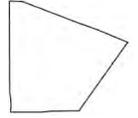




Southgate News



November 2006

New Location for Civic Club Meetings!

Our next meeting will be Tuesday November 28, 2006 at 7:30 at **Rice Temple Baptist Church**, 6409 Greenbriar at McClendon. Please try to attend. Your input is important to the neighborhood.

Agenda:

- Civic Club Officer Elections
- Vote on Proposed Bylaw Changes
- Other topic of interest

Election of Civic Club Officers

Elections for Civic Club Officers will take place at the November 28th Civic Club meeting. The elected positions include President, three Vice Presidents, Treasurer and Secretary. Please remember that only Civic Club members who are current in their dues are allowed under the bylaws to vote on Civic Club matters. **If you haven't paid your**

dues, you can still do so – send \$40 (\$20 for seniors) to Southgate Civic Club, 2260 West Holcombe, #162, Houston, TX 77030.

The slate put forward by the nominating committee is shown below. Additional nominations will be taken from the floor.

-President: Bob Funk

-Vice Presidents: Blaine Hollinger, Veljko Roskar and Tami Danner Hamilton

-Treasurer: John Boom

-Secretary: Andrew McCullough

Water Line Issues: Who to Call:

Project Manager Benny Flores: **(713) 647-0777** email:bennyf@mda-inc.com.

Mendez-Donnell inspector Ben Hammond: **(281) 728-5750.**

City urban foresters Victor Cordova and Dale Temple: **(713) 867-0379.**

La Mesa Properties Development in Rice Village

La Mesa Properties is moving forward with its plan to close a section of Bolsover Street in Rice Village and develop mid-rise condominiums with offices over street-level retail space.

The City Council voted to allow the project to proceed to the appraisal stage. La Mesa must now conduct a study to determine the effects of the

proposed Bolsover street closure. They estimate that this will take 7 to 9 months to complete. In addition, La Mesa must provide an engineering study addressing the reconstruction of Morningside to improve drainage. The City will give this project further consideration upon completion of these studies.



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Rice Area Constable Service (RACS)

For several years, the **Rice Area Constable Service (RACS)** has been contracted by the residents of Southgate to provide the community police service beyond that provided by The Houston Police Department (HPD). The annual cost of this service is \$230 per household (\$150 for seniors). Participating residents may contact RACS for any police need and expect a uniformed, armed deputy at their door within a few

minutes. RACS also offers participants a “**Vacation Watch**” service where patrolling deputies will watch a home while the residents are out of town.

Please consider joining the RACS program. **To participate, send your name, address and phone number along with payment to:**

RACS 2523 McClendon Street Houston, Texas 77030.

Vote on Proposed Bylaw Changes

The Executive Committee of the Southgate Civic Club met on November 7th at its regularly scheduled meeting and discussed the state of the budget. This discussion led to the following recommendations for changes in the dues structure and to the deed restriction fund which will be submitted to the general membership for vote at our November 28th meeting. The bylaws of the Civic Club provide that some of these changes can be made only at the last scheduled regular meeting of the Club. Some of these changes require modifications to the bylaws themselves.

The bylaws were enacted in 1985 and established an annual dues rate of \$20 for seniors and \$30 for all others. The bylaws also provide for the establishment and maintenance of a deed restriction enforcement fund. Approximately 15 years ago, the annual dues for non-seniors was raised to \$40. Of those sums, all of the \$20 that seniors pay and \$20 of the \$40 that others pay are required to be deposited into the deed restriction enforcement fund ("DR fund") with the remainder to be used for operating expenses. The bylaws also provide that up to \$500 of the interest generated from the DR fund can be applied to the operating fund if the operating fund is not adequate to cover expenses.

The deed restriction enforcement fund has grown to \$81,000. Annual input to the operating budget remains restricted to just \$20 from each non-senior member and the above-mentioned maximum \$500 interest from the DR fund. **Costs have certainly risen over the last 21 years and the only increase in dues in that time has been the increase in non-senior rates about 15 years ago.** As a result, the Civic Club is facing a large budget shortfall despite the facts that we have re-located our meetings to a free space and we have been selling advertising to offset the cost of the newsletter.

The Executive Committee (EC) proposes increasing the annual dues that seniors pay to \$40, the same level as other members. The Executive Committee also proposes that \$30 of each member's dues be deposited in the operating fund and \$10 be deposited in the DR fund. This is the first increase in the dues seniors pay since the inception of the Club 21 years ago and it was felt that an additional \$20 per year was not unduly burdensome. In

addition, this will greatly simplify the bookkeeping, as anyone will be able to look at the amount of dues collected and determine with some simple math how many current members we have and how much should have been deposited into the operating fund and the DR fund. Currently the treasurer must go back to the deposit records and determine how many memberships are senior and how many are non-senior in order to make those determinations. With regard to the distribution of the dues into the separate accounts, the EC took into account that we have \$81,000 in the bank, a sizable war chest, and the current system leaves us not only short, but with no money to spend to improve the services provided to the members of the Club.

The EC is also proposing several changes to the bylaws. Currently, only \$500 of the interest earned on the DR fund can be applied to budget shortfalls in the operating fund. **The EC proposes that all of the interest on the DR fund can be used for the operating fund IF the expenses of the Club exceed the amount collected for the operating fund.**

In addition, the bylaws currently state in section 4 of Article 4 that all of the dues seniors pay shall be an amount equal to the portion of the annual dues that must be applied to the DR fund. The EC proposes to delete this provision so that, as discussed above, the same portion of dues that seniors and others pay can be applied to the operating fund, thus simplifying our bookkeeping.

Finally, the bylaws provide that the DR fund principal can only be used for enforcement of deed restrictions. The interest from the fund can be used for (1) restriction enforcement, (2) education of new residents concerning restrictions, (3) promotion of compliance with restrictions among owners and residents of property in the neighborhood, (4) extension of or renewal of existing restrictions, (5) adoption of new restrictions, and (6) up to \$500 per year for the operating fund. As mentioned above, The EC proposes changing the bylaws to allow up to all of the interest to be applied to the operating fund in the event that expenses exceed the amount allocated in that calendar year. In addition, when these rules were adopted, the current statutory scheme for extending, renewing, adopting or amending restrictions did not exist, and the current requirements will be far more costly than interest on \$81,000 could possibly generate. The original

language also omitted amending deed restrictions as a permissible use of any of the fund.

The EC therefore proposes that in addition to the aforementioned changes, the principal of the DR fund may be spent only for costs associated with the deed restrictions, including but not limited to, (1) restrictions enforcement, (2) education of new residents concerning the deed restrictions, (3) promotion of compliance with deed restrictions among owners and residents of the neighborhood, (4) extension, renewal or amendment of existing restrictions, and (5) adoption of new restrictions.

All of these proposed changes affect Article 4, sections 3 and 4 of the bylaws which currently read:

“Section 3: Restriction Enforcement Fund Uses. The principal of the Restriction Enforcement Fund shall be used for restrictions enforcement. Interest from the Restrictions Enforcement Fund may be used for (i) restrictions enforcement, (ii) education of new residents concerning restrictions, (iii) promotion of compliance with restrictions among owners and residents of property in the neighborhood, (iv) extension or renewal of existing restrictions, (v) adoption of new restrictions, and (vi) up to \$500 in a calendar year, for operating expenses that exceed the amount allocated to the

Operating Fund.

Section 4: Over 65 Dues. Annual dues for membership of residents over 65 years of age shall be an amount equal to the portion of the annual dues to be deposited in the Restrictions Enforcement Fund.”

If the proposed changes to the bylaws are accepted, Article 4, sections 3 and 4 would read:

Section 3: Restriction Enforcement Fund. The principal of the Restriction Enforcement Fund shall be used for: (i) restrictions enforcement, (ii) education of new residents concerning restrictions, (iii) promotion of compliance with restrictions among owners and residents of property in the neighborhood, (iv) extension, renewal or amendment of existing restrictions, (v) adoption of new restrictions, and (vi) any other purposes which relate in any way to deed restrictions. Interest from the Restrictions Enforcement Fund may be used for all of the purposes mentioned above, and for operating expenses that exceed the amount allocated to the Operating Fund in a calendar year.

Section 4: (DELETED).



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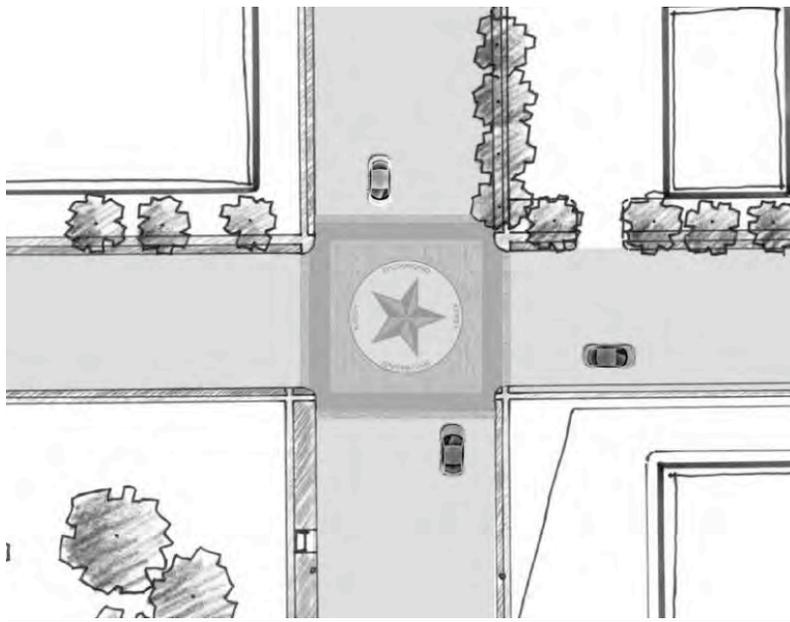
Kirby Drive Reconstruction

University Place Association and its partners are developing a plan to incorporate new amenities into upper **Kirby Drive** after completion of the ongoing storm sewer project.

The plan includes landscaping, brick crosswalks, signature pedestrian lighting, sidewalk furniture and a Texas Star paving design at the major intersections from Westheimer to Holcombe. The City is willing to

cooperate, but has allocated only \$37,500 for such amenities. Therefore, a large-scale private fundraising drive has been organized.

Roy Marsh III has agreed to chair the "Kirby All Stars" and has enlisted the assistance of **Jeff Bagwell, Craig Biggio, Cynthia Cooper, Clyde Drexler, Milo Hamilton and Rudy Tomjanovic** to aid in the effort. Additional information on this effort will be presented in forthcoming newsletters.



Neighborhood Notes

Welcome to our new neighbors:

- Brent and Michele Friedman & Cecilia (19 months) on Addison
- Sam, Jennifer, Jacqueline (5), Nathan (4) & Abraham (8 months) on Swift
- Mr. Courtney Sheinbein on Sheridan
- Brian and Meredith Beebe on Addison
- Jin Wang and Yan Xu & Annabelle Wang (5) on Montclair

Congratulations:

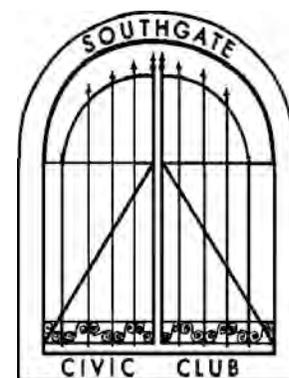
- Saundria, Jerome & Chase Gray have welcomed a new daughter and little sister, Grace Raven Grey, to their home on Southgate.

Please notify Bea King (713) 521-3171 of new neighbors. Bea has welcome packets containing lots of information about our neighborhood and our City.

A special thanks to Bert Calabro for overseeing the distribution of the Southgate Newsletter

Feel free to contact any of your Civic Club officers with neighborhood information or with your interests and concerns about your neighborhood and Civic Club.

President	Catherine Leachman	(713)669-1289
Vice President	Stan Druck	(713)942-2347
Vice President	Blaine Hollinger	(713)665-4458
Vice President	Veljko Roskar	(713)666-2416
Treasurer	Bill Burge	(713)667-6808
Secretary and Newsletter Editor	Andrew McCullough	(713)666-9745
RACS Representative	Richard Lazear	(713)942-7788
Univ. Plc Assoc. Advisor	Thea Fabio	(713)522-7200
Rice Univ. Advisor	Richard Merrill	(713)522-7200



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