

Mandell Place Realty Update

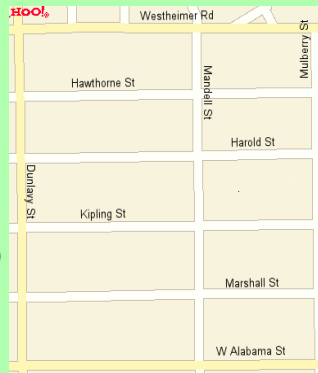
According to Multiple Listing Service, a tool used by realtors, eight single family homes closed and funded in Mandell Place in 2006, reports Kelly DeHay.

The prices ranged from a small bungalow in original condition for \$270,000 to a remodeled home with a pool for \$465,000. Most of the sales were between \$360,000 to \$400,000.

The multi-family market was very active with four sales in 2006. These properties sold for as low as \$286,000 to \$400,000.

DeHay knows of two sales where the structures were torn down for new construction.

Kelly DeHay is a Realtor. If you want details about any of the above information, call him at 713.528.0575 or e-mail him at



Eight homes ranging in price from \$270,000 to \$465,000 sold in Mandell Place last

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 listed below:

Name: _____

Address: _____

Annual Membership (Please check one)

_____ \$100 Patron

_____ \$50 Sustaining

_____ \$25 Contributing

_____ Other (\$ _____)

Mandell Place Civic Association (MPCA)

P O Box 66005

Houston, TX 77266-6005

Thank you!



Neighborhood News

Mandell Place Board Adopts Budget

Top priority building "war chest" to defend deed restrictions



At its first meeting of 2007, the MPCA board adopted a budget that

will help it maintain a strong defense against challenges to deed restrictions and step up beautification efforts.

"Kelly DeHay's strong membership drive in 2006 put us in a solid starting position for 2007," said board president Dinah Martínez. "Because of

Kelly's and [past president] Rod Danielson's efforts, we can move forward with increased confidence in our ability to address challenges to our deed restrictions."

The board agreed on the need for heavy participation by Mandell Place residents to support its 2007 goals. The donations will give the board an opportunity to build a "war chest" against developers like Aziza in nearby Lancaster Place challenging its deed restrictions.

"We must closely follow the situation in Lancaster Place and support their efforts—because we may be next," Martínez said. "We must also continue to fund our ability to seek legal action, if needed, to maintain our neighborhood's historic integrity." (See story below)

Joan Roden, Treasurer, reiterated that Mandell Place's financial well-being depends on the generosity of its residents.

Next MPCA Meeting

Thursday, Feb. 15
7 p.m.

Bering United
Methodist Church
(Hawthorne entrance—
off parking lot)

Future Meetings:

(General meetings
3rd Thursdays of the month)

- Apr. 19
- June 21
- Aug. 7 (National Night Out)
- Nov. 15 (MPCA elections)

Socials TBA on Saturdays



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P O Box 66005

Houston, TX 77266-6005

Lancaster Place Deed Restriction Test Affects Us

A temporary work-stoppage order was issued Feb. 2 against developer Aziza Homes. The builder is ordered to temporarily cease its construction project at 1614 Sul Ross in nearby Lancaster Place.

While the combined efforts of Mandell Place and Lancaster Place residents during the Jan. 30 City of Houston Council meeting netted good results, the fight is far from over, said Jaye Tul-lai, MPCA Deed Restriction Chair.

"We've won a small victory, but now we have to keep up the momentum," she said. "A loss by Lancaster Place could set a precedent that would change the look and feel of our two historic neighborhoods."

For those unfamiliar with the issue, Aziza is disregarding and/or reinterpreting Lancaster Place's deed restrictions to build three townhomes on one lot.

Lancaster Place, just south of Alabama in the Menil Museum area, is a

civic association like ours with similar deed restrictions.

Among the speakers before the city council was MPCA president Dinah Martínez, who spoke in support of conforming to the intent of Lancaster Place's deed restrictions.

To keep up with this and other Mandell Place news via e-news alerts, send an e-mail to:

dinahdinah@sbcglobal.net

Mandell Place Needs Your Membership!



Find out how and why your support of Mandell Place helps improve our neighborhood.



January begins new membership drive—join today!



Each January, Mandell Place begins its annual membership drive.

Even though you may have joined in 2006, it's time to renew your membership for 2007.

If you haven't heard from Kelly DeHay, membership committee chairman, you probably will soon. Or you may hear from your block captain, asking you to join.

In 2006, there were 106 member

households, up from 69 members in 2005, thanks largely to Kelly's efforts. That represented an outstanding 34-percent increase in households or businesses.

One important thing to remember about your contribution is that 100 percent of it is tax deductible.

So while you're giving your membership contribution (because it's a contribution and not a mandatory fee, as in other neighborhoods), keep in mind that your dollars are going toward a worthy

cause—keeping our wonderful neighborhood safe and attractive. As of Feb. 6, Kelly reports 34 households have either renewed or joined for the first time. There are about 200 homes in Mandell Place.

To join by mail, fill out the membership form on page 4. You can also call 713.528.0575 or e-mail

Kelly@kellydehay.com

Thank you for your active support and participation.

Mandell Place Crime Report (November 2006)

Offense Date	Offense	Block	Street Name
11/5/2006	Robbery	1600	WESTHEIMER
11/2/2006	Burglary of a Motor Vehicle	1500	WESTHEIMER
11/24/2006	Burglary of a Motor Vehicle	1500	HAWTHORNE
11/3/2006	Burglary of a Motor Vehicle	1600	WESTHEIMER
11/5/2006	Burglary of a Motor Vehicle	1600	KIPLING
11/5/2006	Burglary of a Motor Vehicle	1600	KIPLING

The latest crime information for Mandell Place 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, visit www.houston.tx.gov/police/cs/beatpages/cs1a30.htm

Gail Seaman Offers Wealth of Security Knowledge



Gail Seaman, the 2007 MPCA Security Committee chairman, moved to Houston in 1975, and has worked for BNSF (formerly Burlington Northern

Santa Fe Railroad) for almost 39 years. She's lived in Mandell Place

since 1996.

Before moving here, she lived in Eastwood, a neighborhood off I-45 across from the University of Houston, where she started a CB patrol with HPD and the precinct constable's office.

In Mandell Place, Gail works with local locksmith companies to make sure they offer our residents

the best deals to secure their homes.

Look for security tips in future newsletters.

To get security e-mail alerts or other Mandell Place news updates, submit your e-mail to dinahdinah@sbcglobal.net.



Your 2007 Mandell Place Leadership

Board of Directors and Committee Chairs



President
Dinah Massie
Martínez
713.942.8835



Vice
President
Sue Thompson
713.526.8667



Treasurer
Joan Roden
713.521.0415



Secretary
Peter Van
Hoeven



Membership
Kelly DeHay
713.528.0575



Deed Restrictions
Jaye Tullai
713.526.1830



Socials
Arleen Znosko
713.523.1882



Historian
Dolores Lamb
713.524.1119



Beautification
David Brantley
713.523.1735



Beautification
Samir Khushalani
713.523.1735



Past President
Rod Danielson
713.528.0575



Recycling
Dorothy Tyler
713.523.0979



Security
Gail Seaman
713.521.7665



Newsletter
John F. Martinez
713.942.8835

2007 Mandell Place Block Captains

- 1500 Marshall - Pam Laflin, Ray Brown
- 1500 Kipling - Dorothy Tyler, Trish Garrison
- 1500 Harold - Jed and Barbara Kenna
- 1600 Marshall - Bill Bartlett
- 1600 Kipling - Tony Pfeiffer
- 1600 Harold - Carol Wolk
- 1600 Hawthorne - Robert Graham

If you can serve as a block captain, please contact Dinah Martínez. These are important positions.

The main duties are to pass out the MPCA newsletter and help with our membership drive.

Block Captains Are Still Needed!

- Mulberry
- Mandell
- Westheimer
- Alabama
- 1500 block of Hawthorne