

# THE BOCA NEWSLETTER

A PUBLICATION OF THE BOULEVARD OAKS CIVIC ASSOCIATION

MARCH / APRIL 2024

## 1701 Banks Street Has Sold! Thank You to Our Generous Neighbors!



We are overjoyed to announce that the deal to purchase the 1701 Banks Street property has closed. The sale has prevented the construction of the proposed 14,000 square foot, 15+ bedroom, 19-bathroom Study Center/Dormitory structure (with only two parking spaces) at the corner of Banks and Dunlavy streets. An anonymous buyer in the neighborhood, who is interested in preservation of the neighborhood and its historical single-family character, funded more than 90% of the purchase. The difference was funded by more than 120 Boulevard Oaks donors. The buyer will sign strengthened deed restrictions and will then sell the property as a single-family home site. In the event the buyer is able to sell the property at a net price above the amount at which the buyer contributed to the purchase, the buyer has committed to returning any excess funds to donors.

Now that the deal has closed, the next step is strengthening the West Edgemont deed restrictions. A real estate lawyer has been engaged to draft updated restrictions, which will be circulated and adopted in the coming months. We are also working to ensure the other Boulevard Oaks subdivisions have restrictions that are up to date and to prevent a similar situation from happening elsewhere in the neighborhood.

Thank you very much to everyone who contributed to this successful project. This was a team effort. It would not have been possible without the many civic-minded, caring, and committed people who live in and are devoted to our neighborhood. In addition to the many neighbors who financially contributed to this effort, special thanks go to BOCA board member Andrew McCain for his work as the BOCA architectural control advisor and for coordinating the transaction; to board

member Allison Brooks for coordinating fundraising and communications efforts; to board member Bob Wright for his real estate and strategic advice; to Exec. Director Evalyn Krudy for organizing and managing this project and for all that she does; and to Sue Payne, Jean and Rick Jenner, and Mary and Eugene Alford for very generous anchor contributions and for hosting successful fundraisers; to Elaine & Alan Mut, Lauren Lampton & Peter Coladarci, Mike Clark & Sallie Morian, and Alfredo & Elisa Garcia for very generous anchor contributions; and to all of the neighbors who have devoted their time and energy to this project.

BOCA thanks members of the West Edgemont Civic Club Board of Directors for the huge role they played in this win/win solution: Ace Factor (Fundraising/Legal), Lisa Satter (Fundraising/Presenter), Molly Voorhees (Fundraising), and Jenny Sultenfuss (Fundraising).

If you have any questions or would like to help with the West Edgemont deed restrictions effort, please contact the BOCA office at 713-528-BOCA or [info@boulevardoaks.org](mailto:info@boulevardoaks.org).

## Patrol Service Reminder for the Second Quarter

In addition to maintaining your home, perhaps the most important thing you can do to preserve property values is to support the Patrol Service. The patrol relies on quarterly voluntary subscription from neighbors in Boulevard Oaks, Southampton, and the Extension. Without your participation, the patrol will be unable to continue to provide its invaluable service. If you are new to the neighborhood, you may not be aware that you can call the patrol to report suspicious persons or have them serve as the first responder for alarm calls, rather than HPD. Patrol officers are almost always nearby, and can arrive much faster than the police. April is the beginning of a new patrol quarter and bills will be sent out soon. Please respond with your subscription. To pay online visit the <https://sbps.memberclicks.net>. If you are not receiving quarterly reminders, visit the website, or contact 713-825-4558, or [SouthamptonBocaPatrol@yahoo.com](mailto:SouthamptonBocaPatrol@yahoo.com). To reach the Patrol officer on duty, call 713-825-5555.



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[www.BoulevardOaks.org](http://www.BoulevardOaks.org)

## Trees Preserved at Sunset Boulevard Apartment Project



The 40-unit apartment building at 1730 Sunset Boulevard being built by Morningstar Construction & Development (MCD) is well underway. As of March 2024, the underground garage and first floor deck are complete.

Our thanks to MCD for working with BOCA to revise their plans to preserve as many street trees as possible. The original design called for two 35-foot-wide driveways that would have eliminated three of the street trees in the right-of-way, but MCD leaders found an alternate solution and narrowed the driveways so that only a single street tree needed to be removed. That tree will be replaced with a new one when construction wraps next year.

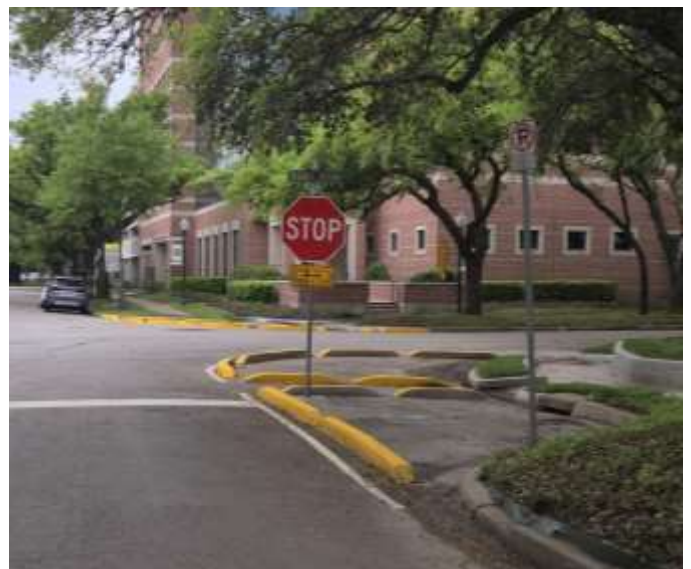
## Membership Reminder

There's still time to renew your 2023-2204 membership. Visit us at [BoulevardOaks.org](http://BoulevardOaks.org) and click the blue "Join" button or mail a check to BOCA, PO Box 540331, Houston, TX 77254. A proof-sheet of the member listing will be sent in mid-June.

## Cherokee at Sunset Intersection Improvements

We are pleased to announce that with the assistance and persistence of Council Member Abbie Kamin and her staff, working in conjunction with the city's Traffic Division, the dangerous intersection at Cherokee Drive and Sunset Boulevard has been altered to improve the visibility of the stop signs for north-bound and south-bound traffic. Over the years, dozens of major accidents have occurred at this intersection, with many vehicles ending up in front yards.

When this part of the neighborhood was developed in the early 1930s, circular esplanades with live oak trees were included at this intersection and also in the middle of Sunset Boulevard near Rice University's Brown College. Such landscape improvements along with curved streets were the fashion of the time in this formerly suburban part of Houston. Later, in the 1950s and 60s, major car accidents and fatalities forced the removal of the two circular esplanades and trees. Eventually, stop signs were added to area intersections. But due to the inverted corners at Cherokee and Sunset, the stop signs were set back more than 13 feet from Cherokee's curb and, due to parked vehicles and street trees, could not be seen easily by oncoming traffic.



After years of lobbying, we are thankful that this long-standing dangerous situation has been resolved.

A huge shout out to BOCA board member Kevin Bonebrake for documenting problems and collecting letters of support, and to Council Member Kamin and her staff for helping make these safety changes happen!

COMPASS

**AM**

ANDREW McCAIN

Your Blvd Oaks Realtor

## City Trash & Recycling Reminders

- 1) Place leaves and grass clippings in city approved bags at the curb on trash day or have crews haul bags and debris away when servicing your lawn. Loose yard waste should not be dumped into trash or recycling containers.
- 2) When placing bins on the street, maintain at least 3 feet of width between them to ensure proper operation of automated collection equipment.
- 3) Limit on-street parking on trash day and ensure there is enough space between vehicles and bins to allow crews to safely collect trash. Cars' blocking bins may cause missed collection.
- 4) Report Missed Collection to 311 by calling 713-837-0311. The city has 5 business days to return to collect missed trash. It's best to make a report on the same day to help ensure that crews return within the same week.
- 5) Do you have excess trash that won't fit in your bin? "Tags for Bags" stickers can be purchased at local stores.
- 6) Visit [www.Houstontx.gov/solidwaste](http://www.Houstontx.gov/solidwaste) for more information about the city trash and recycling collection.

## City Trash & Recycling Schedule

- ✿ **Regular** curbside collection: Tuesday
  - ✿ **Yard Waste** (bagged/bundled): Tuesday
  - ✿ **Recycling** (Tues. B): every *other* Tuesday
- Mar 12 & 26      April 9 & 23  
June 4 & 18      July 2, 16 & 30



Bins and yard waste may be placed at the curb after 6 p.m. the evening before collection. Remove bins by 10 p.m. on collection day.

- ✿ **Heavy Trash: Junk Waste & Tree Debris**  
*Tree Debris* is collected in **odd** months only.  
*Junk Waste* is collected in **even** months only.  
 Blocks East of Greenbriar: .....1<sup>st</sup> Friday  
 Blocks West of Greenbriar: .....3<sup>rd</sup> Monday

## Private Trash Schedule

**Edgemont & Broadacres** is collected by

WCA Waste: 281-368-8397  
 Household Trash & Yard Waste....Tues. & Fri.  
 Recycling.....Friday  
 Heavy Trash .....By request

**Cherokee** (5300 blocks of Cherokee & Mandell) is collected by Texas Pride Disposal: 713-705-3534

## Subscribe to the BOCA Listserve

All neighbors are invited to subscribe to our list for electronic distribution of alerts about news and crime. Send your name and address to [info@BoulevardOaks.org](mailto:info@BoulevardOaks.org).

## Sign up for City Alerts - Including Trash Service Day Reminders

Get reminders about important issues with the City that are of interest to you and the neighborhood. Subscribe to AlertHouston and to CitizensNet at <https://houstonemergency.org/alerts/>

## Save the Date



**4<sup>th</sup> of July Party**  
**6:00 – 9:00 pm Tuesday**  
**July 4, 2024**  
**Everyone Welcome!**

## BOCA Officers & Directors

(July 1, 2023 - June 30, 2024)

<i>President</i>	Stefan Murry
<i>President-Elect</i>	Jean Jenner
<i>Vice president</i>	
<i>Treasurer</i>	Bob Wright
<i>Secretary</i>	Helen Toombs
<i>Past President</i>	Radu Tutos
<u><i>Directors</i></u>	Kevin Bonebrake
<i>2021 – 2024</i>	Trey Christensen
	Katherine Mach
	Jenny Williams
<i>2022 – 2025</i>	Allison Brooks
	Steve Grossman
	Penelope Loughhead
	Julie Mastroianni
<i>2023 – 2026</i>	Richard Holt
	Sue Lawson
	Andrew McCain
	Sue Payne
<u><i>Committees</i></u>	
<i>Historic Districts</i>	Steve Grossman & Geoffrey Walker
<i>Public Works</i>	John Cutler
<i>Traffic/ Transportation</i>	Radu Tutos
<i>Trees</i>	Hank Segelke & Wallace Hooker
<i>Website</i>	Dave Shine
<i>Photographer</i>	Freddy Rogers
<i>Patrol Reps</i>	Mark Arnold & Trey Christensen
<i>Caroling Party</i>	Stephanie Pedigo & Shannon Allen
<i>Mixer</i>	TBD
<i>Easter Egg Hunt</i>	Bonnie Coffman
<i>4<sup>th</sup> of July Party</i>	Allison Brooks & Vicki Wight
<u><i>Executive Director</i></u>	Evalyn Krudy





Save The Date

32<sup>nd</sup> Annual

Boulevard Oaks Civic Association

# Easter Egg Hunt

Saturday, March 30<sup>th</sup>, 2024

10:00 a.m. – 11:15 a.m.

Broadacres Park

(North Blvd. at Parkway)

For more information or to sponsor or volunteer, please visit [www.BoulevardOaks.org](http://www.BoulevardOaks.org)

## Caroling Party Enters a New Decade



After a decade of delightful holiday caroling parties, co-chairs Stephanie Pedigo and Shannon Allen are hanging up their stocking caps and elf suits.

While many neighbors have helped with the event during this time, the core team of volunteers have included three generations of their Pedigo/Allen family members.

Thank you to Stephanie, Shannon, and to your dedicated extended families for sharing your holiday spirit and traditions with us all!

If you would be interested in helping with the 2024 party in December, contact [info@boulevardoaks.org](mailto:info@boulevardoaks.org).