



Mandell Place Civic Association

A neighborhood by design

Neighborhood News

Keeping Mandell Place at a Minimum

City offers neighborhood protection for its lot sizes



Martínez

There's significant progress on the minimum lot size issue. In February, City Council approved an ordinance establishing minimum lot sizes and building lines for neighborhoods. (The previous terminology was "prevailing" lot size.)

Under the new ordinance, an application area can be no more than two opposing block faces (a street from intersection to intersection).

The new minimum lot size is based on 70 percent of the current lot sizes in the applying area.

Here's how it works: The City lists all lot sizes in the area in descending order. Then each lot's contribution to the total application area is calculated, and a cumulative

total is kept. The first lot that represents a cumulative total of at least 70 percent becomes the established minimum lot size.

Owners of lots that are

smaller than the minimum lot size won't be penalized.

This critical new tool can help protect our property values—but neighbors in Mandell Place must apply for the designation.

You'll be asked to sign a petition supporting this effort in the next few months. Please

do: I can't overstate how important this is to maintaining our

neighborhood's unique charm, our property values and our quality of life.

Dinah Martínez is president of the 2007 MPCA Board.

To read more about minimum lot sizes, visit the City's Web site at: www.houstontx.gov/planning/index.html.

Next MPCA Meeting

Thursday, Apr. 12
7 p.m.

Bering United Methodist Church
(Hawthorne entrance)
Look for signs & e-mail alerts.

Upcoming Dates:
(Second Thursday of the month—socials on Saturdays)

- June 9 (Kick-off summer)
- Aug. 7 (National Night Out)
- Oct. ? (Fall for Us)
- Dec. 7 (Holiday Glee)



Membership Drive Continues

Threats to neighborhood require full support



DeHay

A heartfelt thanks to each 2007 contributor to the Mandell Place Civic Association. Our membership drive has been going strong this year, but if you haven't joined, we need your help. Last year MPCA had 106 members of a total 216 households join. Our 2007 goal is to beat this number.

Congratulations to the residents of the 1500 block of Marshall—94 percent of

that block has joined—a superb commitment.

Remember, your membership helps us protect MPCA's deed restrictions. And your tax-deductible support helps us keep you informed, protect our property values and keep our neighborhood safer and more beautiful.

Find out who's joined on page 2, and you haven't joined, it's not too late. Simply clip the form on page 4 for your convenience. Fill it out and mail it in or call me at 713.528.0575.

Kelly DeHay is chair of MPCA's membership committee.

MPCA has New Web Site



What's the latest news on MPCA, and how do I find out about City service? The answers are a click away on the newly designed MPCA Web site: www.mandellplace.org.

The new look and user-friendly functions are thanks to Mandell Place resident Gilberto Velásquez. His volunteer work to update our site will make us envied by other homeowner associations. Visit it—and let us know what you think.

Saturday, April 14: Boy Scouts visit Mandell Place

From 9 a.m. to noon., Eagle Scout candidate Nikolas Noffisnger of the 1500



block of Marshall and his troop will visit Mandell Place to help us sweep gutters, bag leaves and generally clean up our neighborhood. We encourage everyone to use this occasion to beautify their yards. For more information, call 713.529.5714.



The 2007 Membership Supporters

It's not too late to join the home team for Mandell Place

1500 MARSHALL

- 1501 KELLY DEHAY & ROD DANIELSON
- 1507 MIKE SHANNON & PAT DIGBY
- 1508 SUE THOMPSON
- 1510 GREG PAGE & TANNER THOMPSON
- 1511 PAT JONES & ERNIE CROSTHWAITE
- 1514 GEORGE & PAM LAFLIN
- 1515 SUSAN COCKBURN
- 1517 JOHN & DINAH MARTINEZ
- 1518 ROY BAKER
- 1520 GREG PRESS & HILLERY HUGG
- 1522 PETER & CHERI VAN HOEVEN
- 1523 LINDA & JOHN LEE
- 1524 SUSANA LAKE*
- 1525 RAY & INA RUTH BROWN
- 1528 JOE & KATHY NOFFSINGER
- 1529 TY CHAPMAN*
- 1531 MARSHALL TOWNHOME ASSO.
- 1531 DONALD DAHN

1500 KIPLING

- 1501 PATRICIA GARRISON
- 1502 GREG PURSER & TONY MONTALVO
- 1504 DOROTHY TYLER
- 1507 BOB & JOAN RODEN
- 1508 LAURA FELDMAN
- 1512 JERRY & JANET YGLESIAS
- 1517 BARRY HEMBREE & MICHELLE JUDSON
- 1519 ROBERT & CAROL O'NEAL
- 1521 ROBERT TURNER
- 1531 ROBERT & CAROL O'NEAL
- 1532 ROBERT & CAROL O'NEAL
- 1532 1/2 MARY GHIZZONI*
- 1537 MARK & LAURA PAULY

1500 HAROLD

- 1504 ROBERT & MELISSA FRAZIER
- 1507 ED LYNCH*
- 1507A JEB & BARBARA MCKENNA
- 1509 JOHN ROBERSON & JOHN BLACKMON
- 1524 DAVID CROSSLEY & JODY BLAZEK
- 1527 HARVEY LEVIN
- 1530 MICHAEL & JOYCE HARRIS
- 1531 BRAD HILLMAN
- 1532 DANIEL LEVINE & MARIAN MANKIN
- 1533 NAME WITHHELD

1500 HAWTHORNE

- 1505 ED BULLOCK & FLORA YEA
- 1509 LISA DEMPSEY*
- 1519 HELEN CURRIER
- 1520 BRET BACCUS*
- 1526 GRAINNE MATTHEWS*
- 1530 DAN & VIVIAN JORDAN
- 1536 RALPH & GWEN SPAUGH

1600 MARSHALL

- 1604 RICHARD & GINNY SCHNEIDER*
- 1606 SANDRA SCURRIA & PAT CORRIGAN
- 1609 DEAN & CHRISTINA GRONNERUD*
- 1613 CRAIG & NAN VAROGA
- 1616 SANDRA SCURRIA & PAT CORRIGAN
- 1617 CHRIS ARNOT & RANDY BRANCA
- 1620 TONY SNIDER & DAVID TRAHAN
- 1631 BILL BARTLETT
- 1634 ZUHAL FAHIM
- 1637 BARBARA HAWTHORN*
- 1651 DOLORES LAMB

1600 KIPLING

- 1602 JERALD KELLY
- 1612 JOHN CULVER
- 1614 CHRISTOPHER HUNT
- 1621 HOLLI NICHOLS
- 1627 JEANNE WILEQUET
- 1640 TONY & CONNIE PFEIFFER
- 1651 CORALIE KELLY

1600 HAROLD

- 1601 DEBBIE BROWN
- 1606 JIM ROY & REX WATSON
- 1609 MYRIAM FORNAGE*
- 1610 ARLEEN ZNOSKO
- 1613 MARTY & NORRIE TESKE
- 1614 MR & MRS WONG
- 1619 CAROL WOLK
- 1621 NOEL HONEYBOURNE*
- 1624 SANILLA RANA
- 1625 SAMIR KHUSHALANI & DAVID BRANTLEY
- 1628 JAY TULLAI
- 1629 ERNST & DONNA ROTH
- 1630 GAIL SEAMAN
- 1641 ANDREW & JEANNINE HELMS
- 1655 MARK & LAURA PAULY

1600 HAWTHORNE

- 1602 BILL TRUITT & CAROLYN FOUG
- 1609 THOMAS CUTHBERT & ADRIANA SILVA
- 1612 EVERARD SANTAMARIA & KATHLEEN MEYER*
- 1615 BOB & SONIA CLAYTON
- 1616 BARBARA QUINN
- 1644 1/2 ROBERT GRAHAM
- 1651 TONY COFFMAN

3600 MULBERRY

- 3608 MARY MURRAY
- 3614 RHINE MCNEIL
- 3616 MARK CROOK & BOB HALL

3700 MULBERRY

- 3702 MARK COPELAND & RON LITTLE

1500 W. ALABAMA

- 1516 FAT CAT FLATS
- 1518 MENIL FOUNDATION PROPERTIES

1600 W. ALABAMA--NONE

1500 WESTHEIMER--NONE

1600 WESTHEIMER

- 1601 RIECKE BAUMANN
- 1641 POISON GIRL

3700 MANDELL

- 3705#3 RAY RODRIGUEZ*

*New member in 2007

Remember
Mandell Place
Is Counting On
Your Support!





Crime Report: December 2006, January and February 2007

Offense Date	Offense	Block	Street Name
2/13/2007	Narcotic Drug Laws	1600	WESTHEIMER
2/20/2007	Narcotic Drug Laws	1600	WESTHEIMER
1/19/2007	Aggravated Assault	1600	ALABAMA
1/24/2007	Burglary	1500	WESTHEIMER
1/9/2007	Burglary	1600	WESTHEIMER
1/21/2007	Burglary	3900	MANDELL
1/12/2007	Auto Theft	1500	HAWTHORNE
12/31/2006	Robbery	1500	WESTHEIMER
12/31/2006	Robbery	3800	DUNLAVY
11/17/2006	Burglary	1600	ALABAMA
12/9/2006	Burglary	1600	ALABAMA
12/15/2006	Burglary of a Motor Vehicle	1600	KIPLING
12/20/2004	Auto Theft	1500	WESTHEIMER

The report provided has crime statistics for the months of December, January and February for occurrences in Mandell Place. These stats are compiled from the City of Houston's Web site for HPD Beat A130.

Monthly crime reports generally run 3-4 months behind. For a complete crime view of Beat A130 that includes most of Montrose, visit

www.houstontx.gov/police/cs/beatpages/cs1a30.htm

Your Check List for Spring Cleaning

With spring here, it's time to prepare for the summer and the inevitable chore of home maintenance. To help Mandell Place residents, here's a list of items compiled from random searches on the Internet to remind you of the things that may need doing. Happy cleaning.

Outdoors

- Clean downspouts
- Clean roof gutters
- Replace faulty roof parts
- Paint exterior
- Clean driveway and garage floor
- Remove junk/garden clippings
- Replace/fix broken play equipment
- Clean or repaint mailbox
- Bring out outdoor furniture
- Store winter outdoor furniture
- Clean barbecue grill
- Organize garage
- Clean trash out of window wells
- Do insect/pest check
- Clean patio
- Rinse outside walls/siding
- Repair caulk or damaged walls
- Wash windows and screens

Cupboard and Drawers

- Wash or replace shelf paper
- Organize drawers (one a week is good)
- Straighten cupboards
- Clean out medicine cabinets

Cooling

- Dust or vacuum radiator
- Bleed radiator
- Get system inspected
- Change air conditioner filter
- Make sure outside unit is not dirty, overgrown with weeds or leaves
- Clean humidifier or de-humidifier
- Clean ceiling fans
- Remove fireplace ashes

Plumbing

- Flush drains
- Clean faucet heads and handles
- Drain hot water heater/clean
- Change water purification filters
- Check for leaks and set sprinkler watering system for season

Miscellaneous

- Organize loose keys & locks
- Wash out trash bins/waste baskets
- Wash brooms and mops
- Change smoke detector batteries - At least twice a year
- Check fire extinguishers
- Take down outdoor X-mas lights
- Clean staircase entries and sidewalks
- Service vacuums (bag, roller, belt)
- Service appliances



To Pet Owners: “Don’t Let Me Be Disgraced”

My owner really loves me. Every day, she feeds me and walks me around Mandell Place. (By the way, I love what you’re doing to the place.)

But I digress.

On occasion as I’m being walked, how can I say it...nature calls. It’s not something I can fully control.

And here is where my shame begins. When I have to “go,” my owner picks up my little gift to the world. She carries old newspaper plastic bags, like the ones for the Chronicle or the Examiner.

But lately, I’ve noticed that other owners aren’t always so responsible. I don’t know about you, but I sure don’t want to step in somebody

else’s you-know-what.

If only I had opposable thumbs, I’d pick it up myself.

Anyway, I’ve also noticed many unfriendly looks from homeowners and other dogs and cats. (Now, you know you’re in trouble when cats get involved.)

But again, I digress.

The way I see, if owners would just pick up after their dogs, I would not feel disgraced.

Please, Mandell Place residents and other visitors, end my humiliation and pick up after your pets.

After all, who wants to step in poop? Not me.

The writer has asked that we conceal his identity for fear of reprisals from other, deeply ashamed, dogs. The above photo is not an actual photo but a mere composite.



Join Mandell Place

Your annual contribution is accepted at the start of each calendar year to help us protect our neighborhood, take on special projects and keep you informed. *Please fill out this form mail it with your check made payable to the address below.*

Thank you!

Name: _____

Address: _____

Annual Membership (Please check one)

- \$100 Patron
- \$50 Sustaining
- \$25 Contributing
- Other(\$_____)

Mail to: Mandell Place Civic Association (MPCA)

**P O Box 66005
Houston, TX 77266-6005**

Spring Cleaning Tips

From grills, to window screens, it’s time to clean up

Outdoor Grill

First, be sure last year’s gas connection is still safe. Mix some dish soap and water and brush it on the connection. If bubbles form when you turn on the



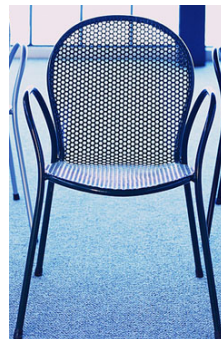
gas, you’ll know there’s a leak and it’s not safe. Next, use a wire brush to get off as much baked-

on grease and food that you can. Sometimes it’s easier to do this if the grill is hot. Also, before you grill next time, spray on some nonstick cooking spray. This will make cleanup easier.

Outdoor Furniture

Plastic lawn chairs left out all winter will be grimy. If you let some of the cleaner sit there for a while, the grime will come off easily by using a scrub brush and a hose.

Speaking of lawn furniture, you can salvage a simple little wrought iron table and chairs that you might find at a flea market or yard sale for about \$100.



Restoring Iron Furniture with Rust

With things like this, you shouldn’t let bad cosmetics fool you. All you need to do is take a wire brush and maybe some sandpaper to the rust and the old flaky paint. After the old coating is removed, wash down the piece and let it dry. After it dries treat it with a good metal primer. Then you can pick your favorite color and repaint it. The whole process really goes pretty quickly.

Information obtained from www.bobvila.com