

# HIGHLIGHTS AND HORIZONS



The Pediatrician says "WE NEED TO GET OUT MORE!!!"

In home babysitter wanted for young baby on as needed basis, occasional weekends and week nights. Easy, happy baby. Pay scale based on experience and references. If you think you would like to sit for us, please call Shannon at 713-865-6069.

**NPOA Board Members 2007**

**President: Dave and Debby Doerr** 713-270-1909  
ddoerr@inet-dist.com

**Vice President: Jereme Scott and Robert Tynes** 832-725-2797  
jeremescott@sbcglobal.net

**Treasurer: Ellen Ignatow** 713-988-9852  
eignatow@houston.rr.com

**District 1 Glenn and Lisa Lowenstein** 713-777-7641  
momvet3@earthlink.net

**District 2 James and Sharon Tisdale** 713-484-8704  
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**District 3 Noel Gage** 713-772-7066  
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**District 4 Britt Hutchison and Shannon Hawkins** 713-550-1676  
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**District 5 Chuck Richard** 713-541-5081  
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**District 6 Sophie Wang** 713-777-0254  
sophieccwang@sbcglobal.net

**Committee Chairs**

**Deed Restrictions:** Chris Cowles 713-776-1561

**Clubhouse:** Chuck Richard 713-541-5081  
crichard660@sbcglobal.net

**Swimming Pool:** Dave Doerr 713-270-1909

**Hospitality:** Earlene Gales 713-256-4551

**Traffic, Trash & Security** Shirley York 713-988-0103

**Greenway Maintenance:** Jereme Scott 832-725-2797

**Newsletter:** Robert Tynes 832-725-2797 / 832-264-3862  
jeremescott@sbcglobal.net

**Northbrook Financials, 2006**

<u>REVENUE</u>	
ASSESSMENTS AND INTEREST ON LATE ASSESSMENTS	\$ 121,271.28
TITLE TRANSFERS AND REFINANCE FEES	\$ 750.00
CLUBHOUSE RENTAL/POOL KEYS	\$ 720.00
MONEY MARKET ACCOUNT INTEREST	\$ 2,333.98
COMMERCE ENERGY REBATE	\$ 97.00

**GRAND TOTAL--REVENUE** \$125,172.26

<u>OPERATING EXPENSES</u>	
TRASH COLLECTION - REBATE FROM CITY OF HOUSTON	\$ 25,416.53
GREENBELT MOVING/LAWN SERVICES	\$ 24,951.60
POOL/CLUBHOUSE/PROPERTY MAINTENANCE & OPERATIONS	\$ 26,265.51
CPA/TREASURER/LEGAL SERVICES	\$ 4,200.40
INSURANCE	\$ 13,637.00
UTILITIES/TELEPHONE	\$ 9,846.67
TAXES	\$ (751.51)
OFFICE SUPPLIES/POSTAGE/COMMUNICATIONS	\$ 2,101.32
SOCIAL/YARD OF THE MONTH	\$ 1,989.36

**SUBTOTAL OPERATING EXPENSES** \$107,656.88

<u>CAPITAL EXPENDITURES/MAINTENANCE PROJECTS</u>	
EXTRA LAWN AND GREENWAY WORK	\$ 1,813.19
CLUBHOUSE/BATHHOUSE PLUMBING REPAIRS	\$ 1,226.00
CLUBHOUSE DECK REPLACEMENT	\$ 18,361.00
CUL-DE-SAC LANDSCAPING	\$ 477.20
SIDEWALKS AT METAL END CAP FENCING AND HANDICAPPED ACCESSIBLE CURB AT CLUBHOUSE WALK	\$ 6,650.00

**SUBTOTAL CAPITAL EXPENDITURES/ MAINTENANCE PROJECTS** \$28,527.39

**GRAND TOTAL--EXPENSES** \$136,184.27

12/31/06 Balances	
Checking Account	\$6,657.52
Savings Account	\$82,419.82
<b>Total</b>	<b>\$89,077.34</b>

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**Featured House of the Month**

Each quarter, Highlights and Horizons will feature a home that clearly personifies the character of Northbrook's charm and appeal for quality living. Please welcome 6211 Creekbend Drive as our first featured home of the month.



No it is not funny, but we have had our problems! Edwin Davis at 10902 Bob White reported that his home was broken into Saturday, January 13th, around 6:30pm, they broke in through the sliding glass doors in the bedroom, and stole lap tops, TV's, and DVD players; stuff that could easily be hauled out. I advised him to look into getting an alarm system and arm it. Because of the recent break-ins, we want to reinstate the email alarm system; email addresses of anyone wishing to be notified of any problems in our neighborhood. When something happens, you get notified via email to get the word out and be watchful. We'll need a volunteer to do this service. Most emails are already collected; we just need a point person to call that will email everyone. Call Debby Doerr (713)-270-1909 if you are interested in this project.

**Beautification Up-date**

Homeowners of Northbrook recently met to discuss thoughts and opinions on the beautification of the neighborhood. Many good ideas were discussed i.e.: planting new trees, pleasant looking entry ways, better signage and less graffiti. Everyone liked the ideas but thought an expert opinion might give us even better ideas. A landscape architect came and looked at our neighborhood and listened to our ideas. At our next meeting, he will talk about his thoughts and also show us other projects he has done in the Houston area. We are excited to hear his ideas.

All Northbrook residents are encouraged to attend and participate in order to maintain Beautification continued:



Spring is a time of year for yard work, planting flowers and beautifying your home.



Graffiti needs to be reported to the Board ASAP for removal on common areas. Homeowners need to check their fences on the greenways and remove any graffiti (and we have a lot).

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to be trimmed, cut and or shaped



Fences need to be fixed, cleaned and old boards replaced

Beautification continued:

a broad variety of ideas. As a community, we, the homeowners can ensure that our homes and property remain an attractive place for prospective homeowners to shop and buy, as well as for owners, who need to sell, to receive the maximum value possible for their home.

There is no doubt that a beautiful neighborhood will also make our everyday living environment a pleasant place to call home. The beautification committee agreed that if we expect homeowners to comply with deed restrictions and maintain their homes, it is just as important (even more so) that our NPOA set the example by making sure that our neighborhood is as neat and pleasant as possible. The next meeting will be Monday, February 12th at 7PM. The location for the meeting is 6215 Creekbend Drive. Please call Rob Tynes at 832-264-3762 to get further details.

**Deed Restrictions at a Glance**

1. No trash, rubbish, garbage, or debris of any kind shall be allowed to remain on any lot. Sanitary containers will have a tight fitting lid and are not to be seen from neighboring lots or greenways.
2. No fence, wall, tree, hedge or planting shall be maintained in such a manner as to obstruct sight lines for vehicular traffic.
3. The Owner of each lot shall maintain the same, and the improvements, trees, hedges, in an attractive condition.
4. No building, fence, or other structure shall be placed on any lot nearer to the front lot line or nearer to a side street line as shown on the One Replat.
5. The Owner of each lot having a rear lot line in common with a portion of a boundary line of a greenway shall construct and maintain in good and attractive condition, at his expense, a fence which is six feet in height.
6. Roofs need to be maintained in a neat and attractive appearance at all times.

**By City Ordinance:**

1. Dogs must be on a leash and not let to roam the streets alone at any time.
2. Graffiti on an Owners property must be removed or a ticket can be issued. Graffiti is a problem and we wish to help eliminate the problem by being proactive in its removal.

These are only a sample of the simple Deed Restrictions Homeowners should be diligently maintaining. If any Homeowner does not have a copy of the Deed Restrictions, please call Dave Doerr or Jereme Scott. It's our neighborhood and we need to take care of it.

“Never have so many owed so much to so few”

Winston Churchill: in reference to the Royal Air force in the Battle of Britain.

We have a “two-so-few-people” in Northbrook that work hard for the many in our subdivision. They are:

**Board Members, District Reps and committee members.**

The Board strives to eliminate apathy in our residents by accepting the responsibility to keep Northbrook clean, safe and a desirable place to live. They are constantly looking for new ways to market the neighborhood, acceptable upkeep of the common areas as well as keeping undesirable elements, such as illegal businesses from moving in.

Recently, at our January Board meeting there was a lot of discussion about a group home that moved into the neighborhood, practically, overnight. Since this group home seems to be an unlicensed business, it is considered an illegal business which is a violation of our deed restrictions.

Our neighborhood is governed by Deed Restrictions, and each homeowner is obligated to honor them. If everyone would familiarize themselves with and abide by the deed restrictions, some of the more obvious problems would not be a re-occurring problem.

If you need a copy of the deed restrictions, please call President Dave Doerr at 713-270-1909 or Vice President Jereme Scott at 832-725-2797.

We encourage you to take an interest in your Homeowners Association and come to a meeting. The next Board meeting will be Tuesday, February 20 at 7PM. The meetings are held in the clubhouse at the pool. We hope to see you there.

**One Person can make a difference**

**Chicken fingers—Buffalo Style**

Hot! Hot! Yummy! Yummy! They're excellent especially with a crisp salad and your special salad dressing.

12 Servings

2 3/4 hours cooking time 25 minutes prep time

1 cup crushed corn flakes

1 tablespoon finely snipped parsley

1/4 teaspoon salt

1 lb. boneless skinless chicken breasts

1/3 cup bottled bleu cheese salad dressing

2 teaspoons water

1-2 teaspoons of bottled hot pepper sauce (Tabasco will do)

Celery ribs

Bleu cheese salad dressing

1. Combine crushed corn flakes, parsley and salt in a shallow bowl or pie plate.
2. Cut chicken breasts into strips about 3/4 inch wide and 3 inches long
3. Combine the 1/3 cup dressing, water and Tabasco in a large mixing bowl
4. Add chicken, stir to coat
5. Roll chicken pieces individually in crumb mixture to coat
6. Place strips on foil lined baking sheet
7. Heat oven to 425 degrees
8. Place chicken strips on a single layer in a lightly greased 15X10X1 baking pan
9. Bake for 18-20 minutes or till meat is no longer pink in center and crumbs are golden
10. Serve warm with celery sticks and additional blue cheese dressing for dipping

**Enjoy!**

**Houston Police Department's Neighborhood Protection Corps  
Visual Blight (Graffiti) Violations**

The following information provides the established process for what happens after a violation is reported to the City's 311 service helpline.

1. Within seven days of a complaint to 311, a Community Service Inspector makes a site visit to determine if a violation exists.

If there is a violation, the inspector takes photos, leaves a warning notice on the property and gives the owner 10 days to comply. A warning notice is also mailed to the property owner.

2. After the 10th day, the inspector revisits the property to check for compliance.

If the owner complied, the file is closed. If the owner did not comply, NPC proceeds to remove the graffiti which will result in a possible municipal court fine of up to \$500 and a lien on the property for the cost of the abatement.