



garden oaks *Gazette*

The newsletter of the Garden Oaks Civic Club

Feb 2026

Volume 48 Issue 02

President's Message

Mike Stephens, Civic Club President

Hello Garden Oaks neighbors! As we kick off 2026, I want to thank everyone who joined us for our January GOCC meeting on January 6th. At that meeting, I took some time to reflect on where we've been, where we're headed, and how much we rely on this community to keep Garden Oaks thriving.

Board & Volunteer Updates

We begin the year with a few important transitions.

Paul Vincent has been elected to serve as a GOMO Board Member for Section 2 and will be transitioning out of his role as GOCC Vice President. Paul has been a longtime contributor to GOCC, including being my trusty VP for the last two years and Treasurer for many years prior to that. We're grateful for his service and continued involvement in the neighborhood.

After three years as Social Committee Chair, Emily Stephens will not be returning for another term. Emily's time and creativity helped sustain some of our most important neighborhood fundraising and social events, including Wakefield Shuffle, Neighborhood Garage Sale, July 4th Parade and Azalea Street Festival. While she's stepping away from the role, we're thankful she'll continue to assist with social media, which is a huge help. Feel free to reach out to Emily with anything you'd like to see posted on Facebook Houston_GO or Instagram @gardenoakshouston.

Therefore, we currently have vacancies in key GOCC roles, and it will be very important to our future productivity to get them filled. The Social Committee vacancy creates a real risk to the cherished events mentioned above, as well as some of the additional community events that I will be mentioning below. These events don't happen on their own, and without volunteers, they may not happen at all. If you've ever thought, "Someone should help with that," this may be your moment. Any amount of help—big or small—would be sincerely appreciated.

Looking Back: Highlights from 2025

Despite challenges, 2025 was a year of meaningful progress thanks to a dedicated group of volunteers and engaged residents.

One of our biggest accomplishments was the continued progress on the neighborhood signage project. Thanks to the persistence of James Elmore and Brian Rabe, support from City Council member offices, and cooperation from CenterPoint, AT&T, and the City of Houston, we were able to extend grant funding beyond the original August deadline. After a long and sometimes frustrating process, we finally received permits for all signs on December 12—a major milestone. Watch for the impressive new signage to appear in 2026!

Upcoming Events

GOCC Meeting:

Feb 3, 7 pm

Great Heights Brewing

GOMO Meeting

Feb 9, 6:30 pm

Trees for Houston Mtg Room
1911 W. 34th



**Pay Civic Club and/or
Constable Dues Here**

(Continued on page 3)

2026 Garden Oaks Civic Club CommUnity Partners

Thank you to the following neighbors and neighborhood businesses who are supporting our new CommUnity Partnership Program for 2026.

If you/your business is interested in joining our annual program, please email membership@gardenoaks.org.

Terry Jeanes, Led Well Realty
<https://www.ledwellrealty.com/terry-jeanes>

Third Coast Home & Commercial Services
<https://thirdcoasthomeandcommercialservices.com/>

Kat Abshire, Boulevard Realty
<https://www.yourblvd.com/agent/kat-abshire/>

Geordie Hrdlicka, Verde Wealth Group
www.verdewealth.com

Nationwide Tools & Supplies
NationwideDist.com

Deanna Zugheri, Keller Williams Metropolitan
Gardenoakshomes.com

Great Heights Brewing Company
Ghbrewing.com

Frost Bank, 4406 N. Shepherd Dr.
<https://locations/Frostbank.com/Houston/4606-n-shepherd-dr>

Lazy Lane Restaurant
www.lazylanehouston.com

Article Submission Guidelines

1. MS Word or text document as an attachment (not the body of the email), left justified, no headers or footers. Keep formatting to a minimum.
2. Photos need to be sent separately. You may embed photos to show where they go with the article but separate full size and resolution photos must also be provided outside of the document.
3. Articles should be titled. These can be as simple as the name of the committee or the event, but a concise title should be provided for all other articles.

Civic Club Officers

President – Mike Stephens 303.886.1870
president@gardenoaks.org

Vice President – Paul Vincent 713.834.7249
vicepresident@gardenoaks.org

Treasurer – Brian Rabe
treasurer@gardenoaks.org

Secretary – Bill Shaughnessy 713-504-8336
secretary@gardenoaks.org

Committee Chairs

Beautification – Pam Parks 713 686 7728
beautification@gardenoaks.org

Constable Program - Terry Jeanes
281 236 8033
constable@gardenoaks.org

Membership – Dian Austin 713 691 6505
membership@gardenoaks.org

Webmaster – Pam Parks 713 686 7728
webmaster@gardenoaks.org

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GO Kids gokids@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.

(Continued from page 1)

Constable fundraising efforts were again very successful!

Over 200 residents contributed to the voluntary program and the Azalea Street Festival continued to blossom into an impressive and successful social gathering of neighbors, as well as raising nearly \$30,000 for the Constable service. Despite all of this support, we still fell about \$20,000 short of the nearly \$100k needed to pay for the one Constable dedicated to our neighborhood. We'll continue to address this shortfall in 2026.

Our resident registration process improved significantly, growing our contact database from 700 to 1,086 residents. A huge thank-you goes to Pam Parks, and the many volunteers she coordinated to make that happen. This growth has allowed us to communicate more effectively through email, keeping residents better informed than ever. During our membership drive, we maintained strong participation despite an increase in dues, finishing 2025 with 215 members, just slightly below 2024's total of 220.

We also made strides in beautification, planting more than 20 trees across five neighborhood parks and, thanks to the squeaky-wheel efforts of GO resident Tony Padon, our Graham Park tennis court got a much-needed facelift!

Your GOCC leadership made strides in building a positive relationship with the new Garden Oaks Montessori principal and PTO, as well as Civic Club / HOA leadership in our neighboring communities.

Most importantly, thank you to every volunteer who contributed time, energy, and ideas in 2025. Your efforts truly make a difference.

Looking Ahead: 2026 Goals & Challenge

As we move into 2026, we do so with optimism—but also realism.

Our priorities for the year include:

- Coming up with new ways to improve on the core function of the Garden Oaks Civic Club - **fostering unity and camaraderie throughout the Garden Oaks community.**
- Continuing to support the efforts for the reestablishment of the neighborhood HOA (formerly GOMO), while maintaining the distinct separation between that organization and the Civic Club.

- Completion of new neighborhood signage construction and installation project.
- Hosting a volunteer appreciation party to celebrate the people who make GOCC work, including getting the Gazette publication to your front door every month.
- Hosting quarterly neighborhood meetups at partnering locations, like Wakefield Crowbar, Great Heights Brewing and Stomping Grounds.
- Exploring ways to increase meeting participation, including potential remote access, via Zoom or another medium.
- Continuing the hard work of balancing our budget. As previously mentioned, we run at a deficit for the Constable program, as well as barely getting by with the upkeep and improvements for the many beautiful pocket parks and other spaces that are a part of our neighborhood.
- Reinstitution of the new resident welcome program and utilizing that program to get GOCC participation from those new residents, and the fresh perspective that comes along with that.

Garden Oaks is a special place because neighbors step up. If you're looking for a way to get involved in 2026, we would love to hear from you. Please feel free to email me at president@gardenoaks.org. Whether it's helping with events, serving on a committee, or simply becoming a member, your participation matters.

Thank you for your continued support of GOCC and for helping keep our neighborhood connected, safe, and welcoming. I look forward to all we'll accomplish together in the year ahead!

Constable Program

Terry Jeanes, Program Chair

2025 - 2026 Contract - Our Constable contract cost is \$99,950 annually, so funds are very important. We need you as annual supporters and also supporting our fundraisers as well as the sponsors and vendors who support us.

Pay your dues via the form in the Gazette (snail mail) or pay online at gardenoaks.org or via the QR code on the front page of the newsletter. Payment of at least \$300 per household will get you a GO Constable Supporter sign. That's a mere 82 cents per day!

If you need a new sign, please email constable@gardenoaks.org. A roster of current supporters is available at gardenoaks.org and is featured on our monthly eblasts. Signage and stickers will be placed for all supporters of \$300 & higher. We do appreciate your patience in allowing time to have these installed by our volunteers.

Constable Supporter Signs and Stickers are generally available at the Civic Club meetings.

Reminder: The Constable Program is paid only by residents' contributions. There is no mandatory fee collected.

Pay your dues today. Why wait until you become a crime victim before contributing?

Become a Constable Program Supporter: <https://www.gardenoaks.org/go-constable/>

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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Constable Statistics December 2025

Data are provided monthly for the contract with the Harris County Precinct One Constable deputy who patrols Garden Oaks. The number of responses is shown for each category.

- Alarm Local – 1
- Arson Fire – 1
- Check Park, School, Business, Church, Parking Lot – 30
- Civil Process - 2
- Contract Check – 161
- Disturbance Loud Noise – 2
- Follow Up – 1
- Illegally Parked Vehicle – 2
- Information Call - 4
- Meet the Citizen – 50
- Solicitor - 1
- Special Assignment - 1
- Stationary Visibility Patrol - 9
- Suspicious Person/Vehicle – 15
- Theft Other - 1
- Traffic Initiative -2
- Traffic Stop - 1
- Vacation Watch – 25
- Vehicle Abandoned – 2
- Vehicle Stickered - 1
- Welfare Check - 2



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2026 DUES STATEMENT (January – December)

Civic Club membership is open to all residents. While membership is voluntary, you must be a paid member to be eligible to vote on civic club matters. Constable Dues are also voluntary and help pay for our Precinct One Constable Deputy on patrol.

Civic Club:

\$ _____ Individual Membership \$50 (\$25 for seniors 65+)

\$ _____ Community Household Membership \$125

Constable Program:

\$ _____ Annual Constable Supporter \$300 (w/yard signage)

Other:

\$ _____ Contribution to Beautification (maintain area green spaces)

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

\$ _____ Membership GO Kids \$85

\$ _____ **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 gardenoaks.org

Name: _____

Address: _____

Email: _____ Phone: _____

opt-in for monthly emails re: neighborhood news and meeting notices

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.

725 West 42nd	1018 Lamonte
1070 Lamonte	312 West 32nd
423 West 32nd	1030 West 41st
726 West 30th	
1020 West 42nd	

Happy Birthday

Ann Best 2nd	Maya Rahman 23rd
Tonya Knauth 9th	Elan Britt 28th
Alisha Cunningham 12th	Eddie Battenfield
Lela Cunningham 12th	
Brenda de Alba 17th	
Terry Williams 17th	
M'lissa Dilley 22nd	
Grady S 22nd	

Happy Anniversary

Will & Deanna Zugheri 23rd



Out and About

The **Salch family** supported The Faulk Foundation event benefiting 50 deserving families with toys, food, cleaning supplies, toiletries, and grocery store gift cards.

Heather McKeown attended the LSU/UH bowl game.

The Dilleys enjoyed the last regular season Texans game at NRG and then off to Sedona and the Grand Canyon.

Deb & Victor Seghers had some cruise time to Honduras, Mexico, and then some special time to south Texas to visit Deb's family. **Caroline & Sean McLean** headed to Melbourne, Florida, celebrating **Josh's** Senior Swim Meet at Florida Tech.

The **Stephens family** welcomed Mila, the Christmas kitten, to their household. It was time in Kansas over the Christmas holidays for the **Vincent** family. It was Provincetown and a snowy New Years for **Shane Hutsen & Michael Beard**.

Special Thoughts for

Laura Morgan & Thelma Elizade and their families in the passing of their beloved mother. Speedy recovery and healing wishes to **Teresa Coleman**.



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



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NEW CLIENTS RECEIVE \$20 OFF FIRST VISIT

GOMO Directors 2025- 2026

Section 1

James Elmore (2026) President
Sara Miller (2027)
Gary Ingram (2028) Secretary

Section 2

Matt Friemel (2026)
Paul Vincent (2027)
Brenda de Alba (2028)

Section 3

Bob Foglesong (2026)
Stuart Arouty (2027) V. President
Jonathan Luquette (2028)

Section 5

John Alvar (2026)
Nick Hosn (2027)
Pam Parks (2028) Treasurer

GOMO Meeting Schedule for 2026:

January 12

February 9

March 9

April 13

May 11

June 8

July 13

August 10

September 14

October 12



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Garden Oaks Civic Club Minutes

Bill Shaughnessy, GOCC Secretary

Tuesday, January 6, 2026 @ Great Heights Brewing
Attendance: 25

The meeting was called to order at 7:18pm by President Mike Stephens.

A motion was made by Mike to accept the December meeting minutes as published in the January 2026 Gazette. The motion was seconded and approved.

Mike Stephens announced that Vice President Paul Vincent has been elected to serve as a board member for Garden Oaks Maintenance Organization, Section 2. As a result, a search is underway to replace Paul as VP. However, he will maintain the VP position, transitioning out of the role until a replacement can be found and elected. Mike also stated that Social Chairperson Emily Stephens is stepping down from that position after serving for 3 years. A search is on to fill that position, too. It was implied that perhaps there could be separate committees for each individual event,

rather than one chair for every event to help relieve some of the burden on the chairperson.

Coby Johnston, District Liaison for State Representative Penny Morales Shaw, encouraged constituents to call or email their office with any requests or issues that the office may be able to help with. He stated that there are currently 3 emergency centers that can be available during emergencies such as flooding, storms, or other disasters. A fourth center will be added to the list soon. He handed out free calendars for the new year.

As an advocate for gun safety issues, Jacob Mata, the Communications Manager from Council Member Abbie Kamen's office, spoke of the SAFEWatch Houston program, which provides free gun trigger locks, and supports a website which keeps records of gun-related incidents. Visit www.houstonhealth.org/safewatch for more information.

Thomas Wheaton, Director of Communications for CM

(Continued on page 11)



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(Continued from page 10)

Mario Castillo's office, iterated that there is a "Hot Team" which is responsible for addressing issues related to illegal dumping and uncollected heavy trash. Contact their office to report on such issues. Also, there will be 5 town hall meetings coming up. The next one will be January 24th at Clark Community Center.

The keynote speaker for the January meeting was President Mike Stephens. Mike acknowledged all the volunteers and thanked them for all the work they accomplished throughout 2025. He then went on to review the achievements made by the civic club in 2025 including rebranding, new neighborhood signage, fundraising for the constable program, a solicitation to explore a different meeting venue, collaboration between the civic club and Garden Oaks Montessori Magnet, and other successes. Goals for 2026 include installation of the new neighborhood signage at key entry points, clarification of the differences between the GOCC and GOMO, potential remote access (Zoom?) to the civic club meetings for those unable to attend, reduce the budget deficit, attract new volunteers for involvement and officer roles, and a possible volunteer appreciation party among many other things.

Treasurer Brian Rabe stated that the 2025 treasurer's report

deficit is less than budgeted, mainly because of the inclusion of the cost of the new signs which will be installed in 2026.

Constable Chair Terry Jeanes encouraged attendees to spread the word about joining the constable program for \$300/year.

GOMO President James Elmore announced that the next GOMO meeting will be next Monday, January 12th, at 6:30PM at Trees for Houston on 34th Street.

Cathy Wahren informed the attendees of the upcoming pollinator event, which will take place in April. A meeting will be held this Thursday, January 8th, at 6:30 at her house to work on event details.

Two of the candidates to replace CM Abbie Kamin, who vacated her seat to run for Harris County Attorney, were present. Their names are Dr. Audrey Nath and Nick Hellyar. This special election will take place on April 4, 2026.

The meeting was adjourned at 8:19 PM

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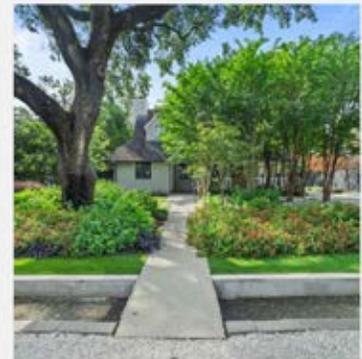
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- *Trusted contractors*
- *Off market opportunities*
- *And MORE!*



GOMO Update

James Elmore, GOMO President

Hello neighbors. My name is James Elmore, a proud Section One resident since 2002. I have truly enjoyed living in Garden Oaks and raising two children here into wonderful adults. A little over two years ago, I decided it was time to give back to the community and was elected to serve on the Garden Oaks Maintenance Organization (GOMO) Board. This year, I am honored to step up from Treasurer to President of the Board.

Our December Town Hall and Annual Meetings resulted in a full board, with all available director positions filled. The directors, their terms, and the elected officers are outlined on page 9. These meetings also provided valuable public input indicating that some additional organizational work was needed before launching our broader effort to restore our neighborhood property owners' association to full legal and operational standing.

At our first regular Board meeting of 2026, we formed a subcommittee to revise the existing Bylaws. The goal is to make the bylaws appropriate to GOMO's current legal status and ultimately more able to support the process of building back a property owners association. We hope to complete this work promptly and share the proposed updates with the GOMO membership for review and discussion.

Per the Articles of Incorporation filed with the Texas Secretary of State and our Bylaws, all Property Owners of Record are Members of the Organization. Members are entitled to one vote per property and are also eligible to stand for election as a Director representing their section.

A Property Owner of Record is defined as an individual whose name appears on the deed filed with the County Clerk. While Texas is a strong community property state, a spouse or heir is not considered an owner of record unless their name is formally added through conveyance, probate, divorce, or other legal action. In some cases, property may also be considered separate property due to inheritance or a prenuptial agreement. As an organization, we must rely on the official deed records available through the Real Property Records. Maintaining accurate ownership information across all four sections is a significant but necessary task.

I will make every effort to keep the neighborhood informed of our progress and upcoming activities through the Gazette and email announcements. Thank you for taking the time to read the Gazette and for staying engaged in our community.



James Elmore, President



Stuart Arouty, Vice President



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Common Reasons Your A/C Could Quit

Auggie Reyes, owner of AirWise

While the heat of Summer is about 3-4 months away, now is the time of year to have your A/C system checked. Here are the most common reasons for system failures that we see repeatedly.

1. Lack of proper routine maintenance. Keeping your A/C system well-maintained is critical if you want to avoid a breakdown. The first step involves having your A/C technician perform a spring check-up. During the check-up, the entire system will be inspected to spot and fix potential problems. A well-maintained A/C unit uses less energy to cool your house and can mean big savings on utility bills.

2. Not replacing your filter when it's dirty. When it comes to routine maintenance that you as a homeowner can perform, changing the air filter is numero uno. Make sure you replace the filter once a month. I cannot emphasize this enough.

3. Leaks which allow freon to escape. Freon (also known as refrigerant) is the lifeblood of your A/C system. Operating properly, it does not lose freon. The only time that you will need to have freon added is if there's a leak or your system was undercharged to begin with. Did you know if your system is short of just one pound of freon (that's about 10% overall), your electrical bill can increase nearly \$50 per month?

4. The A/C system gets overworked. With some summer days approaching 100 degrees with 90-plus percent humidity, there's no doubt your system will have to work extremely hard. It can lead to problems like tripped circuit breakers, blown capacitors and more. Help ease your system's workload by raising the temperature in your home to 80 degrees while at work, keep curtains closed to avoid sunlight heating up the indoor air and have realistic expectations regarding your home's indoor temperature. Don't expect your home to be 65 degrees inside while it's 95 degrees outside.

5. The system is old and past its prime. Most home A/C systems in Houston last about 10 years, and summer puts tremendous strain on them. If your system is old and not up to the challenge, consider installing a brand-new system before it fails. Not only will this prevent breakdowns at the most critical time of the year, but it can also make your home more comfortable and very likely lower your monthly electric bill.

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February

SUN	MON	TUES	WED	THURS	FRI	SAT
1	2 Groundhog Day	3 GOCC Meeting 7 pm Yard Waste, & Garbage,	4	5	6	7 FarmStand 9am to 1pm 948 Wakefield
8	9 GOMO Meeting 6:30 pm	10 Yard Waste, Garbage, & Recycling	11	12	13	14 FarmStand 9am to 1pm 948 Wakefield
15	16 Presidents' Day	17 Lunar New Year Yard Waste, & Garbage,	18 First night of Ramadan Ash Wednesday	19	20	21 FarmStand 9am to 1pm 948 Wakefield
22 Yard Waste, & Garbage, Yard Waste, & Garbage,	23	24 Yard Waste, Garbage, & Recycling	25	26	27	28 FarmStand 9am to 1pm 948 Wakefield

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