

THE BOCA NEWSLETTER

Membership Edition

A PUBLICATION OF THE BOULEVARD OAKS CIVIC ASSOCIATION

SUMMER 2026

Bridge Beautification Project Half Complete -- Please Help us Finish!



The landscaping (black star gravel) of the area adjacent to the bridges at Mandell and Dunlavy has been completed. New black star gravel was placed over weed barriers at a 4" depth in an effort to curtail weeds. In the past, the bridges were maintained by the Montrose Management District, but since their shut-down and reorganization funding for this work has vanished, so it has fallen to our neighborhood.

Over \$15,000 is needed to complete the landscaping of the two remaining bridges at Woodhead and Hazard. And maintenance is being performed every couple of months to deal with any weeds that have emerged. Donations can be added to your annual dues payment or made at www.BoulevardOaks.org using the "Donate" button (select the option for Beautification) or scan the QR code below.

Membership Drive Underway

Enclosed in this newsletter is a membership renewal form for the new fiscal year. We hope you will renew your membership at the level that fits your budget.



If you are new to the neighborhood, please join as a new member. Mail a check or pay online at www.BoulevardOaks.org. We are strong thanks to the support of neighbors like you.

Neighborhood Streetlights

Last fall CenterPoint Energy (CP) replaced the light fixtures on the boulevards with extremely bright LED bulbs. The brightness and glare have been an annoyance to many neighbors. Even our Patrol officers report having difficulty seeing on those blocks. These LED fixtures emit light 360 degrees, cast harsh shadows and alter colors. Neighbors have raised concerns about glare streaming in through bedroom windows and the impact on the migratory birds that roost here several months each year.

CP offers residential shields that direct illumination to streets and sidewalks and away from bedroom windows. There are also special caps available that prevent light pollution. These add-ons come at a cost, and we are waiting on pricing.

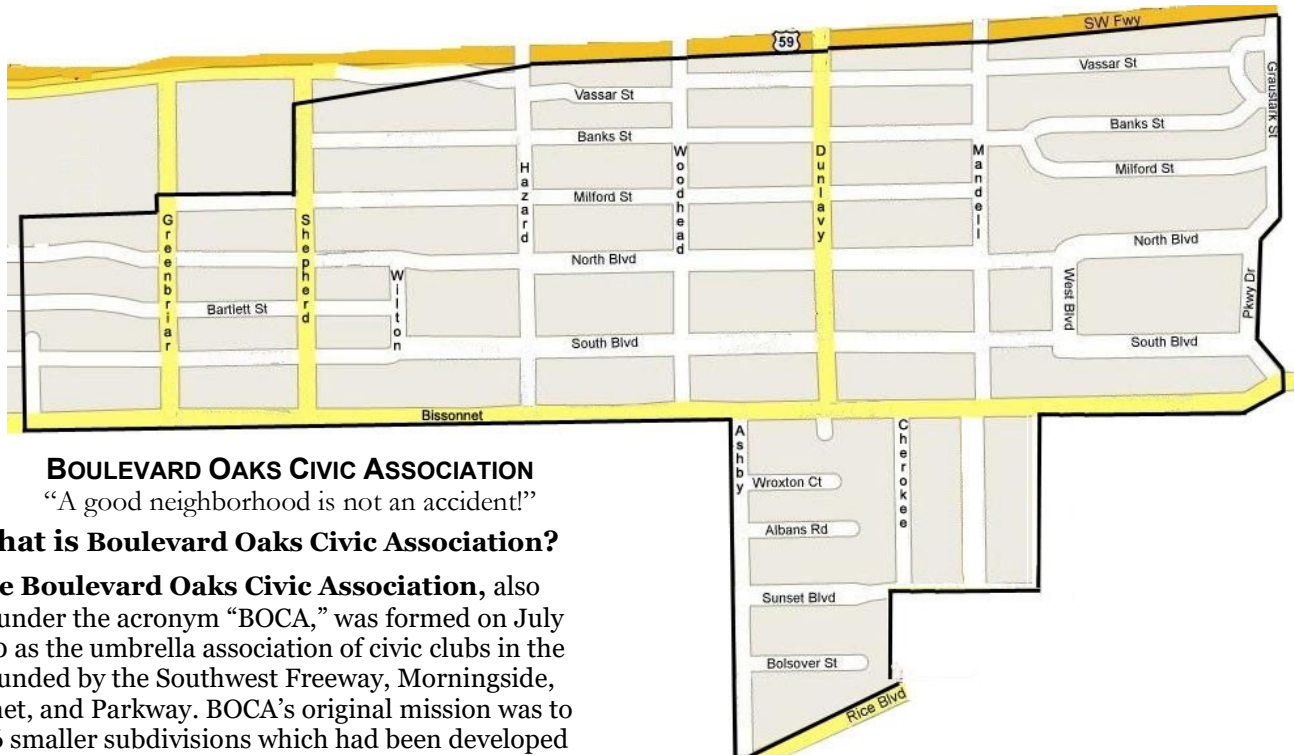
An alternative bulb that is better for human vision and the environment has recently been approved by CP and the City for the taller, galvanized, cobra-style fixtures. Several neighborhoods hope to convince the city and CenterPoint to adopt an alternative bulb for the Acorn style streetlights on the boulevards



Dunlavy Bridge = Protest Bridge

The Dunlavy Bridge has become a popular spot for anti-ICE protests. The first was held in February 2025 when some 20,000 people gathered and marched from the bridge to Hermann Park. Since then, protests have taken place every few months. The last was held on July 10, 2026 when demonstrators rallied against the fatal ICE-involved shooting of Lorenzo Salgado Araujo. After that 'first massive gathering, police have done a good job of managing the crowd and traffic impacts. Social media outlets have started referring to this location as 'Protest Bridge.' Demonstrators are likely to return when the weather cools.

FAQs About Boulevard Oaks Civic Association (BOCA) *, other Civic Groups, and the Patrol Service*



BOULEVARD OAKS CIVIC ASSOCIATION

“A good neighborhood is not an accident!”

Q: What is Boulevard Oaks Civic Association?

A: The Boulevard Oaks Civic Association, also known under the acronym “BOCA,” was formed on July 15, 1980 as the umbrella association of civic clubs in the area bounded by the Southwest Freeway, Morningside, Bissonnet, and Parkway. BOCA’s original mission was to unite 16 smaller subdivisions which had been developed in the 1920s and 30s, in order to prevent a rail line from being constructed in place of homes on the north side of Vassar Street. Thankfully, those initial efforts were successful. Over the years, BOCA has championed numerous initiatives aimed at preserving quality of life and the special character of the neighborhood and surrounding area. Accomplishments include:

- Convincing TXDOT to rebuild the Southwest Freeway with a thoughtful, architecturally designed streetscape, bridges and landscaping.
- Establishing the Southampton/Boulevard Oak Patrol Service in conjunction with neighboring Southampton.
- Keeping Rick’s Cabaret from opening a new location at Greenbriar and the Southwest Freeway (I-69).
- Creating the Gateway US59 Scenic District, which has prevented new billboards from being located on the Southwest Freeway.
- Planting more than 2500 street trees through the past 38 years and establishing one of the most notable urban forests in the nation.

Realizing the benefits of strength in numbers, blocks south of Bissonnet joined BOCA’s umbrella in the late 1980s and early 90s. This latest section to join includes the 5300 blocks of Cherokee and Mandell, the 1700 blocks of Albans, Bolsover, Sunset, Wroxtan, and Rice Blvd., and the south side of the 1700 block of Bissonnet. Now 25 subdivisions strong, Boulevard Oaks is home to roughly 1400 residences ranging from mansions to modest bungalows, to duplexes, townhomes, and three small apartment complexes. A handful of commercial

establishments now occupy some of the original homes and duplexes on Bissonnet and Sunset. Within BOCA boundaries are two historic districts protected by City ordinances -- the Broadacres Historic District and the Boulevard Oaks Historic District -- which are also listed in the National Register of Historic Places. BOCA’s Historic Districts Committee and its Advisory Council monitor construction projects in the districts and formally communicate BOCA’s assessments to City authorities. If you are interested in historic preservation and would like more information about the committee or the advisory council, contact info@BoulevardOaks.org.

The neighborhood’s original residential character and charm remain intact thanks to the strength of our anchor subdivisions, the efforts of our organization, and countless volunteer hours over the past 45 years.

Q: I receive bills from several neighborhood organizations. Which ones must I pay?

A: The variety of financial requests from area neighborhood organizations can be confusing. Determining which ones to support and with what frequency can be challenging. Depending upon your subdivision’s status and deed restrictions, you may receive solicitations throughout the year from the seven causes and organizations listed on page 3. Each of these organizations is a separate entity, and there is currently no simple way to combine the various fees into a single bill.

1) HOA assessments for your own subdivision

BOCA is comprised of 25 subdivisions, each with its own deed restrictions. Some have mandatory annual assessments. Mandatory subdivisions include Broadacres, Cherokee, Cresmere Place, Edgemont, Ormond Place, W. Ormond Place, Vassar Place, and several sets of townhomes constructed throughout the neighborhood. Assessments are used for deed restriction enforcement and may also include fees for private trash service and other shared maintenance. Patrol dues are included in annual assessments for Edgemont, Broadacres, and Southampton Estates.

2) BOCA Annual Dues *(voluntary & important)*

Boulevard Oaks Civic Association is an umbrella organization that deals with the broad issues affecting the 1,400 households and 25 subdivisions that comprise BOCA. Dues reminders are sent several times each year. Levels are \$100, \$250, \$500, and \$50 for tenants. You can read about our activities in this newsletter and on the web at www.BoulevardOaks.org. *(Note: Regular level BOCA dues (\$100) are included in assessments for Edgemont & Southampton Estates HOAs. Residents of these subdivisions are invited to increase their BOCA membership level.)*

3) BOCA Tree Fund *(voluntary / tax-deductible)*

The Trees for Boulevard Oaks project seeks to maintain the street tree canopy in all areas of Boulevard Oaks. This program was founded in conjunction with Trees for Houston, and donations are fully tax-deductible. Annual requests for contributions are mailed in November. All funds raised go toward street-tree planting and the maintenance of our beautiful green canopy. Checks should be made payable to *Trees for Houston*. Include "BOCA" in the memo, and mail to BOCA, PO Box 540331 TX (77254) or pay online via the link on our website.

4) Special Initiatives *(voluntary)*

Certain initiatives have necessitated additional fundraising and volunteer efforts over the years. Most recently there was the effort to prevent a religious dormitory and study center from being built at 1701 Banks St. Other notable efforts included partnering with Southampton to stop the Ashby High Rise which resulted in a 16-year project delay, fewer stories and no ground-floor businesses, and left adjacent properties with the right to sue for damages. the successful effort to implement state legislation to diminish the Texas Medical Center's power of eminent domain. Prior to those projects, there were efforts to establish city ordinances to minimize impact of cellular towers in neighborhoods, the adoption of the Residential Permit Parking Ordinance, revisions to the Chapter 42 Development Code to allow for the adoption of minimum front setbacks and minimum lot sizes in areas where deed restrictions are silent on these issues, and the formation of the Gateway Houston Scenic District along the Southwest Freeway which extends from 610 to 288, and from Bissonnet to W. Alabama. In the 1990s, BOCA also stopped Rick's Cabaret from opening

near the current location of Advantage Storage on the Southwest Freeway. Ongoing efforts include efforts to strengthen deed restrictions, prevent uses that are out of character with the neighborhood, coordinating with local government agencies in relation to area roadway and infrastructure improvement projects, including the City of Houston, TxDOT, CenterPoint Energy and METRO.

5) Sponsorship opportunities for BOCA's special events and newsletter *(voluntary)*

We are always in need of sponsors for our special events such as the 4th of July Party, the Egg Hunt, Mixers, and the Holiday Caroling Party. Newsletter sponsorship opportunities are also available. Contact info@BoulevardOaks.org for more information and rates.

6) Southampton / Boulevard Oaks Patrol

(\$125 per quarter / voluntary / very important!!!)

The Patrol bills quarterly for this valuable service. The Patrol newsletter is mailed quarterly. To pay for your subscription online, visit <https://sbps.memberclicks.net> and click *Enroll Now*.

Please be aware that the Patrol is a separate entity from BOCA and maintains its own administrative office. BOCA appoints two representatives to the Patrol's five-member governing board and works closely with the Patrol Service Coordinator when crime patterns arise. BOCA sends crime alerts on behalf of the Patrol Service when there is spate of burglaries or other notable crime. See page 4 for more information about the Patrol Service

7) Friends of Fleming Park *(voluntary)*

This 501c3 organization oversees maintenance of Fleming Park, a City of Houston park located at Sunset and Kent, and within easy walking distance of Boulevard Oaks. The organization hosts several events each year and all neighbors are invited. Donations may be mailed to Friends of Fleming Park, 1914 Dunstan St., Houston TX 77005, or make a donation online at www.FlemingPark.org.

Q: Does my BOCA membership extend for one year from the date I last joined?

A: BOCA was established in mid-1980 and follows a fiscal year of July 1 - June 30, in accordance with its bylaws. Dues are applied to the fiscal year in which they are received unless otherwise instructed. However, you are welcome to pay at any time during the fiscal year.

Q: Why join BOCA if I already pay annual dues to my smaller subdivision?

A: Working on big-picture items that impact the larger area ensures that all 25 subdivisions comprising Boulevard Oaks Civic Association remain strong. Detailed information about BOCA's activities and benefits of membership are included in this newsletter. *[Note: BOCA regular dues are included in the annual assessments for Edgemont and Southampton Estates.]*

Q: May I pay for everything at once?

A: At present, there is no way to combine HOA assessments with BOCA dues and/or Patrol subscriptions unless your home is within one of several mandatory HOAs. Donate and pay dues online at BoulevardOaks.org.

Please Support the Patrol

Established 46 years ago, the Southampton / Boulevard Oaks Patrol Service provides patrol coverage to the Boulevard Oaks and Southampton neighborhoods through voluntary subscriptions. This service is an invaluable asset to the



**SOUTHAMPTON/
BOULEVARD OAKS
PATROL SERVICE**



neighborhood. Unlike on-duty HPD units, the Patrol is able to respond quickly to a variety of calls ranging from suspicious persons to scam artists and graffiti vandals to calls about serious crimes. Although tax dollars fund police, the city's budget is unable to provide regular beat patrols, nor are there enough HPD officers to meet the demand in America's fourth largest city. Our Patrol Service fills this void.

The Patrol is on-duty 24 hours a day and is staffed by off-duty HPD officers who wear badges, carry guns, and can make arrests. Many of the Patrol officers are assigned to our area during their regular HPD shifts and know it well. They are available to follow up investigations and track area crime patterns. The Patrol operates two late model police vehicles outfitted

with factory police equipment packages, police type identification markings, and lights. Vacation Watch Service and Alarm Service response are available to subscribers at \$125 per quarter or \$500 annually. Contact the Patrol office at 713-825-4558 or submit a request online via the patrol's website at <http://sbps.memberclicks.net>.

The Patrol Service depends on the support of neighbors like you. Please support the *Southampton / Boulevard Oaks Patrol*. Subscribers should call the patrol officer on duty at **713-825-5555** whenever they see suspicious activity. Subscription requests are sent quarterly to all Boulevard Oaks and Southampton households. Subscribers enjoy vacation watch service too.

Crime Prevention Tips from the Patrol Service

HPD has an excellent Crime Prevention Manual available at www.houstonpolice.org. Here are a few of the helpful tips recommended by the Patrol Service:

Turn on your porch lights to help stop crime.

The Patrol requests that neighbors turn on exterior lights at night or install motion activated exterior lighting to deter crime and to help the officers in their work. Criminals can easily hide in the shadows and dark areas to avoid being caught. Keep bushes and landscaping trimmed to eliminate hiding places.

Remove newspapers and flyers daily. Thieves know that accumulating media is a sign that no one is home. Have a friend or neighbor pick them up if you are away.

Always activate your alarm system when you leave your home and keep it on overnight when you are at home.

Answer the door when someone knocks or rings the bell, through your locked door. But don't open the door to strangers. These days, most burglars knock.

Let them know you are home. If someone is trying to break into your home while you are there, move around, shout and make a lot of noise to let them know someone is inside to scare them away, and call 911 immediately.

If you arrive home to find your house has been burglarized, do not enter your home. Instead, call the Patrol immediately to have an officer check the premises to ensure that burglars are no longer inside.

Beware of scams involving thieves posing as workmen for utility companies such as CenterPoint and various telecom providers. In this scam, well-rehearsed thieves wearing stolen uniforms lure unsuspecting residents into backyards to point out fake emergency work that needs to be performed immediately while an accomplice burglarizes the home.

The Patrol suggests that if anyone comes to your door requesting access to your yard, and you are not expecting them, call 713-825-5555 and the officer on duty will verify the identity and credentials of the workmen. Don't allow access until they have been verified.

Post a No Soliciting sign at your door.

Groups of solicitors often travel through the neighborhood promoting causes that are often bogus. Don't give money away to solicitors who may be scamming you or casing your home.

Solicitors selling magazines have been identified as recent parolees linked to identity theft rings. Other recent scams have involved "alleged" student athletes raising funds for Rice or UH sports teams. [Note: Rice will never send solicitors door to door.]

HPD reports that many solicitors have records and arrest warrants. Solicitors who mention neighbors that have supported their cause know names have most likely peered inside mailboxes. *Call the Patrol when in doubt!* Deter solicitors by posting a small 'No Solicitors' sign next to your doorbell.

Neighborhood Celebrates 250 Years of Freedom

The semiquincentennial celebration of our country's independence was held on July 4 in the 1700 block of North Boulevard. The party featured live music, a reading of the Declaration of Independence, a bike/trike parade, fried chicken, and the very popular hot dog stand. Delicious sides and deserts were provided by neighbors. Huge standing fans kept everyone cool and the food line free of bugs.

This event wouldn't be possible without our dedicated volunteers led by Maria Metoyer and Sue Payne! Special thanks to the 4th of July team members for their devotion and hard work. The organizing team included drinks chair *Kat Robinson*, *Donna & Ken Yanowski* and *Richard Stuff* who handled logistics, *Sue and Harry Lawson* for more than we have space to list, and *Helen Toombs* who managed the food line with aplomb. Other volunteers who helped with a variety of jobs included: *Scott Brooks*, *the Chen Family*, *Peter Coladarci*, *Elain Gibbs*, *Wesley Gilmore*, *Doris & John Heard*, *Betty & Jim Key*, *Sharon & Bob Livitz*, *Mary Nugent*, *Freeman Self*, *Janice Stuff*, *Sara Varela*, *Coert Voorhees*, *Dayton Voorhees* (singer), and *Janice Walden*. Special thanks to *the Burns*, *Lawson*, *Lueders* and *the Sanchez families* for logistical help.

Thanks to *Picnic* and owners *Sara & Rob Cromie* for providing food for the Set-Up Party. Thanks also to *Agnes Café* for donating coffee and pastries for the take-down party. Special thanks to *St. Arnold Brewing* for donating the beer for the event, and also to *Sue Payne* for sponsoring the festive Rotary Club flags in the esplanades again this year. The 4th Party is the neighborhood's most important fundraiser, apart from annual dues. Thanks to the generosity of our sponsors and in-kind donors, we surpassed our fundraising goal.

Thank You, 4th of July Sponsors!

Founders (\$500)

Meredith-Leigh Pleasants &

Ace Factor

Brenda & Joe Cialone

Katharine Barthelme &

Shane Frank

Kerry Galvin

Elaine & Chris Gibbs

Sue & Harry Lawson

Laura & Will Leven

Sharon & Bob Livitz

Sue Payne

Jenny & Hal Perkins

Kat Robinson, Broker Associate

with Serhant

Caroline & Andy Roeser

Anna & Richard Sexton

Lauren & Patrick Yarbrough

In Kind

Agnes Café & Provision

Picnic / Sara & Rob Cromie

Maria Metoyer

Sue Payne

St. Arnold Brewing Co.

Continental Congress (\$250)

Patti & Jim Bell

Taffi Tippit & Joe Bybee

Michael Clark and Sarah Morian

Mary Rebecca & Cody Dick

Tom Edens

Robert Finch

Cece & Mack Fowler

April & Doug Konopka

Lauren Lampton &

Peter Coladarci

Dr. & Mrs. Larry Lipshultz

Thad & Eric Lueders

Shannon & Jamie Mann

Frank McGee & Tim Gaynor

The North Blvd. Nugents

Jeanette Burg & Tony Riedel

Vicky & Gordon Wight

Sallie & Bob Wright

Sons/Daughters of

Liberty (\$100)

Marci & Mark Arnold

Jim Avant

David & Julie Baskin

Kristen Hadeed &

Spiros Blackburn

Allison & Scott Brooks

Marie & Hayden Burns

Nancy & Trey Christensen

Bonnie & Bruce Coffman

Nancy & Ron Cook

The Cornelius/Lough Family

Paula & John Cutler

Sarah & Earl Dyke

Martha & Blake Eskew

Allison Bagley & Graeme Gordon

Cara & John Hannah

Sonja Bruzauskas &

Houston Haymon

John & Doris Heard

Dawn Herrington

Pam Higgins

Stan Price & Clay Huffard

Clare & Guy Jackson

Jean & Rick Jenner

Betty & Jim Key

Elizabeth & Christian Lenoble

Sabria & Kevin Lewis

Karen & Mitch Lukin

Pat & Michael Maass

Mary Julia & Don Macune

Sharon & Greg Mathews

Andrew McCain

Conor McEvily

Lennie & James McNerny

Samantha Allen McKenna

Maria & Stephen Metoyer

Elaine & Alan Mut

H. Joe Nelson III

Ashley & Charles Nickens

Katie & Bob Orr

Kelly Apple & Jason Orsak

Emily & William Padon

Kelly Perdue

Bette & Richard Pesikoff



Patricia Reed
Stephanie Reynolds
Laurie & Pat Rigby
Lisa & Stephen Satter
Jack Schubert
Camile Murphy &
Freeman Self
Harlene Anderson &
Dave Shine
Adrienne & Will Stokes
Janice & Richard Stuff
John Toomey
Piper Turner
Vanessa & Radu Tutos
Roksan Okan Vick & James Vick
Jenny & Clay Williams
Mary Jo & Carl Wimberly

Minutemen & Women (\$50)

Michelle Lewis &

Brandon Blossman

Teri & Darden Bourne

Carie & Keith Crabb

Janet Kollhase & Steven Craig

Jenny Nguyen & Danny Vela Gil

Linda & John Knudsen

Evalyn & George Krudy

Lillian Nazareth &

Oscar Mascarenhas

Paulo Pedroso

Carol & Andy Savas

Jolyn & Russell Scheirman

Britanny Guarglia & Rusty Sewell

Cynthia Siebert & Wayne Shandera



Richard & Claudia Toomey
Meredith & Michael Trejo
Kelo & Ken Waldorf
Rachel Yao

Helpful Numbers & Info

Southampton/BOCA Patrol: 713-825-5555

The Patrol is a subscription-based organization (see page 4) that can assist with issues such as:

- Burglaries and Thefts
- Parking violations
- Excessive noise
- Vacation Watch Service
- Investigating suspicious persons, suspicious activity, or solicitors, in the neighborhood
- Removing individuals “camping” on private property

NOISE complaints can be made directly to the Police Department’s non-emergency line at (713) 884-3131. HPD will dispatch officers to address the complaint. Per city ordinance, no noisy activities such as construction or yard work may begin before 7 a.m. Note: Some BOCA subdivisions have restrictions that further limit construction activities to weekdays.

Other Nuisances: Contact the 3-1-1 Helpline

Dial **311** from a cell phone, or use the Houston -

311 Mobile App, or 311@houstontx.gov

Report illegal dumping, overgrown lots, visible nonworking motor vehicles, trash spilling over from construction sites, dangerous buildings, potholes, etc. A city inspector will be dispatched to investigate and determine if a violation exists. Property owners will be given time to comply and depending on the violation, if compliance is not met, fines may be assessed.

311 can also help with:

- Water leaks, water service, sewer and wastewater
- Missed trash and recycling collection
- Garbage container issues, water meter covers
- Traffic Signal & Sign Maintenance

If 311 fails to handle your request, contact the District C City Council office at 832-393-3004

or DistrictC@HoustonTX.gov. Joe Panzarella is the Councilmember for our district. He serves on the Labor Committee and the Technology & Innovation Committee.

Parking Enforcement: 832-393-8690

Contact the city’s Parking Management Division for assistance with cars parked illegally, or that are parked without displaying the required decals or hang tags in Permit Parking zones. Police and Parking Management officers write tickets and issue warnings for violations. <https://www.houstontx.gov/parking>

Subscribe to BOCA eNews & Alerts

All neighbors are invited to subscribe to our electronic news and crime alerts listserve. Simply send a message to info@BoulevardOaks.org with your name and address.

Poe Elementary: Invest in the Nest!

Classes at Poe resumed on August 12. Special thanks to patrol officer Harris for his good efforts managing traffic at drop-off and pick-up times. Thanks to their planning efforts, we hope that the learning curve for the new families dropping off children will be shorter than in the past.



Poe is excited to welcome back Principal Epps and a new administration team. Together, they have embraced “Welcome to Poe’s Beautiful Neighborhood” as their ongoing theme, as Poe works to strengthen the sense of community both inside and outside the campus.

We also welcome incoming PTO president Monique Hobbs (2026-27) who has made rebuilding relationships with the community a priority. And with Poe approaching its Centennial, plans are underway to make meaningful improvements throughout the school in preparation for the 100 year celebration in 2028.

The PTO’s theme this year is “Ravens Rise: Invest in the Nest” which is about much more than fundraising and building improvements. It’s about investing in the children, teachers, families, relationships, and the community that has been home to Poe for nearly a century.

Toward that goal, the following work was performed at the school over the summer:

- Refreshing the front entry and main hallways
- Refresh the cafeteria and stage
- Refurbishing student lockers
- Improvements to the North Blvd. playground
- Installing new grass in the Spark Park playground
- Refurbishing benches around the school
- Cleaning up and beautifying the interior courtyards
- Installing new whiteboards in classrooms
- Installing new basketball backboards
- Completing additional landscaping and beautification throughout the campus

“Welcome to Poe’s Beautiful Neighborhood” isn’t simply a theme—it represents the kind of community that Poe and its families hope to continue building together. Visit <https://poe.houstonisd.org/support-our-school/pto> to help Poe reach its goals.

Langley High Rise Leasing Continues

The Langley is now 35% leased, and prices have increased by about \$2000 per unit per month on average since leasing began. The developer has made efforts to reduce exterior lighting after 10 pm at our request. While there have been ongoing traffic issues related to deliveries and move-ins, management has been instructing drivers to use the loading docks, but many drivers do not follow orders. If you experience any issues with blocked lanes and visibility on Ashby, contact the Langley management at 832-785-7409, and notify the Boulevard Oaks office.

Recycling Rules

Only clean recyclables should be placed in green bins. Dirty, drippy, smelly food containers are unwelcome additions and disrupt the recycling process through contamination.

Plastics - place only *CLEAN, hard plastic containers* in recycling bins. No plastic bags allowed. Soft, clean plastic bags can be recycled at local grocery stores.

Cardboard - only *FLATTENED* Cardboard is allowed.

Styrofoam is not allowed in the city's green bin, but it can be taken to the Westpark Recycling Center.

Visit the Westpark Recycling Center (WRC) near Fountainview and US59 where staff will unload your vehicle. Other plastics, Styrofoam, and electronics are also accepted at this facility. The facility is open Tues. to Sat.

City Trash & Recycling Schedule

- ✿ **Regular** curbside collection Tuesday
- ✿ **Yard Waste** (bags/bundles/bins) Tuesday
- ✿ **Recycling** (Tues. B): alternate Tuesdays



Aug. 11 & 25 Sept. 8 & 23

Oct. 6 & 20 Nov. 3 & 17

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

✿ **Yard Waste** may be bagged in biodegradable bags or placed in your personal plastic bin which crews will empty and replace at your curb.

✿ **Heavy Trash: *Tree Limbs*** are collected monthly.

Junk waste is collected in **even** months only.

Blocks East of Greenbriar:1st Friday

Blocks West of Greenbriar:3rd Monday

Private Trash Collection Schedules

Contact your provider or HOA for your collection schedule.

Edgemont & Southampton Estates collected by GFL
Environmental: 281-368-8397

Broadacres collected by WCA Waste: (281) 368-8397

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

Volunteer Opportunities

Get to know your neighbors and become more familiar with what is going on in the neighborhood! Volunteer as a Block Captain or serve on a BOCA committee. Block Captains serve as liaison for their blocks, help welcome new neighbors, keep our database up to date, communicate urgent information, and/or organize block parties.

Volunteers are also needed for events committees (4th of July, Egg Hunt, Caroling Party, and Mixers. Graffiti Control and Beautification need volunteers. More opportunities are listed on the Membership Form.

For more information about ways to become involved, contact us at 713-528-BOCA(2622) or info@BoulevardOaks.org.

BOCA Officers & Directors

(July 1, 2026 - June 30, 2027)

<i>President</i>	Allison Brooks
<i>President-Elect</i>	Maria Metoyer
<i>Vice President</i>	Andrew McCain
<i>Treasurer</i>	Bob Wright
<i>Secretary</i>	Helen Toombs
<i>Past President</i>	Jean Jenner
 <u><i>Directors</i></u>	
<i>2024 – 2027</i>	Ace Factor Sabria Lewis Conor McEvily Anatolia Vick-Kregel
 <i>2025 – 2028</i>	Trey Christensen Julie Mastroianni Lisa Satter Radu Tutos
 <i>2026 – 2029</i>	Sue Lawson Jamie Mann Sue Payne John Zappia

Committees

<i>Beautification</i>	John Cutler
<i>Events</i>	Vicky Wight
<i>Caroling Party</i>	Kat Robinson
<i>Spring Mixer</i>	Sue Payne
<i>Egg Hunt</i>	Bonnie Coffman
<i>4th of July Party</i>	Allison Brooks & Vicky Wight
 <i>Historic Districts</i>	Jean Jenner
 <i>Patrol Reps</i>	Sabria Lewis
	Mark Arnold
	Kevin Bartol
<i>Poe Elementary Liaison</i>	Emily Stein
<i>Public Works</i>	John Cutler
<i>Traffic & Transportation</i>	Radu Tutos
<i>Trees</i>	Hank Segelke
<i>Website</i>	Dave Shine

Executive Director

Evalyn Krudy

Neighborhood Calendar

- Oct. 6 **Night Out for Boulevard Oaks**
6:00 p.m. – 9:00 p.m. Outdoor block gatherings are encouraged.
- Nov. 3 **Election Day (Poe Elementary)**
7:00 a.m. to 7:00 p.m.
Visit www.HarrisVotes.org for info about locations, early voting and ballots by mail. You can vote at Poe or at many other locations listed on the HarrisVotes.org website. Early Voting is October 19 – 30.
- Dec. 13 **BOCA Holiday Caroling Party**
4:30 – 6:30 p.m. at South Blvd. and Hazard.
Bring the whole family for fun, Santa and Sleigh (aka Train) Rides.

Real Estate Report

Hi Neighbors! I've been asked to provide an update on real estate matters impacting Boulevard Oaks, and in this inaugural writing, I want to hit on two opinions.

First, currently, we have builders and investors "buzzard-ing" around our properties. If you're planning to sell, consider hiring a Realtor. Here's why you want to engage a Realtor: Statistically, a Realtor will get you a higher sales price than your direct sale to a builder. You want a Realtor that knows the neighborhood, a Realtor that will protect your interests, keep you in a clean contract and out of loopholes, and secure you are selling to a qualified buyer. If you don't want to go through a property inspections process, that can be handled with an experienced Realtor. These things will bring you the highest sales price and, in turn, protect your neighbors and the continued quality and aesthetics of the neighborhood.

Second, in keeping with upholding neighborhood aesthetics, amending and updating your subdivision deed restrictions will bring added value to your property. Modern terms, descriptions, clear definitions, and building guidelines are must-haves in today's property deed restrictions.

Your neighbor, your realtor, *Andrew McCain*



Save the Date for Night Out in Texas 6 to 9 pm Tuesday, October 6, 2026

Turn on your porch lights and take to the streets on Tuesday, October 6. Neighbors are encouraged to host block gatherings and meet with their neighbors to help stamp out crime.

Let us know if you are planning an event and we will arrange to have the Patrol and HPD visit your gathering.

Contact info@BoulevardOaks.org.

Night Out is a great opportunity to get to know neighbors and stand united against crime!



“Those property owners living in a neighborhood with updated current term deed restrictions have an enhanced property value.”

Andrew McCain

ANDREW MCCAIN
713-526-4847
COMPASS



Changes Coming on Bissonnet Near Ashby

The Langley also owns the two vacant lots directly across Bissonnet from their site and they plan to demolish their construction office after asbestos remediation is completed. Developer Stephen Meek has stated that they plan to attract a small café or market chain to the site to serve as an amenity to their tenants and the community.

Meanwhile, the Hillel Center at 1702 Bissonnet at Dunlavy is beginning a \$2.5M renovation of their building. The new facility will be a single story and will include offices and gathering spaces to suit the needs of its members.

