



# WINLOW PLACE WINNER

*A Deed Restricted Community*

November 2004

## Civic Club Elections Slated for December 7 at 7:00 pm



On Tuesday, December 7, 2004, 7:00 p.m. at Lanier's auditorium, Winlow Place will hold officer elections for 2005. All members of the Winlow Place Civic Club who are current on their dues are eligible to vote and to run for office. Nominations are listed below, and they will also be taken from the floor at the meeting.♣

### 2005 Nominees for Winlow Place Civic Club Offices

<b>President</b>	Diane Biegel
<b>Vice President</b>	Laura Pauly
<b>Secretary</b>	Mary Needham
<b>Treasurer</b>	Jim Cooney
<b>Neartown Rep.</b>	Steve Biegel
<b>Block Captains:</b>	
1700 Hawthorne	Pat Cooney
1900 Hawthorne	Paul Cobb
1700 Harold	Bill Barton
1800 Harold	Connie Reilly
1900 Harold	Bob Mercado
1700 Kipling	Kris Kelly
1800 Kipling	John Bradley
1900 Kipling	Donia Caspersen
1700 Marshall	Audrey Cook
1800 Marshall	Allen Leon
1900 Marshall	Denise Hanks
1700 Westheimer	VACANT
1900 Westheimer	VACANT
1700 W. Alabama	Tripp Carter
1800 W. Alabama	VACANT

### AGENDA

7:00- 8:00 PM

1. Recap significant events of 2004
2. Presentation of Election Slate
3. Additional nominees from the floor
4. Election
5. Plans for 2005 Civic Club and Security Patrol dues collection



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*President's Corner by Diane Biegel*

## **Does Winlow Place need the Constable Security Patrol??**

Recently I attended a Neartown Security meeting, where I met the Houston Police Department officers who are assigned to Winlow Place (from the Captain to the Patrol Sergeant). In our conversation, I learned that HPD has lost over 700 officers this year, to retirement and attrition. There are no plans to replace most of the officers in the near future. What this means to Winlow Place is that we have even less police 'feet on the ground' than we have had in the past. HPD is concerned enough that we talked about reinstating Citizens on Patrol (COP), where residents cruise the neighborhood and report possible problems. Granted, our area has become safer in past years, but we still suffer our share of problems, given our urban nature.

Winlow Place stands out in Montrose because we have current, enforceable deed restrictions and an excellent location. We are seeing home builders developing single family homes in Winlow Place, priced in the \$600's and \$700's! This is good for all of our home values, yet I fear that not keeping up with the threat of vandalism and crime could negatively impact Winlow Place in the eyes of potential homeowners, tenants and real estate agents.



Augmenting the HPD with our Constable Patrol can only help all of us maintain the quality of life we have come to expect from our neighborhood. The Constable Patrol is expensive, yet it offers Winlow Place many benefits including:

- ◆ Vacation watch on your home in your absence
- ◆ Quick response to requests for assistance
- ◆ No charge for false burglar alarms (HPD charges \$50)
- ◆ Peace officers can enforce traffic and criminal laws with no liability to Winlow Place residents (unlike private patrol or COP)

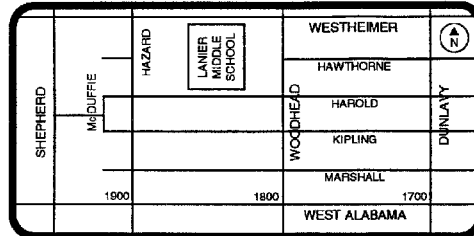
Please send in your 2005 Security Patrol dues today. It's \$120/property for one year. In exchange, you get the Constable dispatch telephone number to call in the event of a problem at your house.♣

**Officers of the WPCC:**

- **President**—Diane Biegel, 713.521.3799
- **VP**—Laura Pauly, 713.526-3612
- **Treasurer**—Jim Cooney, 713.522.7252
- **Secretary**—Mary Needham, 713.526.5924
- **Neartown Rep**—Steve Biegel, 713.521.3799

**Standing Committees:**

- **Security**—Allen Leon, 713.529.4471
- **Historian**—Audrey Cook, 713.522.9398
- **Deed Restrictions**—VACANT
- **Newsletter**—Diane Biegel, 713.521.3799, dbiegel@compassnet.com



Winlow Place has about 298 properties, many multi-household. Its boundaries are Westheimer, Dunlavy, West Alabama, and McDuffie. Commercial properties on Westheimer and W. Alabama are included.♣

**Email and be Up-to-Date in Winlow Place**

If you want to be included on the WPCC email blast list, please send your email to dbiegel@compassnet.com. The list will be sent 'blind copy' (i.e., undisclosed recipients).♣

**Join your Civic Club Today**

The Winlow Place Civic Club is a voluntary organization that promotes civic pride in our "Montrose Jewel" neighborhood. Funds go to administrative expenses to assist economic, social and civic activities for the 298 properties in Winlow Place. Tenants and owners are welcome to join and become voting members in the Club. Please enclose your check with your security dues! Annual dues are as follows:

Seniors	\$5.00
Individual	10.00
>1 adult/household	15.00
Non-resident	15.00
Business Owner	15.00

**Trash and Recycle**

The City of Houston maintains a website with information on trash and recycle days, as well as the rules for recycle, heavy trash and lawn clippings:



<http://www.ci.houston.tx.us/swd/schedule.htm>

Current schedule is:

- ✓ **Regular garbage** in big containers **every Tuesday**
- ✓ **Lawn clippings every Tuesday** (separate bags, not in large container)
- ✓ **Recycle every other Tuesday** (paper, plastic and cans; no glass): Jan. 21, Feb. 3, 17, etc.
- ✓ **Heavy trash pickup** on the **2<sup>nd</sup> Thursday** of each month
- ✓ Note: When Monday or Tuesday is a 'garbage holiday' (e.g., MLK Day), our trash and recycling pickup moves to Wednesday.
- ✓ Call 3-1-1 for additional COH information. ♣

*Cut along this line and send with payment*

**Winlow Place Civic Club**  
**P.O. Box 980712**  
**Houston, TX 77098**

**Civic Club and Security Dues Form 2005**

**YES, I WANT TO BE A BETTER NEIGHBOR!**

Member Type:  Resident Owner  Tenant  
 Non-resident Owner  Commercial

Name \_\_\_\_\_  
 Property Address \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
 Telephone \_\_\_\_\_  
 E-mail \_\_\_\_\_

Amount enclosed: \_\_\_\_\_ Security Patrol (\$120 for 2005)  
 \_\_\_\_\_ WPCC dues

**TOTAL AMOUNT ENCLOSED** \_\_\_\_\_

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## Top 10 Reasons to Join the Winlow Place Civic Club



10. A real, paper newsletter delivered to your door (albeit on an inconsistent basis)
9. Emailed items of interest, plus reminders of meetings and parties
8. Representation on the Neartown SuperNeighborhood Council
7. Your board regularly meets with HPD and the Constable to keep our area safe
6. The Winlow Place Civic Club has watchdogs to insure Deed Restriction compliance, maintaining property values and our quality of life
5. Getting to know your neighbors at Winlow Place events
4. It's a small price to pay for a sense of community
3. Getting rid of graffiti!
2. To keep traffic issues manageable

**And the #1 reason to join the Winlow Place Civic Club:  
(drumroll)**

- 1. We have great socials!!!**
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## Winlow Place celebrates her 80th birthday in style

Brasil's Café new patio was the venue for a fun-filled Sunday afternoon in November, as over 100 Winlow Placers enjoyed cocktails and hors d'oeuvres. It was a beautiful almost-fall day, and folks came and stayed to visit! Many new neighbors were there too—welcome to the neighborhood!

As a result of the impressive turnout and the positive feedback, the Board of Winlow Place has decided to hold three socials in 2005. As our dues are very low, we'll need to charge a nominal fee to cover the cost of a commercial venue. The greatest asset of our community is knowing and watching out for one another—the socials will promote fellowship and fun! Thanks to everyone who was a part of Winlow Place's 80th Birthday celebration. We'll see you after the Holidays...♣

## Winlow Place Neighborhood Survey

*New Year's Resolution: Find out who we are and what we need*

Block Captains Audrey Cook and Bob Mercado have graciously volunteered to co-chair the Neighborhood Survey Committee. They are heading up a team, comprised of our 2005 Block Captains, to help the Winlow Place Civic Club keep track of its constituents and promote community. The Board has approved a Neighborhood Survey, which will accomplish a number of things that will help the Civic Club best support its members.

- ◇ Update ownership records;  
Current records are a few years old.. Block Captains will be asked to research owner names and addresses on the Harris County Appraisal District (HCAD) website. It is imperative that we keep our non-resident owners up-to-date with neighborhood events and enlist their help in supporting the Civic Club and Security Patrol.
- ◇ Conduct a door-to-door survey of all residents (owners and tenants) to record emails and telephone numbers to use in case of emergency (e.g., fire, hazardous materials)—your privacy is insured;
- ◇ Collect information to potentially be used in a Neighborhood Directory (anyone may opt out of the Directory);
- ◇ Discuss any current concerns/suggestions with each resident for immediate Board compilation and consideration.

Please respond to your Block Captain (or Audrey and Bob), when they come knocking at your door, so that we may have solid information on our residents/owners. This helps your Civic Club communicate with you and support issues that you deem worthwhile.♣

### Hyde Park Sponsors Art Crawl Saturday, December 4, 11 a.m.—3 p.m.

Hyde Park United, our neighbor to the east, is holding its first annual Art Crawl on Saturday, December 4 from 11 in the morning to 3 p.m. Works include ironwork, mixed media, wood carving/sculpture, photography, painting and origami. Begin the Crawl at either 1225 W. Drew or 1406 Indiana, and receive your itinerary.♣





**Winlow Place Winner**  
c/o Diane Biegel  
1748 Kipling St  
Houston, TX 77098-1608

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