

# THE BOCA NEWSLETTER

A PUBLICATION OF THE BOULEVARD OAKS CIVIC ASSOCIATION

DECEMBER 2019

## BOCA Holiday Caroling Party

4:00 - 6:00 p.m.

Sunday, December 15, 2019

Corner of South Blvd. @ Hazard  
on "the deck" @ Poe Elementary  
5100 Hazard

Join us for a Boulevard Oaks holiday tradition that promises to be fun for everyone! Visit with Santa, catch up with friends and neighbors, or take a hayride along the Boulevards and see the beautiful holiday lights and decorations. Enjoy warming refreshments and treats. And get your photos with Santa! Bring a small flash light to help see song lyrics after dark.



4:00 pm Gather & Singing Warm-Up

4:15 pm Visits with Santa & Refreshments

4:30 pm Sleigh Rides & Caroling Begins

Helpers are needed to bring cookies, treats, or sandwiches on unbreakable platters. Contact event chairman Stephanie Pedigo at [stephaniepedigo@comcast.net](mailto:stephaniepedigo@comcast.net) or (713) 522-4198.

Special thanks to *Andrew McCain* with John Daugherty Realtors and to *Sue Lawson* for sponsoring this festive annual event!

## Blue Santa Donations Needed



As noted previously, Boulevard Oaks and Southhampton are partnering again this year with South Central HPD on their HPD Blue Santa Shopping Spree at Target for 15 disadvantaged students at Lockhart Elementary.

There is still time to contribute to this rewarding Christmas event. All donations are fully tax-deductible. Checks made out to HPD Blue Santa and mailed c/o BOCA, P.O. Box 540331, Houston, TX 77254. Or donate by credit card at <https://houstonbluesanta.org/> Please include "SC Target Shopping Event" in the note section. Donations can be dropped off at the Caroling Party on Dec. 14th.

## Citywide Run-off Election on Dec. 14 -- Polls open at Poe Elem.

The polls will be open at Poe Elementary, 5100 Hazard from 7 a.m. until 7 p.m. All registered voters (Harris County) may vote at any open polling location. The race includes the mayoral race and the race for City Council District C and At-Large positions. Be sure to bring a photo ID. Visit [www.HarrisVotes.org](http://www.HarrisVotes.org) for a sample ballot, lists of acceptable forms of ID and alternate polling locations.

## Membership Drive Reminder

Dues reminders were mailed last month to homes that have not yet renewed their 2019-2020 membership. We're nearly halfway through the year and we need you! If you received a yellow form and reply envelope, we have not received your dues for this fiscal year which runs from July to June. BOCA's activities to maintain property values and enhance the quality of life for all residents. Your support is appreciated!

Visit us at [www.BoulevardOaks.org](http://www.BoulevardOaks.org) to pay your dues with a credit card. You can also set up automatic annual payments via PayPal at the bottom of the Homepage.

## 5G Cell Tower & Fiber Installations an Unwelcome Surprise

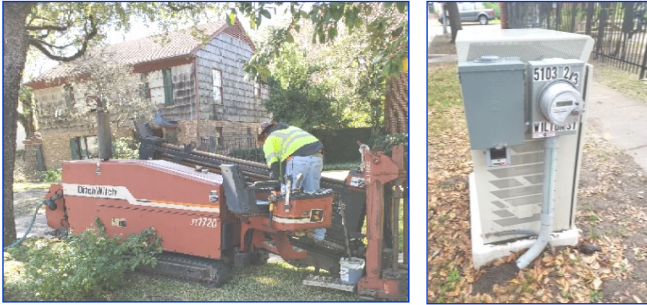
This past summer a crew working for Verizon installed a tall galvanized pole beside a home on North Blvd. that turned out to be a mini-cell tower -- one of many planned as part of a citywide and nationwide rollout of 5G cellular service which is set to come online in early 2020. Providers claim this new technology will give customers the option of running multiple devices at fast speeds and without the need for a hardwired internet connection. Installation of 5G cellular infrastructure in neighborhoods packed with 80-95 year old street trees like ours has proven to be a challenge. Happily, the current projects are nearing completion.

Installations in the rights-of-way have included (1) "mini" cell towers (poles/nodes less than 60 ft tall), (2) hand-holds (steel boxes buried with the tops at ground level), (3) underground conduit that carries the fiberoptics and network, and (4) the aboveground utility boxes and electrical connections. No notice was given to homeowners or BOCA that these installations were scheduled or had been permitted by the City.

*Continued on Page 2*

### **5G Cell Tower continued from Page 1**

Digging and boring activity affiliated with the infrastructure installations has damaged landscaping, irrigation systems and tree roots in the rights-of-way between the sidewalks and curbs. In addition, crews have hit multiple major water and gas lines and have inconvenienced residents with related water and gas outages and messy repairs.



During many discussions with Verizon, City of Houston staff, and our elected officials, we learned that Texas Senate Bill 1004 (SB 1004), that was passed by the Texas Legislature in 2017, authorizes wireless network providers to use municipal public rights-of-way with very few restrictions and provides for a significant reduction in permit fees charged by cities.

Boulevard Oaks Civic Association (BOCA), along with Southampton Civic Club and University Place Super Neighborhood (UPA) have been advocating to get the City to exercise its limited legal authority to regulate the installations, but the City says it can do nothing and has instead filed a lawsuit against the State of Texas to overturn provisions in SB1004 that cap permit fees and strip the city's authority to regulate pole placement.

SB1004 also includes limited design discretion in historic districts and other municipal districts related to the appearance of poles, but concessions are minimal and limited primarily to paint color. Fortunately,

Verizon has been willing to make a few adjustments in certain instances.

Reps from Verizon tell us that no further installations are planned for the neighborhood. However, Verizon is unlikely to be only telecom company planning installations here. The City of Houston Permitting office has confirmed that 60,000 of these permits have been applied for, and 11,000 have already been approved.



Another fiber company, Zayo, came through the neighborhood in the summer of 2018, and Crown Castle has just arrived to install fiber on South Blvd, Bissonnet and Cherokee. It is unknown at this time whether the current project is in preparation for additional cell tower installations, but subcontractors tell us they are working for Verizon and Google Fiber and that they are placing extra conduits that can be leased to other providers.

In total, there are eight new Verizon poles in the neighborhood in the following locations: Ashby & Wroxtton, Mandell & Banks, Mandell & North Blvd., Mandell & Bissonnet, Dunlavy & US59, Hazard & Banks, Wilton & Bartlett beside Poe, and Greenbriar & Bartlett. There are also two poles installed in 2017 and 2018 at Milford and Greenbriar.

Our appreciation goes out to State Representative Sarah Davis who has been very helpful in trying to clarify and resolve sources of confusion in SB1004. She has pledged to do all that she can to identify solutions in advance of the next Legislative session.

### **University Place Super N'hood**

Those new to the neighborhood may not be aware that Boulevard Oaks is part of the University Place Super Neighborhood, the unique community of residential, commercial and institutional neighbors bounded by Kirby Drive, US 59, Main Street and North Braeswood. University Place Association (UPA) was established in 1989, and in 2003 served as the model for Houston's "Super Neighborhood" initiative. Under the leadership of their executive director and dedicated board of directors, UPA is committed to serving the interests of and preserving the character of our uniquely vibrant and beautiful University Place Super Neighborhood. A portion of your BOCA dues helps to fund this organization.

The UPA board is comprised of representatives from each of the neighborhood group and other civic groups within its boundaries: Boulevard Oaks Civic Association (BOCA), Morningside Place Civic Association, Museum Area Municipal Association (MAMA), Old Braeswood POA, Southampton Civic Club, Southampton Extension POA, Southgate Civic Club— and the South Main Alliance, Rice University, the Rice Village, Christ the King Lutheran Church, First Christian Church, Congregation Emanu El, plus other business and institutional representatives.

UPA handles concerns that are shared by at least two of its stake holder groups such as: traffic, parking, crime waves, and reconstruction of major roadways, City ordinance matters impacting its neighborhoods. The association also holds Quarterly meetings of reps from neighborhoods and officers from all law enforcement agencies and private security

(Continued on Page 3)

**“University Place” continued from Page 2**

organizations operating in the area. These meetings foster communication and awareness between agencies to assist them in apprehending criminals working in various UP neighborhoods. The meetings also provide civic and business leaders an opportunity to discuss specific neighborhood concerns and crime outbreaks.

UPA partners with Museum Park Super Neighborhood, South Main Alliance, Main Street Coalition, Rice University, Rice Village and others on projects and events such as mayoral and city council candidate forums, security town hall meetings, area parking studies and other initiatives. UPA maintains a strong working relationship with adjacent entities such as Upper Kirby District and others and has a representative on the boards of the Main Street Coalition, South Main Alliance, and [Rice University’s TCOLE Advisory Board](#). For more about University Place Association/Super Neighborhood’s mission and accomplishments visit [universityplaceassociation.org](http://universityplaceassociation.org).

**Yard Waste Requirements**

- Yard Trimmings, grass clippings, small branches and leaves must be placed in city-approved compostable bags for collection. City-approved compostable bags may be purchased at local grocery or hardware stores; be sure to look for the City Logo on the box. Any other type of bag will not be collected. Paper bags are not approved for collection because they are opaque and crews cannot verify that the bags contain only leaves, as any other materials will break processing equipment;
- Filled bags must not weigh more than 50 lbs;
- Bags must be 3 feet away from the garbage and recycling containers for collection.
- Small branches must be put into bundles with an overall size of less than 4 feet in length, less than 18 inches in diameter and less than 50 lbs.
- Yard Trimmings mixed with paper, plastic, or any other type of waste will not be collected.
- Yard Trimmings generated by work performed by a contractor, such as a landscaping company or individual, must be removed by the contractor. Contractor generated materials will not be collected by city workers.

**City Trash & Recycling**

**Questions? Call 311**

Automated curbside collection: Tuesday  
 Yard Waste (bagged): Tuesday  
 Recycling (Tues. B):....every other Tuesday  
     Dec. 10 & 24      Jan. 7 & 21  
     Feb. 11 & 25      Mar. 10 & 24



Bins and yard waste bags may be placed at the curb after 6:00 pm the evening before collection and must be removed from the curb by 10 p.m. on collection day.

**BOCA Officers 2019 – 2020**

**(July 1, 2019 - June 30, 2020)**

<i>President</i>	Richard Holt
<i>President-elect</i>	James Cogan
<i>Vice president</i>	Sue Lawson
<i>Treasurer</i>	Bob Wright
<i>Secretary</i>	Helen Toombs
<i>Past President</i>	Sue Payne

<u><i>Directors</i></u>	Jennifer DeLange
<i>2017 – 2020</i>	Cece Fowler
	Jean Jenner
	Geoffrey Walker

<i>2018 – 2021</i>	Trey Christensen
	Julie Mastroianni
	Harry Tindall
	Radu Tutos

<i>2019 – 2020</i>	Joe Cialone
	Steve Grossman
	Stefan Murry
	Melissa Rabalais

Committees

<i>Deed Restrictions</i>	Geoffrey Walker
<i>Public Works</i>	John Cutler
<i>Trees</i>	Hank Segelke & Wallace Hooker
<i>Website</i>	Dave Shine
<i>Photographer</i>	Elaine Mut
<i>Night Out</i>	James Cogan
<i>Caroling Party</i>	Stephanie Pedigo & Shannon Allen
<i>Mixer</i>	Vacant
<i>Easter Egg Hunt</i>	Bonnie Coffman
<i>4<sup>th</sup> of July Party</i>	Sue Payne
<u><i>Executive Director</i></u>	Evalyn Krudy

**City Heavy Trash**

Place items on the curb after 6 p.m. the Sunday before scheduled collection. **Tree debris** is collected every month. **Junk waste** is collected only in **even** months.

Junk Waste/Tree Debris Collection:

Blocks East of Greenbriar: .....1<sup>st</sup> Friday  
 Blocks West of Greenbriar: .....3<sup>rd</sup> Monday

**Private Trash Schedule**

**Edgemont & Broadacres Trash Info**

**WCA Waste: 713-526-1536**

Regular Trash & Yard Waste... .Tues. & Fri.  
 Recycling..... Friday  
 Heavy Trash ..... By request

**Cherokee Trash Info**

For residents of the 5300 blocks of Cherokee and Mandell trash and recycling collection is provided by Texas Pride Disposal. For more information contact customer service at 713-705-3534.



## Road Construction Updates

*Shepherd* reconstruction from the freeway to Westheimer has been will now begin in after March 1.

After a series of delays, *Greenbriar* construction from Rice Blvd. to Holcombe is set to wrap up by the second week in January.

The City has installed barricades at the intersection of *Fannin and Sunset* in preparation for permanent closure of that intersection for pedestrian and cyclist safety reasons. The closure has placed a greater burden on the intersections along Cambridge and increased vehicle stacking and the time it takes to get through the intersections, often multiple cycles. Area stakeholders, including the TMC, are evaluating changes to improve traffic flow.

## Keeping Boulevard Oaks Green



In April of this year, the question of what happens to the plastics we throw into our recycling bins was brought to light when KHOU-11 revealed that City of Houston trash crews were co-mingling trash and recycling and dumping 2.6 million pounds of recyclables into

local landfills, despite the March 1 opening of the city's new state-of-the-art recycling center. Our Mayor reports that this is no longer happening. This story has done a lot to raise awareness about the volume of items that are thrown away or allegedly recycled.

To the rescue is *Earth911.org*, a website that connects users to local options for recycling every type of disposable item. Included on the site are options for recycling plastic bags, plastic wrap and film, plastic peanuts. And find options there for recycling CFLs, mercury containing Items, medical sharps, paint, pesticides and containers, and medications.

[This is the second article in a series about improving improve our local environment as a neighborhood. Ideas for future articles are welcome.]



The SPARK Park will be open for neighborhood enjoyment over the holiday break. Check out the new custom sport flooring on the basketball court area, as well as two brand new basketball hoops. These projects were possible thanks to donations to the 90th Anniversary fundraiser and donations to the PTO. Please remember that dogs are not allowed on the play areas or field. Dogs should be leashed at all times.

ANDREW McCAIN

Top Producing Broker Associate  
**713.526.4847**  
 andrewm@johndaugherty.com

JOHN DAUGHERTY REALTORS  
 SOCIETY OF DISTRICT 11  
 Established 1967

## Contractors & Idling Engines

Have an ongoing construction project at your home? Please be considerate to neighbors and ask contractors to avoid leaving engines running idle, especially when the weather is temperate. Boulevard Oaks is such a health conscious neighborhood and neighbors are out walking at all hours and deserve to breath clean air free of gas and diesel fumes.

