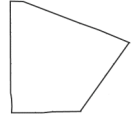




# Southgate News



May 2008

- **Our next meeting will be Tuesday, May 27<sup>th</sup> at 7:30 at Rice Temple Baptist Church, 6409 Greenbriar at McClendon.**

## Civic Club Membership

**If you have not paid your Civic Club dues for 2008**, please do so. 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.

## Highlights from the April General Meeting

### **Treasurer's Report (John Boom)**

The Civic club currently has about \$87,000 cash on hand. There are 123 paid members for 2008. This is about 50% of the participation level at the same time last year.

### **Deed Restriction Committee (Catherine Leachman)**

The language describing proposed updates to Section 1 and Section 2 deed restrictions is being formalized. Additional information will be available on this continuing effort in the near future.

### **Medistar Tower Update**

About 12 residents attended the Planning Commission hearing on March 12 and expressed neighborhood concerns about the proposed 40-story tower at Dryden and Travis. The purpose of the hearing was to consider Medistar's request to build canopies, balconies and architectural features closer to Main Street than the current 25-foot set back. This permission was granted. The project has now gone to public works for permitting. The Civic Club will continue to work with the City and the developer to minimize the effects of this project on the neighborhood. Residents interested in working on this effort should contact any member of the Civic Club Executive Committee.



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**MARY ANN EVANS**

Realtor® Associate

713.942.6815 713.392.4654

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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.**

# christie rogers

*Graduate of Realty Institute  
Southgate Resident*

**713.882.6668**

**www.christierogers.com**



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Your Vacation Home**

## Ice Cream Social

Thank you to **Natalie Smith** for organizing another successful ice cream social. We gratefully acknowledge our sponsors for their support of this event. The ice cream was provided through the generosity of **Christie Rogers** with **Suzanne Anderson Properties**. **Dr. Wolens** with **V.I.P. Pediatrics** and **Earl and Meg Jou** with **Delta Realty Group** sponsored face painting and balloon making by **Starlette** the clown. Funds from **Mary Ann Edwards** with **Greenwood King**, **Natalie Smith** with **Organize Wise** and a private

donation from a Southgate resident helped cover additional expenses.

Thanks to **Marla Nicksch** for arranging the RACS police car and officer to be present as well as helping arrange for the Houston Fire Department to be at the event.

Thank you also to **Principal Linda Smith** at Roberts Elementary and **Roberts Facility Manager, Gloria Altamirano**.

# Organize Wise

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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.

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Vice President	Veljko Roskar	(713) 666-2416	veljko@earthlink.net
Vice President	Bill Burge		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
RACS Representative	Richard Lazear	(713) 942-7788	
Univ. Plc Assoc. Advisor	Thea Fabio	(713) 522-7200	fabiomerrl@aol.com
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

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# 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?

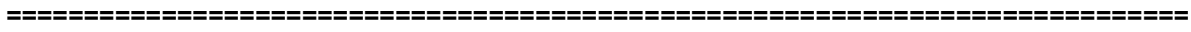
**\$10** to the Neighborhood Deed Restriction Enforcement Fund

**\$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
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- Interfaces with Rice University and the local community
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- 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



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 \_\_\_

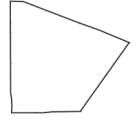
Include my information in the upcoming Southgate Directory Yes \_\_\_\_\_ No \_\_\_\_\_

Any information to exclude from directory? \_\_\_\_\_





# Southgate News



February 2008

**Our next meeting will be Tuesday, February 26<sup>th</sup>** 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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**Christie Rogers, GRI  
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## **Architectural Review Committee**

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## 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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- 

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