arnett reported that a final agreement on a Declaration of Restrictions has been reached with Gulf Coast Development Group. This agreement would lessen the impact of commercial development on Section 1 homeowners. Some restrictions include installation of a sound wall, exterior lights and signage constraints, specific entrance locations, and building height constraints.

Section 1 residents will receive two letters, one initially from the GOCC Commercial Development committee and a second from Gulf Coast Development Group. Gulf Coast will coordinate their distribution, hand delivering the GOCC Commercial Development letter to every house in Section 1. Shortly afterwards, Gulf Coast will mail details of their plan, which should echo similar sentiments to the GOCC Commercial Development letter. Letters from the GOCC Commercial Development

committee, Gulf Coast Development Group and the Declaration of Restrictions are available at www.gardenoaks.org.

The GOCC has endorsed the project. If Section 1 homeowners, who represent 50% of front linear footage, approve the changes, the Section 1 deed restrictions for four specific lots (GO Baptist Church parking lot between Gabby’s and Chase Bank) will be released and replaced by the Declaration of Restrictions. These restrictions will run with the land, so that they will remain in place even if the properties are resold.

The Gulf Coast Development Group has agreed to make a generous donation to the Constable Patrol Program.

Thank you to the Commercial Development Committee for their demanding work.

Nominating Committee: John Bartos, and fellow committee members Dian Austin, Carrie Arnett, Kip Noser, and Tonya Knauth have recommended officers for the 2019 Garden Oaks Civic Club. They are Joe Casarez for President, Tonya Knauth for Vice President, Teresa Coleman for Treasurer and Helen Sestak for Secretary. Nominations can also be made from the floor at the November and December meetings. Voting will take place at the December 4 meeting, 7 PM, at the American Legion Post. (Please note that the Dec 6 date on the agenda is incorrect). Only paid GOCC members can vote.

New Business: The next meeting will be December 4, 7 PM, at the American Legion Post 560 on Alba. Please bring a potluck dish and an unwrapped toy for the Constables’ Toy Drive.

The meeting was adjourned at 8:12 PM.

Thirteen attendees enjoyed great pizza, generously donated again by Brother’s Pizzeria!

Emergency Numbers	
Crimes in progress, fire, or ambulance	911
HPD (Non-Emergency)	713-884-3131
Precinct One Constable Dispatch	713-755-7628
All Other City Services	311

Montessori Approach to Peaceful Parenting

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

Dr. Maria Montessori developed an approach to education that was unique for her time. She believed that through peaceful interactions with children, adults could impact the path of the child and ultimately the world. In the words of Dr. Montessori, "Peace is what every human being is craving for, and it can be brought about by humanity through the child." How then, can we as parents and caregivers parent with peace?

Peaceful Parenting has three parts and is echoed in the work of Montessori:

1. The parent commits to regulating his or her own emotions. "The adult works to improve his environment while the child works to improve himself." (Dr. Maria Montessori)

2. The parent prioritizes maintaining and strengthening the parent-child connection/relationship. "Children are human beings to whom respect is due, superior to us by reason of their innocence and of the greater possibilities of their future." (Dr. Maria Montessori)

3. The parent loves the child unconditionally. Dr. Montessori said, "Joy, feeling one's own value, being appreciated and loved by others, feeling useful and capable of production are all factors of enormous value for the human soul." In peaceful parenting, the parent offers the child loving guidance so the child learns to manage emotions and ultimately behavior.

Alfie Kohn spoke at a Public Montessori Educators of Texas event held at Garden Oaks a few years ago and reminded us that that both punishment and external rewards undermine your relationship with your child and thwart their ability to self-regulate. Instead, work on authentic relationships with your child to help them feel better and ultimately act better.

Here are a few tips to help you on your path of peaceful parenting.

1. Regulate your own emotions. Be the patient, kind parent you want to be for your child.

2. Provide loving guidance by setting limits and reinforcing expectations as necessary, in an empathic way that helps your child focus on improving behavior and meeting you in a common goal of peacefulness.

3. Correct and connect. When children misbehave they feel bad about themselves and disconnected from us. Children are often frightened by their own behavior and don't know how to make it back to a state of equilibrium. Correct your child by connecting with eye contact, a soft voice or empathetic, authentic tone.

4. Set limits with empathy. Acknowledge that your child may not be happy with your decision but remind them that your job is to keep them safe and healthy.

5. Defiance is almost always a relationship problem (or exhaustion/hunger). Children who feel disconnected from the adult will exert their independence from the adult. This also happens when the child needs a nap or something to eat. Think of the needs of the child at the moment instead of trying to make them "mind" you. Connect with them on an emotional level or determine what their need might be at the time.

6. Consequences teach the wrong lesson if you're involved in creating them.

7. How you treat your child is how he/she will learn to treat himself/herself.

If you're harsh with them, they'll be harsh with themselves. If you're loving while firm about setting appropriate limits, they'll develop the ability to set firm but loving limits on their own behavior. Children subjected to harsh discipline rarely manage themselves constructively. Ultimately, loving guidance and peaceful parenting can result in the child's developing their own center of self-discipline.

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— Charles Raison*

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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 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).

GOMO Board of Directors

Section 1

Sheila Briones (2019)

281-685-8133

sheila.briones@gardenoaks.org

Joe Casarez (2020)

713-398-7133

joe.casarez@gardenoaks.org

Mark Saranie (2021)

713-724-1271

mark.saranie@gardenoaks.org

Section 2

Vic Seghers - President (2019)

832-488-4545

vic.seghers@gardenoaks.org

Lori Kennedy (2020)

713-691-6833

lori.kennedy@gardenoaks.org

Brenda de Alba (2021)

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Section 3

Frances Schwartz (2019)

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frances.schwartz@gardenoaks.org

Al Thomas - Vice President (2020)

713-695-3634

al.thomas@gardenoaks.org

Stuart Arouty (2021)

281-469-6656

stuart.arouty@gardenoaks.org

Section 5

Vacant (2019)**Vacant** (2020)**Kip Noser** (2021)

281-846-5479

kip.noser@gardenoaks.org

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

GOMO Update, October 2018

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

- 236 W 32nd
- 748 W 43rd

Revised plans were approved for:

- None

Pending (re) submission:

- None

Deed Restriction Enforcement Activity for October (Year to Date)

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

New Directors and Officers Elected

Stuart Arouty and Al Thomas are newly elected Section 3 Directors. Brenda de Alba is newly elected Section 2 Director. Two vacancies remain for Section 5.

New Officers for GOMO are

- President: Vic Seghers
- Vice President: Al Thomas
- Secretary: Sheila Briones
- Treasurer: Stuart Arouty

Website Updates:

- Minutes of Meetings
- Fiscal Year End Financials
- Bankruptcy Filings

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

Garden Oaks Deed Restriction Revision Town Halls Dates and Location Set

GOMO Board

**Monday, December 3rd and Wednesday December 5th
7 PM at Garden Oaks Montessori Magnet School**

During the October 25 GOMO bankruptcy court hearing (audio and a summary of the hearing are posted at gardenoaks.org), GOMO was ordered to submit its bankruptcy plan to the court by December 14 to allow Judge Jones and the Creditors' Committee time to review prior to the subsequent hearing on December 20. A bankruptcy plan is a document that serves as the roadmap for the conclusion of the bankruptcy. Upon approval by the court, the plan will be sent to Garden Oaks homeowners for a vote.

The Court has expressed the desire to resolve all relevant issues within the bankruptcy so the HOA exits bankruptcy with all formation defects, fee collection structure, and deed restriction (DR) issues resolved to allow the neighborhood to move forward. While the formation issue is almost purely legal and will be resolved by the Court, the deed restriction issues (the fee collection structure is a part of the DRs) are governed by the wishes of the homeowners in the various Sections of Garden Oaks.

The bankruptcy plan has always included updating and modernizing the DRs, but we thought this would be a lengthy process taking place after emerging from bankruptcy, requiring many months of work and communication with the neighborhood. Now, due to the court's mandate, there is limited time to assess what changes the neighborhood would like to address. Fortunately, there have been discussions over the past few years amongst GOMO Directors, within GO Re-Form, and with many neighbors about which changes would be most beneficial. There is an informative website, go-amend.org, created by Pam Parks (manager, GOMO),

that lists many DR issues that currently impact our neighborhood.

Pursuant to the Oct 25 bankruptcy hearing, a subcommittee of GOMO Directors as well as other neighbors have met and discussed changes that would benefit all sections' DR documents. While a small group is not representative of the neighborhood as a whole, individuals who expressed interest in the DRs, Civic Club officers as well as the Creditors' Committee, were invited to participate in these meetings. Under advice of their counsel, the Creditors' Committee did not participate. The goal of this DR review is to present the neighborhood with a set of meaningful, substantive changes to the DRs that reflect the modern world. Please note the subcommittee may suggest changes, but cannot make changes to the DRs. Only a vote of the neighborhood will do that.

Sipra Boyd, an experienced HOA attorney, has been retained to assist with modifying and modernizing Garden Oaks deed restrictions and to answer any legal questions that arise. As a past President of the Greater Houston Chapter of the Community Associations Institute, she is at the forefront of educating and fostering responsible and successful community associations. Sipra previously assisted the Maplewood South/North HOA, located southwest of Bellaire outside Loop 610 and a residential community similar in size to Garden Oaks, successfully revise its DR documents. She is confident she can provide the same service for Garden Oaks within our stated timeline.

While the DRs will be voted on and must be approved by the neighborhood prior to acceptance, neighborhood feedback is desired before submission to the bankruptcy court. **To this end, we have scheduled two Town Hall meetings on the evenings of December 3rd and 5th at 7 PM at the Garden Oaks Montessori Magnet School.** Timing is unclear as the DRs are still being drafted, but it is our intention to release them in advance of the Town Hall meetings to promote informed discussion. We hope to see you there, and thank you for your patience, feedback, and support.

Please note the Town Hall meeting dates on your calendar, and plan to attend to discuss changes to our deed restrictions.

GOCC Ad Hoc Section 1 Commercial Development Committee

Carrie Arnett, Co-Chair

There has been some more activity around the potential development in Section 1. At your house, you should have received a letter from the Section 1 Commercial Development Committee, and in a mailing from Gulf Coast Commercial Development, you should have received that letter along with Gulf Coast's letter. The mailing went to each house in Section 1 and any person who owns a Section 1 home but lives elsewhere.

As noted previously, Garden Oaks Baptist Church (GOBC) 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. This would primarily address the other lots on Shepherd.

We have received a handful of questions from homeowners. We have answered some of the questions below.

Question: How will the petition be managed and audited? How will petition signers be validated as property owners?

Answer: A professional company is collecting the signatures. Verification will be conducted by the title company as the buyer approaches closing. The sale of the property cannot succeed unless the title is clear

which requires signature verification. The sale of the property cannot proceed without title insurance.

Question: What are the traffic impacts to the Shepherd corridor and cut through traffic in Section 1?

Answer: Because Shepherd is considered a highway, the developer is working with the Texas Department of Transportation, which is responsible for traffic management along Shepherd. The developer will have to meet state requirements.

Beyond TXDOT, concerned neighbors can contact the Office of Mayor Pro Tem Ellen Cohen Houston Council District C about the traffic challenges on Shepherd. Please direct any questions or concerns to:

Tracy Elsner-Buttram
Deputy Chief of Staff at Office of Mayor Pro Tem Ellen
Cohen Houston Council District C
(832) 393-3004 (office)
traci.elsner@houstontx.gov

Question: How are the new restrictions enforceable by parties that are not even parties to the agreement?

Answer: The Declaration of Restrictions provides Section 1 property owners with enforcement powers. The church (as the seller) and GOMO or future HOA will also have the same powers.

Question: When do the new agreements become effective — has the new restriction agreement been executed and filed prior to the residents being asked to release the deed restrictions?

Answer: The release of the Deed Restrictions will be filed on public record simultaneously with the Declaration of Restrictions during the official closing.

Question: What is the building going to look like?

Answer: Preliminary renderings are available on the Garden Oaks Baptist Church website. Please visit this website to view them: <https://www.gobc.org/gccg-garden-oaks-project>.

The Committee and the urban planner commissioned by the Committee discussed many options for the building. We came to an agreement on the terms because Gulf Coast has agreed to keep in kind to the buildings in the

surrounding area. The terms agreed to include restrictions to height, signage, and lighting; placement of trash receptacles; and no drive thru window but a pick-up window. Essentially, Gulf Coast has control of the design, but is restricted based on the terms in the Declaration of Restrictions.

Question: Is the developer going to seek signatures from the commercial properties in Section 1?

Answer: The developer has said that they will reach the 50% threshold from residential homeowners, but the developer has been seeking signatures from the Section 1 commercial properties.

Question: Is the developer going to have a face-to-face reengagement?

Answer: At this time, no. Between the *Gazette* updates, e-mail updates, neighborhood flyers, and Civic Club reports, Gulf Coast and the Committee were comfortable going forward without a face-to-face reengagement. But if you—especially anyone in Section 1—have additional questions or concerns, you can call Carrie Arnett at 281-686-3272, or if you prefer to speak directly with the developer, you can reach Patrick Barry at 713-206-4016.

Please let the Committee 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, or Carrie Arnett, 281-686-3272.

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.

982 Gardenia 1327 Sue Barnett 1511 Sue Barnett
515 West 30th 303 West 32nd 528 West 32nd
1003 West 43rd

Happy Birthday

Joel E. 1st
Jane Ann Roberts 2nd
Ella C. 9th
Jayne Maltbie 10th
Ian & Julia McD. 12th
Jim McDaniel 15th
Brian O'Leary 17th
Katie C. 30th

Josh M 2nd
Pierce E. 4th
Jason E. 9th
Terry Jeanes 11th
Chris Lindsay 13th
Cameron C. 17th
Sandy Altman 24th

Happy Anniversary

John and Margie Hesse 29th
Mike and Stacy Gross 31st
Troy and Jordan Allen

Congratulations

To **Reese S.** on her 2nd game ball with the Timbergrove Tigers and getting to meet Kristin Schmidt who is in the LSU Hall of Fame!

Sheila Briones, Houston Community College Director of Community Development & Shared Services in the Communications Department, has been invited to become a Member of Class XLIX of the American Leadership Forum (ALF), Houston/Gulf Coast Chapter.

Out and About

It was a grand retirement Party for **Jaime Zamora**, thrown by wife Celeste and attended by neighbors, friends, and colleagues at Berryhill's Oak Forest. A big crowd attended **Tina Sabuco & Shelley Arnold's** Saturday Night Live-themed Halloween Party. **Georgia Lister and Lily B.** toured New York. **Tina Rowe** partied in Cabo San Lucas with gal friends. **Caroline Stender** has been taking some great shots with her new camera putting to use her techniques from her photography class. **Terry Jeanes** and a UH sorority sister enjoyed 8 ports of call on a Caribbean cruise. **Julie Sherber** took in a Celebrity cruise as a part of a leadership retreat.

To highlight an event, celebration or other tidbit, please submit information no later than the 13th of the month to Terry Jeanes at terry@terryjeanes.com.

Wine Walk Sets New Record!

Dian Austin, Committee Chair

The 10th Annual Garden Oaks Wine Walk was a huge success in many ways. We had a record number of people in attendance, a rain-free event (it was close), and most importantly, the fundraiser brought in a record \$36,500 for the Garden Oaks Constable Program, some \$4500 more than we raised at last year's event. Thanks to everyone who attended, contributed to, and/or helped with the fundraiser. The Wine Walk has now raised close to \$200,000 for the Constable Program in its 10 years of existence!

Sponsorships this year (\$17,300) were higher than in previous years, and we had several new folks joining us, in addition to those sponsors who have participated for many years. A separate listing of the cash and in-kind sponsors is included in this month's *Gazette*. We are very grateful for their support. Be sure to thank those neighbors and support the businesses who in turn support our neighborhood!

The Table Hosts are the true unsung heroes. Each of them provided all the wines and foods at their own expense, and they all come back every year. The Wine Walk would not be possible without their participation and we are so appreciative. Their names are listed in a separate article in the *Gazette*. Please thank these neighbors and neighborhood businesses for their continued willingness to be the cornerstones of our fundraiser and support the Constable Program.

Our inaugural Wine Pull was really popular and fun, and along with the Silent Auction, it generated \$2800.



Thanks to Plonk! Beer & Wine Bistro, The Barking Pig, Village Liquor, and the Bell Tower on 34th for all their wine donations. And thanks to Kiki Neumann, Jennifer Osowski/Whataburger, Village Liquor, and Constable Alan Rosen for the Silent Auction donations.

A huge thanks to Ed and Brenda de Alba for providing their gorgeous yard as the perfect venue for the Wine Walk. We couldn't ask for a better place to host 300 of our neighborhood supporters, and we really appreciate all the hard work they put in.

Thanks also to Blake Woods Design who provided bottles of water for attendees, iRecycleGlass for recycling all the wine bottles for free, and to Loco Mosquito who took care of any potential mosquito issues for free as well.

Lastly, the Wine Walk Committee was a hard-working and dedicated group: Shelley Rogers, Brenda de Alba, Susan Saranie, Sherrey Rogers, Tina Rowe, Dea Larson, Sheila Briones, Terry Jeanes, Jessica Jarvis, and Dian Austin. This group worked behind the scenes to pull in sponsors, keep the table hosts informed, run the Wine Pull and

auction, set up on the day of the event, clean up the day after, and cover the \$1000 in expenses for the event (porta-can, sponsor signage, tasting notes, sparkling water, ice, etc.). And thanks to Eric Jarvis for keeping the music playing while we sipped and tasted. A big thanks also to Ed de Alba, Jim DiCola, Mark Saranie, Joe Casarez, and Tony Padon for their help with set up and clean up.

We are very fortunate to have a neighborhood so focused on supporting our under-funded Constable Program. Thanks again to all involved. But, we still need you to pay your annual Constable dues if we are to keep our deputies patrolling the neighborhood.

Photo credit: Debbie Bass

2018 Wine Walk Sponsors

We are grateful to the following sponsors for supporting our community and the Constable Program. Many of these people/businesses have supported us for multiple years. Please thank these folks and patronize the businesses who support Garden Oaks.

Platinum Plus Wine Pull Sponsor (\$1500)

- Oak Forest Veterinary Hospital

Platinum Sponsors (\$1000)

- Central City Air
- Deanna Zugheri, Keller Williams Metropolitan
- Liz & Cesar Maldonado/Debbie & Vidal Martinez
- Optimus
- Revive Development

Gold Sponsors (\$500)

- Chart Wealth Management, LLC
- Chase M. Baker, DDS
- CTC Contractors
- Frost Bank
- Geordie M. Hrdlicka, President & Principal Advisor, Verde Wealth Group
- IndyQuest Properties, LLC
- In Honor of Dan's House of Hope
- In Honor of Purple Cat Resale
- In Memory of Bryan Smothers
- Joe Danna, Candidate for Harris County Sheriff, #2020
- Mathew Naftis, DDS
- My Trees Houston
- SCM Construction Services
- Shipley Donuts
- Terry Jeanes – ReMax/Metro

Silver Sponsors (\$300)

- Abundance Retreat
- Constable Alan Rosen, Harris County Precinct 1
- Forever Young by Sandee
- Heights Dermatology – Dr. Alpesh Desai
- In Honor of Animal Justice League
- Jennifer Klein, AATB Pilates

- John Bartos, Attorney at Law
- Merle Norman Cosmetics & Unique Gift Boutique
- Mi Sombrero Mexican Restaurant
- The Farmstand of Greater Heights
- Tonya L. Knauth, Attorney, PLLC

In-Kind Donors

- Blake Woods Design
- iRecycle Glass
- Loco Mosquito
- Plonk!
- The Barking Pig
- The Bell Tower on 34th
- Village Liquor

2018 Wine Walk Table Hosts

Our annual Constable Program fundraiser, the Garden Oaks Wine Walk, would not be possible without the generosity of our table hosts. Each table host provides at least a case of wine (or wines) and foods at their own expense. Most of these folks have been repeat hosts for many, many years. Thank you to these generous neighbors and neighborhood businesses. We appreciate you! Thank you for supporting our Constable Patrol Program.

- Aitu Pham Taube, State Farm Insurance Agency, and Ginny Ledwell, Broker Associate, The Reyna Realto Group
- "Aged to Perfection" - Pam Parks & Teresa Coleman, Elisa Cuellar & Knox Wright
- Danyel T. Ramelow, Financial Advisor, Edward Jones
- Facundo Home Builder, Miguel Facundo
- GO Red Hot Chili Peppers
Ron & Sheree' Peoples
Dru & Margie Neikirk
Francisca & Jeff Webster
Kip & Kari Noser
Matt & Erica Gannon
- Harry James Building + Design
- Heidi & Stuart Arouty
- Karie & Alyn Goad
- Plonk! Beer & Wine Bistro
- Scott Miller
- Tina Rowe & Jim DiCola

Citizen Patrol

Carl Waters, Jr., Program Chair

Happy Holidays everyone!

CrimeReports.com, which is the current source for HPD Crime Statistics, reported 19 crimes in the neighborhood in October. As you can see below 16 of those were theft cases.

The most important thing you can do to help keep all those Christmas gifts from being stolen is to take the time to cut up the boxes and packaging for all those new electronics and put them inside your green recycling bin. Also, please remember the City of Houston will only pick up items inside a designated pick up bin, not those stacked beside it.

After twenty plus years as the Citizen Patrol Chair for the neighborhood, this is my last *Gazette* column. I am stepping down at the end of this month. I am pleased to announce that Mark Saranie will be heading up the Citizen Patrol Program starting in January 2019. Mark has been a neighborhood volunteer in several capacities for many years, including being active with the Citizen Patrol program. His first article will appear in the February *Gazette*.

October Crime Statistics (19)

Aggravated Assault/Injury to a Child (1)

4100 block Apollo St. on Tues., Oct. 23 at 9:13 p.m.

Aggravated Robbery/Elderly or Disabled (1)

700 block Garden Oaks Blvd. on Thurs., Oct. 25 at 11:36 a.m.

Burglary (1)

4000 block N. Shepherd Dr. on Wed., Oct. 31 at 1:06 p.m.

Theft (16)

3200 block N. Shepherd Dr. on Tues., Oct. 2 at 2:07 a.m.

700 block Sue Barnett Dr. on Wed., Oct. 3 at 6:59 a.m.

200 block W. 34th St. on Monday, Oct. 8 at 8:20 p.m.

200 block W. 34th St. on Thurs., Oct. 11 at 5:57 p.m.

200 block W. 34th St. on Saturday, Oct. 13 at 5:31 a.m.

3000 block N. Durham Dr. on Sunday, Oct. 14 at 7:51 p.m.

200 block W. 31st St. on Saturday, Oct. 20 at 3:02 p.m.

200 block W. 34th St. on Saturday, Oct. 20 at 3:36 p.m.

200 block W. 34th St. on Monday, Oct. 22 at 6:00 a.m.
 200 block W. 33rd St. on Monday, Oct. 22 at 9:18 a.m.
 200 block W. 34th St. on Wed., Oct. 24 at 6:56 a.m.
 1000 block Lamonte Ln. on Wed., Oct. 24 at 11:03 a.m.
 200 block W. 34th St. on Saturday, Oct. 27 at 7:21 a.m.
 200 block W. 34th St. on Sunday, Oct. 28 at 7:41 a.m.
 200 block W. 34th St. on Sunday, Oct. 28 at 9:44 a.m.
 200 block W. 34th St. on Monday, Oct. 29 at 4:52 p.m.

Until December 31, 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. Please check the January or February *Gazettes* to see how to contact Mark Saranie in the future.

Beautification

Joan Harmon, Committee Chair

We survived the earliest November freeze with flying colors and nary a burnt leaf; however more freezes are highly likely! Let's just hope they are all like the one we just weathered.

Our Garden Oaks Yard of the Month is in Section Two, in the 700 block of West 43rd. A hearty congratulations goes to Brenda and Ed de Alba for their beautifully landscaped yard and especially the esplanade in front of their house that is filled with all sorts of colorful flowers. Their amazing backyard also sports all kinds of colorful greenery, and I love the various "garden art" situated all throughout the garden. It must almost be a full-time job keeping up with everything, including watering and fertilizing all the plants, but it would certainly be my type of Heaven! Thank you for sharing your gardens with the Wine Walk again.

Plans are under way to redo the irrigation at the Triangle Park on Alba that was destroyed by the street widening project this year. The nearby neighbors take such a vested interest in maintaining this park and I do so appreciate all their help.

We will be finishing up this year trimming some trees in the Art Park on 43rd thanks to Spring Fling funds and have some more plans coming in the next month or so. Keep your eyes peeled for more improvements.

The Happy Garden Oaks Gardener

Superior Indoor Air Quality Comes with Clean Ductwork

Mitch Weigand

Houston's warm temperatures and humidity create the perfect breeding ground for airborne irritants such as mold, mildew, microbes and pollen. Along with rat feces, dust mites, animal dander and hair, these particles build up in your ductwork. Many illnesses such as asthma and allergies are caused or aggravated by contaminated indoor air.

Whenever your A/C or furnace runs, these built-up irritants are spread throughout the home. Check your home's vents on the ceiling. If these are dirty, your ductwork definitely needs to be inspected and cleaned.

Breathe in the benefits

Clean ductwork provides many benefits including improved indoor air quality with fewer allergy-provoking irritants, a more energy-efficient operation, and less wear on the A/C system along with the potential for increased lifespan.

Regular ductwork cleaning is a crucial part of HVAC maintenance. I recommend having this done by trained technicians once every five years. A large suction tube is attached to each one of the vents and a fringed tether is run through the duct. By spinning vigorously, it dislodges the accumulated debris that coats the duct's interior. This debris is then sucked through the tube and into a van outside, never contaminating your home.

Along with the ductwork, they should also clean the supply and return grilles, the plenum, the heat exchanger, the blower motor (assembly and housing), and the evaporator coil/drain/drain pan.

Mitch Weigand is the owner of Air Wise™

Mitch is like family to me.

David L., Oak Forest

I trust Mitch like no other, giving him a key to my home when I can't be there. He is trustworthy and hard working.

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Air Wise owner Mitch Weigand



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2018 Wine Walk

Photo credits: Debbie Bass



HARRY JAMES BUILDING + DESIGN



*Dear Garden Oaks,
Thank you for another year of your continued patronage. it is greatly appreciated!
Please keep us in mind next year, and we'd love to be a part of all of your Building & Remodeling plans and projects in 2019. Have a Wonderful Holiday and a Safe & Prosperous New Year!
Harry James Building & Design*

713.695.7007

HARRYJAMESBUILDER.COM



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DECEMBER 2018

sun	mon	tue	wed	thu	fri	sat
25 How did it get so late so soon? It's night before its afternoon. December is here before it's June. My goodness how the time has flown. How did it get so late so soon? — Dr. Seuss	26	27	28	29	30	1 Farm Stand 9 AM - 1 PM 949 Wakefield
2	3 Garden Oaks Deed Restriction Revision Town Hall 7 PM GO Montessori	4 GOMO Plan Review 6:30 PM GOPB* GOCC Annual Meeting 7 PM American Legion 3720 Alba	5 Garden Oaks Deed Restriction Revision Town Hall 7 PM GO Montessori	6	7	8 Farm Stand 9 AM - 1 PM 949 Wakefield
9	10	11	12 Santa & Mrs. Claus 6 - 7:30 PM Gazebo Park	13 Santa & Mrs. Claus 6 - 7:30 PM Gazebo Park Garden Club Meeting	14	15 Farm Stand 9 AM - 1 PM 949 Wakefield Gazette Article Deadline
16	17	18	19 GOMO Meeting 7 PM GO Professional Building Suite 216	20	21 Winter Solstice	22 Farm Stand 9 AM - 1 PM 949 Wakefield
23 Festivus	24 Christmas Eve	25 Christmas	26 Kwanzaa	27	28	29 Farm Stand 9 AM - 1 PM 949 Wakefield
30	31 New Year's Eve	1 *GOPB - Garden Oaks Professional Building, Suite 216	2	3	4	5

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AND OTHER GREAT LISTINGS
IN GARDEN OAKS!



Deanna@GardenOaksHomes.com ~ 281.658.4514



Constable Patrol Dues Statement for 2019

[] New Member or [] Renewal

Property Address : _____ Do you want a GO Constable Supporter sign (must pay the \$250 minimum)? _____

Please provide contact information for program member(s) at this address:

Member 1 Information	Member 2 Information
Name: _____	Name: _____
Email: _____	Email: _____
Work Phone: _____	Work Phone: _____
Cell Phone: _____	Cell Phone: _____

Emergency Contact Information	Emergency Contact Information
Name: _____	Name: _____
Home Phone: _____	Home Phone: _____
Work Phone: _____	Work Phone: _____
Cell Phone: _____	Cell Phone: _____

Payment Options (Checks made payable to GOCC)

- [] Enclosed is the minimum requested payment of \$250 for 2019.
- [] I/We cannot contribute \$250 but are enclosing a check for \$ _____.
- [] I/We will pay online (see below).
- [] Please accept my additional gift of \$ _____ for the year to help a neighbor on fixed income.

Mail this form to
Garden Oaks Constable Program
PO Box 10273
Houston TX 77206

or pay online at
www.gardenoaks.org



2019 MEMBERSHIP DUES STATEMENT

January – December

Membership is open to all residents whether you own or rent. **While all memberships are voluntary, you must contribute at least at the Basic Level to be eligible to vote on civic club matters.** Membership dues are to be paid on or before **January 1st** for the year.

Fill in Amount:

\$ _____ Basic Membership **\$40** (\$20 for Seniors 65+)

\$ _____ Community Household Membership **\$100**

\$ _____ Business Membership (Non-Voting) **\$100**

\$ _____ Contribution to Beautification (all neighborhood green spaces)

\$ _____ Contribution to Garden Club (maintain Friendship Park, Section 1)

\$ _____ **TOTAL**

Please mail this completed form along with your check payable to:
Garden Oaks Civic Club, P.O. Box 10273, Houston, TX 77206

-OR-

Pay online at www.gardenoaks.org/membership;
upon completion, you will receive e-mail confirmation of payment.

Name: _____

Address: _____

Phone: _____

E-Mail: _____

THANK YOU FOR YOUR CONTINUED SUPPORT OF OUR GREAT NEIGHBORHOOD!