



Timbergrove Manor

Neighborhood Association News
January, 2024

Volume 35, Number 1

President's Report

by Chris Elliott

As another year comes to a close, we would like to take this opportunity to reflect on the events and achievements that have shaped our community over the past year. It has been a year of growth, collaboration, and shared efforts, and we are excited to share the highlights of our journey.

1. **Financial Stability:** We are pleased to report that TMNA has maintained a strong financial position throughout the year. Our diligent financial management and responsible budgeting have allowed us to continue providing the essential esplanade maintenance, our community building social activities, and fund-raising events.
2. **Community Enhancements:** Our ongoing commitment to enhancing the quality of life within our community has resulted in several notable improvements. Speed humps were installed on the north side of the neighborhood courtesy of the Dian St. Villa project and some hard negotiations with the developer and City of Houston. The landscaping of all three TMNA sign flower beds. Multiple irrigation repairs, the tree trimming along 11th St., and never-ending clean up along Durham. These initiatives aim to create a more inviting, safe, and aesthetically pleasing environment for all residents and our neighbors.
3. **Social Events and Engagement:** Our community has remained vibrant and connected. Throughout the year, we hosted numerous events that fostered a sense of community, including the amazing annual Halloween Spooktacular event

as well as many neighborhood gatherings and holiday celebrations. We appreciate the active participation of membership, and all the volunteers in these events contributing to the strong sense of community that defines TMNA.

4. **Deed Restrictions and Compliance:** Ensuring the well-maintained appearance of our neighborhood is a shared responsibility. We commend residents, especially membership, for their continued adherence to our deed restrictions, and community guidelines, as well as their collaboration with the DRCC. By working together, we have preserved the harmony and overall appeal of our community.
5. **Open Communication:** Maintaining transparent and open communication is a priority for TMNA. We have continued to keep residents informed through regular newsletters, community meetings, and updates on our new & greatly improved website that launched at the beginning of 2023. Your feedback and suggestions have been invaluable, helping us address concerns promptly and make informed decisions that benefit the entire community.

As we look ahead to the coming year, TMNA remains dedicated to fostering a strong and vibrant community. We have exciting plans ahead, including Run the Grove 2024, Grovechella, and our Grow the Grove tree planting program. Your continued support and involvement are crucial in making these endeavors a success.

In conclusion, we extend our heartfelt gratitude to all of our membership for contributing to the success and vitality of TMNA. Wishing you a joyous holiday season and a prosperous New Year!

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Queries concerning TMNA should be made to the
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Deed Restriction Compliance

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Run The Grove 2024

by Scott Douglas

Happy New Year Timbergrove Neighbors! It is time to register for 2024 Run the Grove 5K and Kid's Fun Run! This year the event will be held on Saturday, April 13th. And through the end of January, we have Early Bird pricing plus a 20% discount for all Timbergrove Manor neighborhood residents! Scan the QR code below today and use the following promo code: **TMNA20**.

Stay tuned for more details on RTG 2024! If you have any questions or wish to volunteer, contact us at: timbergrove5k@gmail.com



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Welcome New Neighbors

by Tim Hassett

As if the challenge of moving into a new home isn't stressful enough, Paul and Debbie Strong are doing it during the frenzy of the Christmas season. However, their holiday spirit has not been dampened in the least as they empty boxes, arrange their furnishings and put up holiday decorations in their home at 1218 Bay Oaks Rd.



Paul and Debbie Strong are both proud to be life-long residents of the Houston area. Paul attended Westchester High School and, upon its closure, transferred to and graduated from Stratford High School in the Memorial area of Houston. Debbie is a graduate of Lee High School

in Baytown. They have lived across the Houston area, most recently in Katy and in Montrose. However, when a realtor friend of theirs introduced them to the Timbergrove area, they jumped at the opportunity to make it their home.

Paul and Debbie have a blended family of six grown children, four boys and 2 girls, as well as Ziggy, a very lively 2 year-old Cavachon. They both work in the logistics and distribution business at two companies, Distribution Solutions and Pinnacle Logistics. When time allows, Paul and Debbie enjoy attending sports and music events, traveling and snorkeling.

Please join me in welcoming Paul and Debbie to the Timbergrove Manor neighborhood!

SAVE THE DATE!

TMNA Quarterly Meeting

Sunday, February 4th

Location: TBD

Time: 4:30pm - 6:30pm

Dinner will be free for those that have paid their 2024 TMNA dues or that pay at the door.

Yard of the Month

Tom Segerson is the first to give credit to his mother-in-law, Ellen Carter, for winning Yard of the Month for January. As Tom's wife Lauren (Ellen's daughter) explained it, "She (Ellen) is the designer, Tom does the physical labor and I watch the two children (Cole, almost 2, and Max, 7 months) and water." It's a winning team as anyone driving or walking by 1027 Nashua will agree. The front bed is layered, starting with loropetalum at the back, then boxwoods and a cluster of pale-yellow pansies in the center of the bed. The pansies are surrounded by dusty miller in two tall clay pots, snapdragons, newly planted ixora and lots of bushy fox tail fern. This spring they may install a small tree at the corner of their house to add height. Congratulations to the Segersons and Ellen.



2023 TMNA Holiday Decoration Winners



Best Overall Decoration
834 Nashua St
Andrew Kopy



Best Door Decoration
1130 Woodhill Rd
Katie & Brian Walker



Best Overall Decoration
830 Nashua St
Katerina & Collin Metcalf



Best Overall Decoration
938 Wynnwood Ln
Terri & Kevin Todd

Special thanks to our contest judges - Trudy and Rita!

Deed Restriction Compliance Committee **by Tommy Britt, Chairperson**

Note: this article is a continuation from last month.

Tropical Storm Allison (2001) and Hurricane Harvey (2017) introduced a new era for Houstonians, particularly if you owned a home or were purchasing one. Changing Flood Plain boundary lines snaked through area maps and defined where and what you could build. Current rules for flood insurance require that the first floor and utilities of a new house be 2 feet above the established flood level. As a result, some new builds that we look at are 8 feet off of the ground. Many people start their home buying quest thinking about this. Flood insurance is not a luxury; it is a necessity. The added expense of living in a flood plain are surely important factors to consider.

Obviously, the DRCC had nothing to do with establishing these rules, but they present some challenges for us when approving building plans. For example, the DRCC has to consider if the steps to the front door are a structure or are they counted as the maximum paved area allowed in the front yard? How much area for the steps is reasonable? We are not the “Good Taste” police so it’s not up to us to dictate what looks good. The bottom line is, we give a lot of latitude when it comes to getting in and out of a house. The committee’s decisions seem to coalesce around what is reasonable. The inevitable question is, what is reasonable?

The thorniest issue that frequently comes up is what to do about elevated A/C units and pool equipment. For decades, no one cared if that equipment was in the 5-foot setback (side of the house). It wasn’t considered a structure so we didn’t address it. I think everyone agrees that none of this equipment is particularly pleasing to the eye - even less so if you are the next-door neighbor and own an original slab-on-grade structure. Who wants to step out of their back door and see the neighbor’s A/C unit sticking up in the air?

A few months ago, I was contacted by two property owners who were upset about this very issue. More to the point, they were upset that the DRCC

was giving variances for elevated A/C units in the 5-foot setback. The DRCC long ago determined that we would not hold property owners who are forced to elevate their equipment to a different standard than those of us who don’t. In the end, it was a fairness issue to us. Subsequently, we approved variances for elevated A/C equipment in the setback area. It wasn’t a perfect solution but we thought it was fair and reasonable. At the same time, it has been a learning process on how to maneuver this new ground we were on.

The property owners that called me expressed displeasure with our decision to grant these types of variances. They argued that the elevated units were a safety hazard, were unsightly and negatively affected their property values. I will let the reader decide which ones are hyperbole and which are worthy of consideration. One of the callers said our best option was “easy.” Just file a lawsuit and force them to not place it there. Let me emphasize the “easy” part. It mattered not to the caller that I had spent considerable time explaining how many of our decisions are structured to find a solution without ending up in court, throwing TMNA money at lawyers. As a result, we dance carefully with much thought before declaring a position. After a couple of hours of some spirited back and forth, I ended up not satisfying either person.

Following those calls, the DRCC met and considered the issue. After some discussion, we have formulated a new variance procedure related to elevated A/C units and pool filters. We will still consider these variance requests favorably but the owner will have to provide screening to hide them and to buffer the sound before receiving approval.

Some weeks after fielding these complaints, I found out that neither of the property owners who called was a member of the TMNA. Both of these property owners demanded that the DRCC do battle on their behalf, which they have every right to do, but neither could be bothered to financially support that effort. How generous of them. As for me spending much time on the phone with TMNA free-loaders in the future, that’s pretty slim. Be ready for my new policy: “Put it in an e-mail.”

Recycling Update

by Sharon Balke

Last fall, All Saints Catholic Church hosted an electronics collection day sponsored by Councilperson Abbie Kamin. I took an old printer that had been sitting in my garage. I was pleased to see the relatively long line of cars waiting to drop off TVs, computers, printers, etc. rather than throwing them in the garbage. While waiting in line, city workers and volunteers from St. Joseph handed out informational brochures.

My family and I recycled long before recycling was “cool” and as convenient as it is today, but there were still some guidelines of which I wasn’t aware of. Here is a refresher course on what goes in the recycling carts and, just as important, what doesn’t.

DO RECYCLE

- Paper: Newspaper, magazines, catalogs, junk mail and office paper.
- Plastic: Containers #2-5 and #7, NO #6. Should be rinsed and drained. These include water and soda bottles, milk jugs, yogurt cups, margarine tubs and detergent bottles.
- Aluminum cans: Rinsed and drained.
- Bimetal Cans: Rinsed and drained. Examples include soup cans, vegetable cans, fruit cans and coffee cans.
- Glass: Rinsed and drained. Bottle, jugs and jars.
- Cardboard: Flattened
- Cartons: Gable top and shelf-stable cartons such as milk cartons, juice cartons, soup cartons, soy milk/alternative milk cartons.

DON’T RECYCLE

- Film or flexible plastics: Examples are ALL plastic bags, shrink wrap, plastic wrapping from cases of water or soda, plastic cereal bags, Styrofoam, cracker bags. A note here. Many people fill plastic bags with recycling in their homes and then haul this to the recycling cart. Fine, just don’t put the plastic bag in the cart.

- Greasy or Soiled Paper: Food contaminated paper (pizza boxes), tissue paper, wrapping paper, paper towels or napkins.
- Yard Waste: Leaves, grass, twigs, branches.
- Textiles: Examples clothing, shoes, sheets, towels, pillows.
- Large plastic items: Such as toys, garden hoses, coolers, furniture, buckets.

The city’s motto is “If in doubt, leave it out”.

Get this. The city only allows you to replace your recycling cart free of charge once every 10 years. While there is no charge to replace damaged parts (wheels, lids, handles), you will be billed on your water bill for a new container and a container delivery charge. Plus, you don’t get a new cart until you have paid your water bill. The current delivery charge is \$23.84. The brochure doesn’t give the cost for the cart, stating that it varies.

Take good care of your cart and fill it only with the items listed above.

Recycle, make a difference...it’s your world, too.

It’s Dues Time

by Kathy Utsey

Well, folks, it is that time of year! Let’s start out 2024 with a massive return on paying our dues. Just think, if everyone paid their dues in January, you wouldn’t have to see any more annoying dues articles from me for the rest of the year! Really, our dues are quite low - only 100 dollars for those under 65 year old and 40 dollars for those over 65! You can’t beat it! With membership, you have a voice on how TMNA spends the money raised from dues and fundraisers. TMNA membership is also required for participation in programs like Grow the Grove. Let’s GO!

In case you forgot what your dues pay for....

- Esplanade maintenance
- Neighborhood Newsletter and TMNA Website
- Insurance for our neighborhood/officers
- Halloween Extravaganza

Cont’d Dues... on Page 7

Cont'd Dues ... from Page 6

- Neighborhood Meetings and Socials
- New projects and so much more!!

Paying your dues couldn't be easier - just go to the TMNA website using the following link:

<https://tmnaonline.org/membership/>

Once at the TMNA membership page, you can either fill in the requested information on-line and submit your payment via PayPal or you can print out the membership form, complete it and

mail it to TMNA along with your dues check. All information provided is solely for use by TMNA and will not be provided to any other party. Please reach out to me if there are any issues with the new website and paying your dues.

If you prefer to mail a check, please make it out to TMNA and mail it to:

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Houston, TX 77270



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JANUARY / FEBRUARY 2024 EVENTS CALENDAR

SUN	MON	TUE	WED	THU	FRI	SAT
DEC 31	JAN 1	2	3	4	5	6
New Year's Eve	New Year's Day			 Garbage Pick-up		
7	8	9	10	11	12	13
				Garbage Pick-up		
14	15	16	17	18	19	20
	<i>Martin Luther King Day - City Holiday</i>		Tree Waste Pick-up	 Garbage Pick-up		
21	22	23	24	25	26	27
				Garbage Pick-up	<i>Newsletter Articles Due</i>	
28	29	30	31	FEB 1	2	3
				 Garbage Pick-up		<i>Newsletter Distribution</i>
4	5	6	7	8	9	10
<i>TMNA Quarterly Mtg 4:30pm-6:30pm Location: TBN</i>				Garbage Pick-up		