



# Timbergrove Manor

*Neighborhood Association News*  
*April, 2025*

*Volume 36, Number 4*

## 8th Annual Run The Grove - Biggest Ever by Scott Douglas

The 8th annual Run The Grove 5K sponsored by **Eureka Heights**, and Kids Fun Run sponsored by **Heights Speech and Language**, was a tremendous success! On March 29, we had an even bigger turnout than ever, crushing last year's record with over 650 runners! We had a fantastic group of volunteers and sponsors who came out to the Lorraine Cherry Nature Preserve. The GROVEHELLA after-party was a blast with a huge turnout, featuring Eureka Heights beer, great kids activities, sponsor handouts, food trucks, expanded silent auction, and live music from **DJ Northern Lights**! Abbie Kamin's office presented an official proclamation for **Run the Grove Day** for the second year in a row! In total, we raised well over \$20,000 from sponsors, registrations, and the silent auction, after covering all expenses! We are excited to continue allocating the proceeds to support the nature preserve (big improvements to come), donate to **Love and Sinclair Elementary**, and of course our **Grow the Grove** program, among other TMNA beautification and community projects.

The contributions of our volunteers on race day were invaluable, and we are immensely grateful for all their hard work! None of this would have been possible without the dedicated efforts of the RTG Task Force.



I want to take a moment to recognize each of them here: **Erik Ruediger** - Sponsorship Coordinator; **Claire Johnson** - Sponsorship, water station, and silent auction coordinator; **Travis Britt** - Race Day Coordinator; **Samantha Anderson & Lorena Jacobson** - Social Media & Advertising; **Kimberly Elliott** - Marketing & Design; **Tommy Britt** - Advisor & Permitting; **Renee Anagnostopoulos & Mandi Badrak** - Kids Run Coordinators; **John Brems** - Presidential Support & Volunteer Coordinator; **Alan Shand** - Treasury; **Tim Hassett** - Newsletter & Photography.

Support from local businesses and neighbors have been incredible this year! We want to send a huge thank you to all 50 sponsors of this year's Run The Grove. We literally could not do this without you! As a resident of TMNA, we all benefit from our sponsors' generosity - kindly show your gratitude by frequenting the businesses and services of our sponsors.

The effort required to plan this event is immense, but the impact it has on our community is well worth it. Run the Grove not only helps improve Timbergrove Manor through beautification programs but also brings neighbors, businesses, and the running community together in a very fun and meaningful way. As mentioned, this

**Cont'd RTG... on Page 2**

## TMNA OFFICERS

**President: John Brems**

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**Vice President: Jason Konet**

**Treasurer: Alan Shand**

*e-mail: [tmnatreasurer7723@gmail.com](mailto:tmnatreasurer7723@gmail.com)*

**Recording Secretary: Wendy Wilson**

**Corr. Secretary: Jessica L. Blakely**

*e-mail: [tmnacorresponding7723@gmail.com](mailto:tmnacorresponding7723@gmail.com)*

Queries concerning TMNA should be made to the  
TMNA Corresponding Secretary.

## COMMITTEES

### Deed Restriction Compliance

1. Nicholas Banks
2. Zach Lewis
3. Robert Alfonso
4. Chris Elliott
5. Niko Anagnostopoulos

**Chairperson: Nicholas Banks**

*e-mail: [tmnadrcc7723@gmail.com](mailto:tmnadrcc7723@gmail.com)*

### Fundraising & Philanthropy

**Chairperson: Scott Douglas**

*e-mail: [Timbergrove5k@gmail.com](mailto:Timbergrove5k@gmail.com)*

### Beautification & Community Readiness

**Chairperson: Travis Britt**

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### Community Engagement & Outreach

**Chairperson: Open**

*e-mail:*

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*The next input deadline is: Apr 25th*

## Cont'd RTG ... from Page 1

year's event will to support the **Grow the Grove** tree planting initiative, which will continue this fall with an additional 25 trees. If you're interested in getting a tree planted in your yard, reach out to the email below for more information.

For photos from the 5K and Kid's Fun Run races as well as the after-party event, please visit [tmnaonline.org/run-the-grove](http://tmnaonline.org/run-the-grove) and click on the event photos at the bottom. Congratulations to all the race winners this year! For full race results, please visit [runthegrove5k.itsyourrace.com](http://runthegrove5k.itsyourrace.com).

Finally, mark your calendars for next year's event, tentatively scheduled for **March 28, 2026!** Planning is already underway, and we need all the neighbor support we can get on race day. Our goal next year is to increase neighborhood participation and community impact. Let's continue to make this OUR neighborhood event! If you're interested in being involved in any way, please contact me at the [Timbergrove5K@gmail.com](mailto:Timbergrove5K@gmail.com).

## HAPPY HOLIDAYS!

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## **Spring Gardening**

by Sandy Cruthirds

Hi Neighbors!

As we start to slide into the Spring, our choices are unlimited on the varieties of plants and flowers we have available to beautify our yards and gardens. March and April are an excellent time to start our yardscape with several flowering plants that can thrive in our area's mild winter climate. Here are a few suggestions known by their common names:

- Snapdragons are versatile annuals that come in various colors and sizes, making them a must-have for Houston gardens. They thrive in full sun or partial shade and can add vibrant color to your landscape.
- Pansies, Petunias, Cyclamen, Indian Paintbrush, Autumn Sage, and my personal favorite, Pride of Barbados.
- Milkweed, Butterfly Bush, Lantana, Coneflower and Zinnias. Additionally, Hummingbird Sage, Coral Honeysuckle, Trumpet Vine, Turk's Cap and Greg's Thistle are wonderful Spring planting options that attract hummingbirds.

All of these plants are well-suited to Houston's hot and humid climate, and many of them support local wildlife, like pollinators and birds. They'll help you create a beautiful, low-maintenance, and eco-friendly garden! When selecting plants, consider factors such as sunlight, soil type, and water requirements to ensure they thrive in your specific garden conditions.

### **Tips for a Successful Pollinator Garden**

- **Diverse Color Palette:** Hummingbirds are drawn to red, orange, and pink flowers, while butterflies prefer a variety of colors, particularly purple, yellow, and orange.
- **Provide Nectar:** Choose plants that produce plenty of nectar and avoid using pesticides.
- **Plant in Clusters:** Grouping plants together can help attract more pollinators and provide a more enticing visual display.
- **Seasonal Blooms:** Select plants that bloom at different times of the year to provide food year-round.

Our local nurseries such as Buchanan's Nursery, Joshua's and Another Place in Time have many varieties and importantly, have very knowledgeable staff who are always happy to help!

## **Executive Corner**

by John Brems

### **TMNA 2nd Quarter Meeting**

Join us for beer and pizza provided for TMNA members in good standing (i.e., you've paid your 2025 dues). New neighbors and families are welcome. If you haven't paid your 2025 dues yet or you're not sure, we can verify and collect dues in person at the door. Or you can pay online at [tmnaonline.org](http://tmnaonline.org). The meeting details are listed below - the agenda includes the election of TMNA Officers as well as reports on our Run The Grove event and plans for Neighborhood Beautification.

### **TMNA Quarterly Meeting**

**Thursday, April 24th**

**Location: The Spaghetti Western**

**1951 W TC Jester Blvd**

**Time: 6:30pm - 8:00pm**

### **Growing the Grove**

I want to give a big congratulations to our fellow neighbors so we can join them in celebrating their big life moments:

- The Blakely's of Woodhill welcomed home Mark Blakely, a precious baby boy born on March 18th.
- The Britt family has added a 3rd generation to the Timbergrove Manor neighborhood with the arrival of Brooks Skinner Britt on January 31st. Brooks' middle name is in honor of Samuel Skinner Britt, grandfather and the original homeowner of their house on Worthshire.

### **Join TMNA!**

To join the Timbergrove Manor Neighborhood Association, go to:

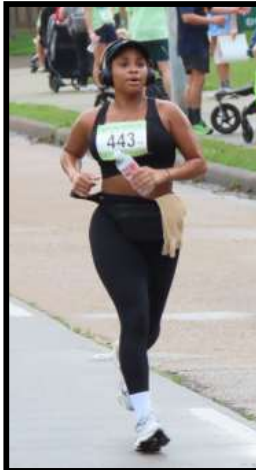
**[www.tmnaonline.org/membership/](http://www.tmnaonline.org/membership/)**

Dues can be paid by check or via PayPal.

# RUN THE GROVE



# RUN THE GROVE





Jill



Robert



Travis

Many thanks to Jill Sisler and Travis Britt (TMNA residents) and Robert Snoza (Project Manager from the Harris County Flood Control District). They all devoted time weeding and cleaning up the newly installed Rain Garden at the corner of TC Jester & Grovewood. This project is a first-of-its-kind within Houston and is intended to absorb rainfall as well as to beautify our neighborhood.



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# The Grove Realty Report

YOUR MONTHLY MARKET UPDATE

◆  
2025



## Shifting Towards a More Balanced Market

Higher mortgage rates, fear of inflation, and tariffs have created wariness for both buyers and sellers in the market. We see that reflected in the recent HAR Monthly Housing Update as **inventory continues to increase** - but this isn't necessarily a bad thing! I was a realtor during the pandemic with heartbroken buyers who missed out on their dream home to higher offers. Shifting to a balanced market means **buyers have a better chance to negotiate for more favorable terms like concessions** that could help lower their interest rate. Sellers are still in a good position too. Many homes sitting with high days on market right now are "stale" and haven't sold because they aren't up to buyer standards. Preparing your home for the sale is more important than ever and will pay dividends if you do. I'm **still seeing multiple offers over asking** when homes are positioned correctly!


## How does Timbergrove Compare?

Our neighborhood continues to shine, with **Timbergrove homes (both one and two-story) holding higher values than the Houston average** of \$407,538. We have a tighter inventory than the city's 4.4-month supply, meaning our neighborhood is more desirable. One-story homes are selling particularly fast, outpacing the Houston average of 59 days on market. Larger, **two-story homes are seeing longer market times**, which could be due to new construction homes listed prior to completion. Although the numbers below are specific to Timbergrove, they are just averages, so **reach out for a free, personalized home valuation!**



**1-Story Homes\***

Number of Homes Sold: 34  
 Average Sales Price: \$689,341  
 Average SP/SF: \$343/sf  
 Average DOM: 48  
 Number of Active Homes: 24  
 Inventory: 4.2 months



**2-Story Homes\***

Number of Homes Sold: 10  
 Average Sales Price: \$1,299,870  
 Average SP/SF: \$363/sf  
 Average DOM: 184  
 Number of Active Homes: 4  
 Inventory: 2.4 months

\*Averages based on all of Timbergrove over past 6 months & excludes homes on lots <5,000sf

## Homeowner Reminder:

- Keep an eye out for your **updated property value assessment** from the county in the next couple of months —remember, you have the option to protest your property taxes every year.

## Homeowner Maintenance:

- I've seen how small water intrusions can become big problems over time and cost homeowners thousands of dollars! An annual visual inspection of your home's exterior will go a long way to prevent this. As we head into Spring, **seal any gaps around windows, doors, and light fixtures where water could get in.**



Hi neighbors! It's Melanie (you might've seen me and my pup Zoey walking around!). I'm passionate about Timbergrove and keeping you in the loop on all things real estate right here in our neighborhood. Want monthly updates delivered straight to your inbox? Scan the QR code to join my email community!



Melanie Daigle  
Realtor ® with Real Broker

@melanierealestatehtx

E: melanie.realestatelife@gmail.com  
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## APRIL / MAY 2025 EVENTS CALENDAR

	SUN	MON	TUE	WED	THU	FRI	SAT
APR	6	7	8	9	10  Garbage Pick-up	11	12
	13	14	15 <i>Tax Filing Day</i>	16 Junk Waste Pick-up	17 Garbage Pick-up	18	19
	20 <i>Easter Day</i>	21	22	23	24 Garbage Pick-up <hr style="width: 50px; margin: 0 auto;"/> <i>TMNA Quarterly Mtg</i>	25  <i>Newsletter Articles Due</i>	26
	27	28	29	30	MAY	1	3
					Garbage Pick-up	2	<i>Newsletter Distribution</i>
	4	5	6	7	8  Garbage Pick-up	9	10
	11 <i>Mother's Day</i>	12	13	14	15 Garbage Pick-up	16	17