



Timbergrove Manor

Neighborhood Association News
 March, 2025 Volume 36, Number 3

MARCH / APRIL 2025 EVENTS CALENDAR

SUN	MON	TUE	WED	THU	FRI	SAT
MAR 2	3	4	5	6 Garbage Pick-up	7	8
9 <i>Daylight Savings Time Starts at 2:00 AM</i>	10	11	12	13 Garbage Pick-up	14	15
16	17	18	19 Tree Waste Pick-up	20 Garbage Pick-up	21	22
23	24	25	26	27 Garbage Pick-up	28 <i>Newsletter Articles Due</i>	29 Run The Grove 2024
30	31	APR 1	2	3 Garbage Pick-up	4	5 <i>Newsletter Distribution</i>
6	7	8	9	10 Garbage Pick-up	11	12

Run The Grove 2025

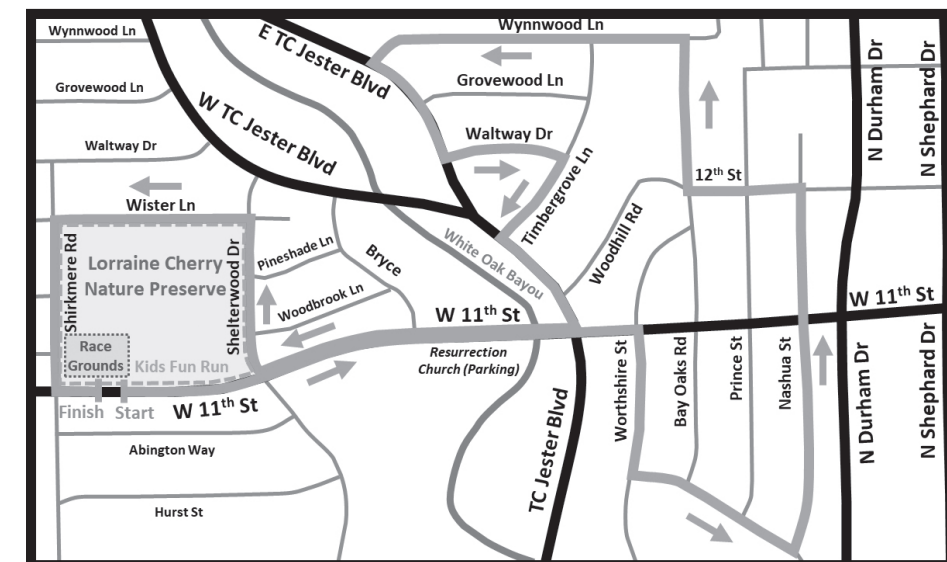
by Scott Douglas

The highly anticipated 8th Annual TMNA Run the Grove 5K and Kids Run is just around the corner, set to take place on March 29th! We're thrilled to announce that Eureka Heights will once again be the Title Sponsor of the 5K race, while Heights Speech and Language will be sponsoring the Kids Run once again! Following the races, everyone is invited to join in the fun at the Grovechella celebration, which will be held right on the baseball field of the Lorraine Cherry Nature Preserve. Enjoy complimentary beer provided by Eureka Heights, delicious food and beverages from various sponsors and food trucks, a silent auction, a special guest DJ playing music, and a kids' area featuring bouncy houses (courtesy of Heights Speech and Language).

We can hardly wait for this year's event and are expecting it to be the biggest one yet! For TMNA residents, there is now an opportunity to contribute as a Grove Sponsor. Sponsorship at this level

includes a T-shirt, race registration, and recognition in the neighborhood newsletter. Also, a reminder to TMNA residents and their friends to use the promo code **TMNA5**, which offers a \$5 discount on race registration.

We also need a number of volunteers to step up and help out as race course marshals to ensure everything runs smoothly. Additionally, this year we're adding more water stations along the route, and are providing some treats to encourage neighbors to come out, cheer on the runners, and make the event even more exciting for all involved! As a reminder, all neighbors will need to move their cars off the street on race day to ensure the course is clear for the runners. If you have any questions or need further details, don't hesitate to reach out to us at timbergrove5k@gmail.com. The adjacent QR code will take you to the website for more information and to register. We look forward to seeing you there!



SCHEDULE of EVENTS ::::

- 7:00 AM Registration/Warm-Up
- 8:00 AM 5K Run Begins
- 8:45 AM Kids' Fun Run (1K) Begins
- 9:30 AM 5K Awards Presentation
- 10:00 AM Post Race Party - Grovechella!

REGISTRATION FEES ::::::

	Early Bird	Regular	Race Day
5K	\$40	\$45	\$50
Kids' Fun Run	\$20	\$25	\$30

TMNA OFFICERS

President: John Brems

e-mail: JWB.TMNA@gmail.com

Vice President: Jason Konet

Treasurer: Alan Shand

e-mail: tmnatreasurer7723@gmail.com

Recording Secretary: Wendy Wilson

Corr. Secretary: Jessica L. Blakely

e-mail: 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

Fundraising & Philanthropy

Chairperson: Scott Douglas

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Beautification & Community Readiness

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Community Engagement & Outreach

Chairperson: Open

e-mail:

Timbergrove Manor Neighborhood Association
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*The next input deadline is: **Mar 28th***

DRCC Update

by Nicholas Banks

Our community continues to recover from the Houston Derecho and Hurricane Beryl that impacted us over six months ago. During this time, the Deed Restrictions Compliance Committee has taken a more flexible and hands on approach, working to resolve issues before issuing formal violation notices, and allowing certain projects (repair of fences, roofs, generators) to proceed without prior approval. However, a few properties will require further action from the committee and the City of Houston. We will continue working with homeowners to address these concerns and will resume violations if necessary to ensure compliance.

Additionally, you may have noticed recent construction activity in the neighborhood (see the list below). Moving forward, we kindly ask homeowners planning to replace their roofs or fences, or who are installing solar panels or

Cont'd DRCC... on Page 4

LOG CABIN COMFORT!

Join us for our Sunday Brunch
or just cozy up in our "Tied Fly Bar"
for Happy Hour



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Executive Corner

by John Brems

Our first TMNA Quarterly meeting was held on Feb 20th and was attended by a great number of neighbors. Thank you to all those that came out and enjoyed a drink and some food. Our Second Quarterly meeting will be April 24th, 2025, at which we will conduct elections for TMNA officers.

Some updates from the wider community that I'd like to bring to everyone's attention:

- Thank you to those who reported the car meet-ups and street racing occurring at Restaurant Depot. Our calls overwhelmingly created the support that Abbie Kamin and the City needed to demand Restaurant Depot to address the issue. Maybe now we can do the same for the Sewage Lift Station on 11th St.
 - The Harris County Attorney has reported an increase of Property Title theft. This is when malicious individuals falsify records to transfer property to themselves by forging signatures. Seniors and seemingly neglected properties have been the targets. Harris County recommends checking your Property Records annually to ensure accurate records.
 - Lastly, our annual dues are down this year with only ~80 households having paid out of 400+ households. We have some initial 2025 neighborhood goals, and our dues help make them possible. Joining TMNA also provides you with voting rights in determining what activities we should pursue. The input so far has been for:
 - + Turn a FEMA lot into a community park
 - + Create a local directory
 - + Plant more trees as part of our Grow-the-Grove initiative
 - + Hold a Neighborhood Crawfish Boil
- If you'd like to vote on these, or if you have additional suggestions, please be sure to pay your 2025 dues and email your TMNA executive team.

Block Captains

We've been working to restart the Block Captain program and held our first in-person get-together last month ahead of the TMNA Quarterly meeting.

We had great attendance, and wanted to share which street blocks still need a Block Captain:

- + Glen Oaks St
- + Grovewood Ln
- + Timbergrove Ln
- + 1100 block of Nashua St
- + 1100 block of Prince St

If you're interested in helping to spread neighborhood communications and to try rounding up support for community events and activities, please consider being a Block Captain. This month, we're asking block captains to help out with the Run-the-Grove Water/Hype Stations, and to be Race Marshals (which only requires you to make sure that the racecourse is safe and that runners know which direction to go).

Neighborly Hype Stations for RTG

Last year was our most highly attended 5K run but, as a participant in the run, it was sad that only one or two houses along the route had people outside cheering the runners. The RTG fundraiser is how our neighborhood raises the money needed to provide great activities and services.

This year we've come up with a few ideas to help get neighbors onto the streets, cheering the runners and creating excitement in the neighborhood. We've introduced a new neighborhood-only sponsorship level, Grove Sponsorship, where households or street blocks can pool their money with the top street earning bragging rights for the year. If you'd rather get free coffee, donuts and kolache's on the morning of March 29th, TMNA will provide them to volunteers who help staff the Water & Hype Stations along the route. Block Captains are working to coordinate the effort on their streets, but the tentative spots for these stations are:

- + Bay Oaks & Turnpike
- + Bay Oaks & Wynnwood
- + Timbergrove & TC Jester

If anyone else is willing to help stand outside their front door along the race course for their TMNA Coffee and breakfast bites, please contact your Block Captain or John Brems at JWB.TMNA@gmail.com.

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Cont'd DRCC ... from Page 2

generators, to seek approval from the DRCC beforehand. If you are planning a project or have questions about a deed restriction requirement, please don't hesitate to reach out.

Recent DRCC Approvals:

- 1211 Bay Oaks – New Construction
- 1502 Glen Oaks – Addition
- 1523 Glen Oaks – Garage
- 1111 Nashua – New Construction

- 1202 Timbergrove – New Construction
- 1214 Timbergrove – Pool
- 1147 Woodhill – New Construction
- 1011 Worthshire – New Construction

Join TMNA!

To join the Timbergrove Manor Neighborhood Association, go to:
www.tmnaonline.org/membership/
 Dues can be paid by check or via PayPal.

I SWEAT THE DETAILS

To Fit You is the perfect place for one-on-one, custom, personalized training in the neighborhood.

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The Grove Realty Report

YOUR MONTHLY MARKET UPDATE

2025



Trump's Tariff Plan: What It Means for the Housing Prices

Proposed tariffs on Canadian and Mexican goods, including lumber, could mean higher prices for new construction homes. The National Association of Home Builders (NAHB) is warning that these tariffs could significantly increase construction costs, since nearly 70% of our lumber comes from Canada. These **costs will likely be passed on to buyers**. If you're thinking about buying a new construction home in the near future, it's definitely something to keep an eye on!

How does Timbergrove Compare?

Hey Timbergrove Neighbors! Our neighborhood continues to shine, with **Timbergrove homes (both one and two-story) holding higher values than the Houston average** of \$406,492. We also have a tighter inventory than the city's 4.3-month supply, making it a great time to sell. One-story homes are selling particularly fast, outpacing the Houston average of 61 days on market. Interestingly, larger, **two-story homes are seeing longer market times**, so if you're planning to sell a larger home in 2025, consider listing sooner rather than later. These are just averages, so **reach out for a free, personalized home valuation!**



1-Story Homes*

Number of Homes Sold: 38
 Average Sales Price: \$705,921
 Average SP/SF: \$350/sf
 Average DOM: 40
 Number of Active Homes: 22
 Inventory: 3.5 months



2-Story Homes*

Number of Homes Sold: 8
 Average Sales Price: \$1,386,370
 Average SP/SF: \$370/sf
 Average DOM: 137
 Number of Active Homes: 3
 Inventory: 2.3 months

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



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!



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