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The following are minutes from the WAMM Civic Association meeting held March 12, 2012:

### **Attendance**

WAMM Officers Marcus Duffel, John Dascoulias, Lane Llewellyn and Kevin Begnaud

Approximately 33 Residents

Officer Pate – Houston Police Department

Josh Hawes – Montrose Management District

### **Area Crime Update**

Officer Pate provided the following statistics for crime activity during January 2012 in the 30's beat:

1 murder – occurred at Welch and Fairview

10 robberies

3 aggregated assaults

39 burglaries

10 auto thefts

92 miscellaneous thefts

Officer Pate suggested residents log on to the City of Houston's web page <http://mycity.houstontx.gov/crime/> for crime statistics. Here, residents can view the details of any offense in the Uniform Crime Reports (UCR).

Another source of information is <http://everyblock.com/>. Input Houston and insert your zip code to collect 17 types of news in Houston including articles, real estate listings, conversations between neighbors, business reviews, accidents, media mentions, active police incidents, business events and crime reports.

There have been numerous reports of door-to-door solicitation of residents by unknown persons. Officer Pate suggested we acknowledge the intruder's existence so that they know someone is home; however never answer the door to an unknown party.



Some residents have used their cell phone cameras to photograph the solicitors, which seems to hasten their retreat from the area. Officer Pate thought this was a viable course of action should you answer the door.

The HPD storefront location on Westheimer is open Monday through Friday 6:00 A.M. to 10:00 P.M. The number to call to report crime related activity is 713-884-3131. This is an automated line so press #1 to skip the recording and reach a live person.

### **Montrose Management District**

Josh Hawes, Director of Services for MMD addressed the residents with an update on the District's activity. MMD has been operational for approximately one year. Their main goals are Economic Development, Public Safety, Transportation Planning, and Visual Improvements & Cultural Promotion. They are funded by an assessment to commercial property owners based on HCAD values and operate with an annual budget of \$1.8MM.

Josh's update included discussions relating to the Bike Patrol Project and it's monthly bike patrol reports, holiday display proposals and the new recycle program.

For more details about the District, please visit their website <http://www.montrosedistrict.org/>. Here residents can report non-violent criminal activity, graffiti, trespassing and parking violations of customers from local area businesses. In addition, the District's patrol vehicle can be reached to report non-violent criminal activity or other violations at 832-370-9191. The District exists to support local commercial businesses however its activities have a positive effect on all residents of WAMM.

### **Neartown/Montrose (Super Neighborhood #24) Update**

Kevin Begnaud, WAMM Secretary provided an update from the February 28, 2012 meeting held at Cherryhurst Park. In attendance was Ellen Cohen, District C Council Member. As a newly elected Council Member, Ellen Cohen expressed her appreciation for the Montrose area, briefly described her background and talked about some of the issues she will focus on; one of which is neighborhood safety. She reviewed her district map and explained the large boundary for which it encompasses. Ellen reviewed the current Capital Improvement Projects, which fall within our Super Neighborhood boundaries.

1. Shepherd Drive Drainage Improvements (surrounding streets at Shepherd, W. Dallas and Allen Parkway) will occur late 2012.
2. Montrose & Midtown Drainage Improvements will occur mid 2016.
3. Neighborhood Street Construction (First Montrose subdivision only) will occur 2014.



4. W. Alabama Paving project (Shepherd to Wesleyan) will occur 2014. I believe Shepherd to Dunlavy is phase II.

5. Water Line Replacement on Avondale to occur 2012/2013.

6. Water Line Replacement at University of St. Thomas (approx. 5 blocks within WAMM boundaries effected) to occur late 2012.

For more detailed information visit the City of Houston website and search for projects under the Rebuild Houston plan.

### **Development Activity Around WAMM**

There was a brief discussion of two properties on WAMM's borders that may soon be developed. One is the large home on the SE corner of Yoakum and Hawthorne. The house was purchased by the same developer who purchased the vacant office building at 3400 Montrose (Montrose and Hawthorne). The second property is the shopping center whose boundaries are Yoakum, Westheimer, Montrose and Lovett. This property has recently been listed for sale. WAMM will monitor activities of both.

### **Graustark and Hawthorne Vacant Lots Update**

Greg Valerie, WAMM resident and Sudhoff Properties real estate agent addressed residents with an update on his recent activities relating to the potential sale and residential development of the vacant property at Graustark and Hawthorne. Greg has been working with potential buyers and architect Preston Woods in an effort to purchase and develop the vacant land. Based on Greg's conversation with 12 builders, a 35-foot building height is required for any successful project. This is due to the economics involving land prices and the return on investment to a potential developer. The subject property however is restricted by the current WAMM building height limit of 30 feet. Greg's purpose was to make residents aware of the potential development and determine, in general if the neighborhood would support an application for change to the current WAMM deed restrictions for that specific vacant lot.

WAMM Deed Restrictions allow for the election of a Deed Restriction Committee consisting of an odd number of individual members of WAMM, elected by a vote of the owners of fifty (50) percent plus one (1) of the properties subject to WAMM Restrictions. The Deed Restrictions allow this Committee to consider and grant or deny approvals required under the terms of the WAMM Deed Restrictions.

Marcus stated that the WAMM Association does not currently have a Deed Restriction Committee and therefore has no formal method of considering and granting or denying an exception to the WAMM Deed Restrictions for a specific property.



A few meeting attendees were opposed to WAMM exploring any changes to the existing Deed Restrictons and wanted the City of Houston to administer change requests. Others expressed an interest in the change request and are open to further discussion.

Marcus stated that he will discuss the process of administering the deed restrictions with the City of Houston Attorney's office and will enlist the advice of resident attorneys and real estate professionals. A draft of recommendations will be presented to the board to review before advising WAMM members of what actions can be taken, if any.

### **Closing Comments**

We encourage you to solicit your neighbors, who may or may not know about our WAMM Civic Association, to become involved and attend our quarterly meetings. The 2012 WAMM Membership form is available online at [www.wammcivic.org](http://www.wammcivic.org), Select Pay Dues on the left side. Civic Association dues are \$25 annually per household.

WAMM has a Yahoo based web page that serves primarily as a forum for conversation of residents of common issues. WAMM residents can register for access to this site at the following address <http://groups.yahoo.com/group/wammlist/>. There is also a link to the WAMM Yahoo Group page on the WAMM website at <http://www.wammcivic.org/>.