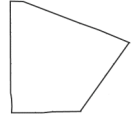




Southgate News



February 2008

Our next meeting will be Tuesday, February 26th at 7:30 at **Rice Temple Baptist Church**, 6409 Greenbriar at McClendon. Please try to attend. Your input is important to the neighborhood. The Agenda will include:

- **Proposed Medistar Development (see below)**
- **Other Issues of Interest**

Medistar Proposes a Forty Floor Tower at Travis and Dryden

The Medistar Corporation has proposed the construction of a **forty floor tower** on the land **south of Dryden** and **east of Travis**. A hotel and residential condominiums would occupy the planned building. A 1200-car parking facility that will include public parking is

also planned. This project will be discussed at the February 26 Civic Club general meeting. We hope to have a representative from Medistar at the meeting to provide further details on this project. **Please try to attend this very important meeting.**

Civic Club Membership

Civic Club Membership is up for renewal. There is a membership form at the end of this Newsletter. The cost is \$50 per household. Please consider joining the Civic Club. Small, single-family inner-loop neighborhoods like

Southgate are under tremendous pressure from many interests. Please become part of the effort to develop a positive vision for the future of our neighborhood.

2008 Southgate Civic Club Officers

The following residents were elected at the November 2007 General Meeting:

President: Neil Kelly
Vice Presidents: Veljko Roskar, Bill Burge, Curt Frisby
Treasure: John Boom
Secretary: Andrew McCullough

Deed Restriction Update

Thanks very much to all of you who took the time to complete and return the deed restriction survey -- your answers and comments have been very instructive and helpful! We received a total of 74 surveys from sections one and two, and the positive responses for the questions ranged from a low of 75% to a high of 86%. We are still attempting to analyze the overall implications of these results as it relates to the entire community bounded by sections one and two which consists of over 400 residences.

It is clear from the comments received that there was misunderstanding regarding the changes contemplated for single-family use. The intent has always been that any restriction regarding single-family use would mean use by any one or two adults, related or not. This would include 2 friends, a married couple, partners or any other 2 adult individuals. This restriction would also include the children of each of the 2 adults, whether born to or adopted by one or both of them. Other family members would also be included, such as parents, grandchildren, etc.

With regard to the side set-back in section one, comments were made regarding the difficulty of remodeling if the original house were built closer than five feet to the side property line. We intend to investigate incorporating a provision that makes the new side setbacks

only applicable to new construction when the entire original structure is torn down, so remodels would not be affected by this change.

One other comment that was made several times related to a proposal to allow use of the multi-family lots in sections one and two for town homes and patio homes. Several residents inquired whether it was possible to limit the lots to single-family use only. We, as a neighborhood, do not have the ability to force that change on the owners of those lots if they do not want to sign on to the changes. Most, if not all, of the owners of the multi family lots are investors and converting the land from multi-family to single-family would likely mean a diminished return on that investment. If we propose to allow townhouses and patio homes in addition to single-family use, apartments and duplexes, we feel that many of the owners will sign on as it will give them more options. The civic club has had numerous inquiries from people who want to develop a small number of town homes as opposed to apartments on lots in section one and two.

The civic club is asking our lawyers to prepare draft language of the proposed deed restriction changes and when we have that draft, we will again submit this to all residents for feedback and comments. Your input is welcome and necessary, so thank you all again for taking the time to let us know your thoughts.

Which Section of Southgate do I live in?

Section 1: The north side of Southgate Blvd and all streets north with the exception of the Annex

Section 2: The south side of Southgate Blvd

Section 3: McClendon and all streets south of McClendon

Annex: The block west of Travis from University to Dryden.

RACS Provides Security to Southgate

What is RACS?

The Rice Area Constable Service (RACS) provides the residents of Southgate with community police service beyond that provided by the Houston Police Department (HPD).

What is the cost?

The annual cost of this service is \$230 per household (\$150 for seniors).

How do I get help?

Simply call RACS for any police need and expect a uniformed, armed deputy at your door within a few minutes.

What if I am away from home?

Call RACS to participate in the "Vacation Watch" service where patrolling deputies will watch a home while the residents are out of town. Some residents feel that the Vacation Watch protection alone justifies their annual RACS payment.

Everyone in the neighborhood benefits from this program. Our goal is 100% participation, which would provide even more coverage than we can afford now.

Please do your part, and send your name, address and phone number along with payment to: RACS, 2523 McClendon Street, Houston, Texas 77030.

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Architectural Review Committee

Thinking about remodeling? If you have plans to remodel your house or garage and it involves the exterior, you should have your plans reviewed by the architectural review committee. This committee will look at your plans and make sure that they conform to the deed restrictions of the neighborhood. Having your plans reviewed will avoid the possibility that you get half way through a project only to discover that there is a violation of some kind requiring a costly

change in plans. You may not know that Southgate as a whole is made up of four separate sections, each with different deed restriction language. So just because you see something in one part of Southgate, or even across the street, it doesn't necessarily mean that it conforms to the restrictions in your section. **Contact Roger M. Cooner at (713) 822-4270, to arrange for the committee to review your plans.**

Neighborhood Notes

New Neighbors

Kevin & Sook Miller (Alexis, Channing & Marinne)
Christianne Clancy
Mr. & Mrs. Ted Brinkley

Watts
Addison
McClendon

News

Dr. Rita Cammarata has been nominated to be President Elect of the Greater Houston Dental Society.

Dr. Gene King is volunteering in Guatemala with 'Faith in Practice' doctors for two weeks in February.

Elizabeth Gregory has published "Ready: why woman are embracing the New Later Motherhood.

Condolences

Sincere condolences to Mr. Charles Montandon of Dryden on the loss of his sister, Glendora.

If you are new to Southgate or know of new Southgate residents, please contact Bea King at (713) 521-3171 so that she may deliver a welcome packet. The welcome packets contain information on the Southgate Civic Club, the Rice Area Constable Service, our neighborhood and our City as well as coupons redeemable at local businesses.

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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	Neil Kelly		NKelly@andrewskurth.com
Vice President	Veljko Roskar	(713) 666-2416	veljko@earthlink.net
Vice President	Bill Burge	(713)-817-2128	wwbjr@sbcglobal.net
Vice President and Traffic Committee	Curt Frisby	(713) 807-1149	CFrisby@marmonkeystone.com
Treasurer	John Boom	(713) 349-8775	johnmboom@yahoo.com
Secretary and Newsletter Editor	Andrew McCullough	(713) 666-9745	andrewjpm2005@yahoo.com
RACS Representative	Richard Lazear	(713) 942-7788	
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Rice Univ. Advisor	Richard Merrill	(713) 522-7200	fabiomerrl@aol.com
Deed Restriction	Catherine Leachman	(713) 669-1289	cleachman@comcast.net
Architect Review	Roger Cooner	(713) 822-4270	rogercooner@sbcglobal.net

Southgate Civic Club

A Texas Non-Profit Corporation

Southgate Website

Previous editions of the *Southgate News* and other community information are available at www.houstonsouthgate.org.

Southgate Civic Club

A Texas Non-Profit Corporation
2260 West Holcombe Blvd., Box 162 Houston, Texas 77030

Southgate Civic Club Dues for 2008 are Now Due! PLEASE JOIN

Please take a minute to complete the Resident Information Form below and mail it with your dues of \$50.00 per residence, to Southgate Civic Club, Attn. John Boom, Treasurer, 2260 Holcombe Blvd., Box 162, Houston, Texas 77030, in the attached envelope.

How Are Your Southgate Dues Used?

\$10 to the Neighborhood Deed Restriction Enforcement Fund

\$40 to support activities such as:

- Membership in University Place Association
- Membership in South Main Center Alliance, Houston Homeowners Ass'n, & others
- Publishing the Southgate Newsletter and other notices
- Publishing the Southgate Residents Directory
- Annual Ice Cream Social
- Maintenance of the Dryden Triangle
- Special Projects and Neighborhood Beautification as funds allow.

What Does the Southgate Civic Club Do for You?

- **Protects your interests as a homeowner** by monitoring and fighting deed restriction violations
- Answers your questions
- Represents you and the neighborhood at City Hall
- Represents you and the neighborhood in local civic associations
- Interfaces with Rice University and the local community
- Hosts neighborhood meetings, forums, and events
- Informs you of important happenings in the neighborhood
- Advises you of City issues affecting or impacting Southgate
- Works to maintain the common areas of the neighborhood

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Clip and Return with Your Dues Payment

SOUTHGATE RESIDENT INFORMATION

Names of Adult Residents: _____

Names of Any Children: _____

Address (Number & Street): _____

Telephone Number(s): _____ E-Mail Address: _____

May We Use Your E-Mail Address to Contact You About Critical News and Activities? _____

Check as Applicable: Own ___ Rent ___ Amount of Dues Enclosed: \$50 ___

Include my information in the upcoming Southgate Directory Yes _____ No _____

Any information to exclude from directory? _____