



THE BOCA NEWSLETTER

A PUBLICATION OF THE **BOULEVARD OAKS CIVIC ASSOCIATION**

SPRING 2023

Ashby Tower Breaks Ground

The construction of the 20-story tower, formally called The Langley, at 1717 Bissonnet, began on May 15. We thank Council Member Abbie Kamin for facilitating the creation of a construction liaison team consisting of representatives from Boulevard Oaks, Southampton, the developer StreetLights Residential (SLR), and the City of Houston. The purpose of the committee is to discuss construction related concerns raised by neighbors over the past year and communications with the neighborhoods during this 33-month long project. The Boulevard Oaks rep on this committee is John Cutler, and we thank him for serving in this important role.

SLR has agreed to provide weekly notices with details of the work planned for the upcoming three-week period. We will forward the updates to you as we receive them. The Construction Liaison Committee will meet every three to four weeks, to review and assist with unresolved issues. If you have any construction-related concerns, please direct them to the developer's representative, Allen Caudle, at 1717Bissonnet@streetlights.com, or 346-595-1717. If you are unable to resolve your issue with the developer, we recommend that you contact the city's 311 hotline (or 713-837-0311). If after those communications, you are still unable to get your concern resolved, please contact us and we will work with Council Member Kamin's office and John Cutler to assist you.

Planned construction hours are Monday through Friday 7:00 a.m. to 7:00 p.m., and Saturdays from 7:00 a.m. until 3:00 p.m.



Neighbors rally on May 4, 2023, to raise awareness about construction concerns.

Patrol Service Update

As we reported in the 2022 Winter edition, the Patrol Service has been experiencing declining participation over the past few years. Current subscribership does not cover the cost of operations and the Patrol may need to cut back hours if more neighbors do not subscribe soon. The Patrol has also been unable to pay off the loans made by the civic groups that it serves. Recruiting additional subscribers is becoming critical.



**SOUTHAMPTON/
BOULEVARD OAKS
PATROL SERVICE**

A mailing was recently sent to neighbors who do not or have not subscribed to the Patrol in some time, and that mailing has been helpful in getting neighbors to join for the first time and to re-engage previous subscribers. But additional support is needed. If you received the mailing from BOCA in early April, please respond to it with your subscription to the Patrol. Without a doubt, the Patrol is our most important neighborhood amenity followed by our gorgeous tree-lined streets and unbeatable location.

While newer neighbors may believe that they can rely on social media and new technologies like Ring doorbells and video cameras, those options are generally only effective at catching criminals after the fact assuming the criminals can be identified. From these deterrents are helpful, but they cannot replace the off-duty HPD officers who respond to calls immediately about suspicious persons and to burglar alarm. Over the years so many of our Patrol officers have chased down and apprehended dozens of burglars.

The patrol performs other valuable functions such as vacation watch, patrolling our area 24/7/365, and maintaining a significant visual presence that has helped reduce crime here to a minimum, even when the rest of Houston is experiencing unprecedented rates of property crime.

Continued on p2

Patrol Continued from Page 1

The best way you can support the Patrol is to continuously subscribe and encourage your neighbors to do the same. If you are not a subscriber, please subscribe today by visiting the Patrol website at <https://sbps.memberclicks.net>.

Subscribers will receive a Patrol flag in their front yards as a way of letting neighbors know that you support the Patrol and are part of the solution. If you are a subscriber and do not receive a flag when they were distributed in December, please contact the Patrol at SouthamptonBocaPatrol@yahoo.com or call 713-825-4558 (administrative line). If a neighbor doesn't have a Patrol flag, please help us encourage more neighbors to subscribe by asking your neighbors why they do not subscribe to the Patrol.

The Patrol is a separate 501c4 organization that was formed as a joint project of BOCA and Southampton some 35 years ago. We encourage everyone to support the Patrol. Contact the officer on duty at 713-825-5555.

CenterPoint Gas Line Replacement

CenterPoint Energy has been replacing the gas distribution lines in the front rights-of-way on the east side of Ashby and south of Bissonnet in a project that also replaced the connections to each home. The old gas lines for Wroxton, Albans, Sunset Bolsover and Rice Boulevard were connected from the rear easement behind each property, but the new lines have been connected from the front. CenterPoint says that in certain areas where there are many encroachments into the rear easement, new lines will may also be connected from in future projects.

CenterPoint replaced rear gas lines on North and South Boulevards from Mandell to Hazard with a new rear line during the pandemic. New service for other streets in Boulevard Oaks will be addressed as needed.

Getting Houston's Fair Share

By Radu Tutos

Are you concerned about Houston's not having a voice in where infrastructure money is spent? Odds are you know little about the Houston-Galveston Area Council (H-GAC), but you should, given its impact on our community. It is a regional council of local governments that distributes billions of dollars in transportation, flood control, and other infrastructure in the greater Houston-Galveston region. We are losing much of this funding and the ability to influence projects that affect us because Houston/Harris County has only 17.9% of the voting power in H-CAD, despite the fact that it makes up 62.6% of the population within H-CAD. For example, H-GAC approved a plan that would give Houston just 2% of

\$488 million in federal flood money allocated to our region, and also approved the controversial I-45 plans over the objections of Houston and Harris Co.

A grassroots organization called Fair for Houston (FFH) wants to change that and to elevate Houston's voice in infrastructure decisions and fund allocations that affect our communities. FFH is campaigning to place a charter amendment on the ballot in November 2023 that would compel H-GAC to adopt a fair and proportional voting system. They need 20,000 paper signatures for this to happen, and they need them fast - specifically, by the July 13 deadline.

If you wish to know more about this effort, attend the BOCA annual meeting on June 6, where a representative of FFH will make their case. You can also read the March editorial in the Houston Chronicle on this topic ("Is Houston getting big-footed by small towns on H-GAC regional planning board?") or check out the FFH website at www.fairforhouston.com.

And if you wish to support their effort, sign their petition at the BOCA annual meeting, or check out instructions on how to provide a paper signature on their website. Original "wet" signatures are required by the County.

Bridge Lighting to Return in 2024

For the first time in many years, there is good news about the lighting of the US 59 bridges adjacent to BOCA. When



all of the lights are working, it is a sight to behold, but it has been a long time since they were working properly. The last time was the few weeks leading up to and after the 2017 Super Bowl, when they were temporarily repaired by the initial installer. After the Super Bowl, BOCA neighbor Bruce Coffman's company, *touch33, inc.*, was hired to diagnose/document the bridge light problems in hopes of finding a permanent fix. *touch33* also rehabilitated the lights at Houston Intercontinental Airport for the artwork called *Radiant Fountains* at the intersection of JFK Boulevard and Rankin Road -- a very successful project!

Houston First has an open call for RFQs (request for qualifications) that runs through May 30. This effort is being led by Houston First's Senior VP, Roksan Okan-Vick, who is also a BOCA neighbor. We hope the lights will be back on permanently by early 2024.

Apartment Project Comes to the 1700 Block of Sunset Blvd.

Last year, the three duplexes in the 1700 block of Sunset Boulevard immediately east of Randall Davis’s Chateaux X condo (Ashby at Sunset) were purchased by Morningstar Construction & Development (MCD).

Over the past decade, MCD has been specializing in student housing conversions near Rice University. Their projects are located in the 1700 blocks of Bolsover, Wroxton, Albans, and in the 5400 block of Ashby. Recently they purchased property in the Southgate neighborhood just south of the university and have broken ground on a multistory student apartment complex at the corner of Dryden and Travis.

The three lots were replatted into an unrestricted reserve and Morningstar representative Mike Bahorich reported recently that they plan to demolish the original duplexes and build a 40-unit apartment complex that will resemble the adjacent Chateau X.

The 1700 blocks of Wroxton, Albans, Sunset, Bolsover, and Rice are known collectively as Southampton East and are part of the Boulevard Oaks Civic Association.

However, unlike the rest of Boulevard Oaks, the lack of deed restrictions in parts of this section have left an opening for developers to build what they please with few regulations. For example, Morningstar renovated former duplexes that had previously housed up to four residents and converted them into multi-unit student housing with dorm rooms for 14 to 34 students. The sudden increase in density has strained relationships with neighbors due to noise, parking, and trash bins left out on the street for days after collection. Bahorich says that this and future projects will be different.

We do not know precisely when the three duplexes on Sunset will be demolished, but presumably it will happen fairly soon. The site is the second from Ashby with the circled number 1 in the image below. The loss of these original structures will further alter the tranquil character of one of our original blocks.



METRO Rapid Transit Project on Richmond Avenue

Since before the first rail referendum in 1985, Metro has been planning changes to Richmond Avenue to benefit commuters in multiple residential, business and education centers. Bus Rapid Transit (BRT) has been selected as the most flexible option for the 25-mile University Corridor route that will connect the city’s universities, the Galleria, Greenway Plaza, Downtown, the TX Medical Center, and multiple transit centers. The project will be similar to the BRT corridor on Post Oak, albeit in a much narrower space on Richmond Ave. This project has the potential to benefit our neighborhood, with stops planned near Shepherd and Mandell.

There are five segments to the project with Segment Two being the closest to our community. The plan is to convert two vehicle lanes on Richmond into dedicated curbed bus lanes in the center, between Spur 527 and Edloe. Plans also call for the elimination of north/south crossings at Hazard and the removal of many of the street trees in the esplanades and along each side to make room for 8-foot-wide sidewalks.

Concerns have been raised including: (1) adding more concrete in a city that often floods is problematic and leaves little room for greenspace and trees, potentially creating a “concrete jungle” appearance; (2) how traffic will flow when both US59 from Montrose to 288 and Richmond are under construction simultaneously; and (3) eliminating two lanes on Richmond and the crossing at Hazard could result in higher traffic volumes on W. Alabama and Bissonnet.

METRO believes that signalization changes on Richmond will prevent traffic flow problems and cut through traffic in neighborhoods despite the loss of 2 vehicular traffic lanes. However, given the volume of vehicles using Richmond today, the proposal needs more study, and the release of the traffic impact studies will be critical to our understanding of the project’s impacts.

A suggested alternative is to move Segment 2 to the US59 HOV lanes from Spur 527 to Edloe, thereby reducing costs and increasing bus speed through Segment 2. The addition of a second HOV lane is an approved part of the upcoming I-45 expansion project. With this option, Richmond would continue to be the preferred route for local traffic and could absorb traffic displaced by the removal of the W. Alabama contra-flow lane and two traffic lanes on Westheimer between Montrose and Bagby, projects that are now underway.

METRO is collecting citizen input for this project. The presentation and links can be found at <https://www.ridemetro.org/about/metronext/metrorapid/metrorapid-university-corridor-project>. Select “Questions and Comments” at the top left of the RideMetro.com homepage to “Offer a Suggestion.” We look forward to learning more about the project and how it can benefit our area at BOCA’s annual meeting on June 6.

More Changes Coming to the Rice Blvd/Sunset Blvd Intersection

Last year, when the Sunset Rice intersection was reconfigured to increase safety for motorists, pedestrians, and cyclists, the Public Works Department overlooked removing the old striping in the new tear-drop shaped area that separates the bike lane from the new vehicular traffic lanes. We are pleased to announce that crews will return soon to remove the confusing markings, including yellow striping and a large left turn arrow in that median area. A group of stakeholders, including BOCA, is working to come up with a landscape design for this no-man's land area. We hope to present options in an upcoming edition of this newsletter.



BOCA Membership Reminder

We are still in the midst of our membership drive for the 2022-23 fiscal year. Reminder mailings were recently sent to neighbors who have not joined or renewed their membership for the current fiscal year. If you are unsure about your membership's status, please email us at info@BoulevardOaks.org. To join or renew, visit us at BoulevardOaks.org and click the blue "Join" button on the homepage to pay dues electronically. Or mail checks to BOCA, PO Box 540331, Houston, TX 77254. A proof-sheet of members will be emailed in June to all residents with registered email addresses.



Sign up for City Alerts - Including Trash Service Day Reminders

Would you like to receive emails about important issues with the City that are of interest to you and the neighborhood?

Subscribe to AlertHouston and to CitizensNet for breaking news about flooding, crime, trash service reminders etc. at <https://houstonsemergency.org/alerts/>



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? The city offers "Tags for Bags" that can be purchased at local stores.
- 6) Visit www.Houstontx.gov/solidwaste for more information about the city trash and recycling collection.

Recycling Rules

Place only clean recyclables in the green bins. Dirty, drippy, smelly food containers disrupt the recycling process through contamination.

Plastics - place only CLEAN, hard plastic containers in recycling bins. No plastic bags of any kind should be placed in the container. However, pliable and clean plastic bags can be recycled at local grocery stores.

Cardboard - Only Flattened Cardboard allowed.

Styrofoam is not allowed in the city's green bin and is no longer being accepted at the Westpark Recycling Center (WRC). Instead, place it in regular trash bin.

For excess recycling, or to recycle any time, visit the WRC near Fountain View at US59 where staff will unload your vehicle. Styrofoam and electronics are also accepted at the WRC.

City Trash & Recycling Schedule

- ⚙️ **Regular** curbside collection Tuesday
 - ⚙️ **Yard Waste** (bagged/bundled) Tuesday
 - ⚙️ **Recycling** (Tues. B): every other Tuesday

May 2, 16 & 31	June. 13 & 27
July 11 & 25	Aug. 8 & 22
- 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: Tree debris** is collected monthly.
- Junk waste** is collected in **even** months only.

Blocks East of Greenbriar:	1 st Friday
Blocks West of Greenbriar:	3 rd Monday

BOCA's 32nd Easter Egg Hunt A Hoppin' Good Time!



Thank you to everyone who came out for the BOCA Easter Egg Hunt on April 8th. This year is estimated to have been the best turn out ever.

This event would not be possible without the hard work of dedicated volunteers. Special thanks to Katherine Mach for chairing the event, and to her indispensable spouse, Brett.

Thanks to Bonnie Coffman, Sgt. at Arms. And thanks to all the other volunteers that made this day so special: Jennifer DeLange and daughters Veronica and Caroline Szulc, Mary Rebecca Dick, Stefanie Florencio, Elaine Gibbs, Ellen Heller, Cathy Kandianis, Sue Lawson & Family, Alice Lima, The Mach Family, Sue Payne, and Elizabeth Zuluaga and daughters Sofia Varela and Nicole Calderon.

Thanks also to our sponsors:

Platinum Eggs (\$200+)
Andrew McCain / Compass
Christina & Todd Bush
Rebecca & Michael Jusbasche
Andrew McCain/Compass

Golden Eggs (\$100+)
Agnes Cafe & Provision
Kevin Bonebrake
Bonnie Coffman
The Holt- McMasters Family
Marjorie & Palmer Hutcheson
The Lawson Family
Marley Lott
The Mach Family
Sharon & Greg Mathews
Lilliane Nahas
Sue Payne



Choco Bunnies (\$50+)
Nancy & Trey Christensen
The Krudy Family
The Shah Family
Rachel & William Yao

Private Trash Schedule

Edgemont & Broadacres is collected by

WCA Waste: 281-368-8397
Household Trash & Yard Waste....Tues. & Fri.
Recycling.....Friday
Heavy TrashBy 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 electronic news and crime alerts list. To subscribe, send your name and address message to info@BoulevardOaks.org.



4th of July Party
6:00 – 9:00 pm Tuesday
July 4, 2023
1700 block of North Blvd.
Everyone Welcome!

BOCA Officers & Directors

(July 1, 2022 - June 30, 2023)

<i>President</i>	Radu Tutos
<i>President-elect</i>	Stefan Murry
<i>Vice president</i>	Jennifer DeLange
<i>Treasurer</i>	Bob Wright
<i>Secretary</i>	Helen Toombs
<i>Past President</i>	Sue Payne
<u><i>Directors</i></u>	Kristina Bush
<i>2020 – 2023</i>	Richard Holt
	Jean Jenner
	Sue Lawson
<i>2021 – 2024</i>	Kevin Bonebrake
	Trey Christensen
	Katherine Mach
	Jenny Williams
<i>2022 – 2025</i>	Allison Brooks
	Steve Grossman
	Penelope Loughhead
	Julie Mastroianni

Committees

<i>Historic Districts</i>	Steve Grossman
	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>Patrol/Night Out</i>	Trey Christensen
	Mark Arnold
<i>Caroling Party</i>	Stephanie Pedigo
	Shannon Allen
	TBD
<i>Mixer</i>	Katherine Mach
<i>Easter Egg Hunt</i>	Jennifer DeLange
<i>4th of July Party</i>	Sue Payne
<u><i>Executive Director</i></u>	Evalyn Krudy

BOULEVARD OAKS CIVIC ASSOCIATION
P. O. BOX 540331
HOUSTON, TX 77254-0331

Return Service Requested

Spring 2023 Newsletter

Thanks to our Sponsor, Andrew McCain!

Real
Estate
is local.

You need a local expert.
Reach out for
personalized insight.

Andrew McCain
713-526-4847
andrewmccain@compass.com

COMPASS



**Boulevard Oaks Civic Association
Invites you to the
Annual Meeting of Members**

6:30 p.m. Tuesday
June 6, 2023
Poe Elementary School
@5100 Hazard in the cafeteria

The agenda will include reports about the year's activities. Speakers include Council Member Abbie Kamin, representatives from Metro who will discuss the Richmond (Bus) Rapid Transit project, the Southampton/boulevard Oaks Patrol Service, Fair for Houston and University Place Super Neighborhood. There will also be reports for committees and the annual elections.

All neighbors are welcome to attend.

Special thanks to *Andrew McCain* with Compass (Realty) or providing the refreshments.

Easter 1/2 pg on Page 3 for 1/2 a column

Bahorich 1/5 pg space on Page 4 Under pic of Andrew McCain?????

Metro 1/2 pg on Page 5
Cherokee/Sunset Changes 1/2 pg on Page 5

Meeting announcement 1/2 pg on page 6
Mailing Label - 1/2 Pg on page 6