



MANDELL PLACE NEWS



"A NEIGHBORHOOD BY DESIGN"

A PUBLICATION OF THE MANDELL PLACE CIVIC ASSOCIATION

APRIL 2013



MPCA BELONGS TO YOU!

As you know, the Mandell Place Civic Association is a voluntary organization. Some of you might want to know where the money goes that is donated. Here are a few examples:

- Deed Restriction Enforcement
- Security Updates
- Contact with local politicians on issues that concern the neighborhood
- Liaison with the Neartown Association
- Great Socials to bring neighbors together
- Newsletters to keep you informed about the neighborhood
- Neighborhood Branding to increase property values
- Beautification committee to promote a pleasant neighborhood
- Communications via Nextdoor Mandell

This Association relies on your support and voluntary Membership Dues. Without your physical and financial support, we could not do all the things our Association does to support its residents. I urge you to join the Association by making a donation of your treasures and talent!

Please spend part of your morning with us this Saturday, April 13th for fun in Menil Park to find out more about MPCA and JOIN IN!

Charles Lambert
MPCA President 2013

UPCOMING MPCA EVENTS

MPCA SPRING FLING!
THIS SATURDAY, APRIL 13th, 10AM
AT MENIL PARK



Bring a picnic blanket, the kids and the dogs to our Saturday in the park!

PRIDE PARADE MEETING
THIS SATURDAY, APRIL 13th,
12 NOON, Nanette and David's
house, 1638 Harold Street

MPCA E-RECYCLING
NEXT MONDAY, APRIL 15th

Leave your electronics at the curb,
and a truck sponsored by
BOULEVARD REALTY will collect!

See Page 5 for all the details on these MPCA events!

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Newsletter and
Advertising Submissions
Deadline is
April 30th for May Issue

DEED RESTRICTIONS AND INCREASED VALUES

The topic of this article is how and why Deed Restrictions increase property values. If you don't think that's true, read along— as a realtor I have some specific local examples, and I would like to hear from you if you think you can prove otherwise. I begin with this challenge because I know that some stakeholders believe that Deed Restrictions **reduce** the value of their property when they go to sell it. But actually the opposite is true. Examples are only a few blocks away from us.

I used to live in the area that is loosely called “Hyde Park Main”—that big rectangle between West Gray and Westheimer, Shepherd to Dunlavy. I liked my old neighborhood well enough, and in fact I still own rental property there. But when an opportunity fell my way to buy on Harold, I snapped it up. I thought the Mandell side of Westheimer was nicer, although at the time I couldn't really identify why.

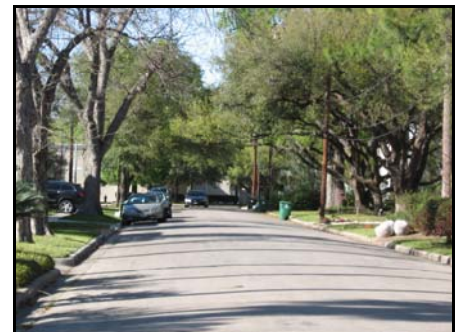
As a realtor, I see this all the time. I drive a client into our neighborhood, and within the first block, the client says “It's really nice here” or “this is a pretty block” or “What do you call this area?” Really, you would think we had just popped out of a tunnel. People react to the visual effect of trees and sidewalks, and houses not crowding the street. This is true even when they don't know the term “front setback.” A block of single family houses set back from the street just looks more upscale.

Obviously, River Oaks and West U, the 2 most expensive neighborhoods inside the Loop, have strictly enforced Deed Restrictions. We will never be River Oaks or West U (and I for one am more than fine with that). But we are in the running to be the most valued part of Montrose; and, it is our Deed Restrictions that have differentiated our neighborhood. Mandell Place is not entirely single family—we have duplexes, some townhouses, and even some apartment complexes sprinkled onto each block. But because of our Restrictions, single family has retained the majority, and it has given us a more upscale feel than what you see in many other parts of Montrose.

Let's look across Westheimer to **Hyde Park Main** for an example of Deed Restrictions in action: Drive up Park St. (one street west of Dunlavy). Pay attention to the block between Fairview and Indiana. It is a mix of original homes, townhomes, and cars parked right up to the sidewalk in front of an apartment complex. Now drive up to the end of the street, make a U-turn, and head south on Elmen. Almost anyone will agree that the 1500-1699 block of Elmen looks “better” than the 2100-2399 block of Park. Why so different?



No Deed Restrictions on Park



Deed Restrictions on Elmen

The difference is that the 1500-1699 block of Elmen, (and the same blocks of Woodhead and Morse) form a tiny Deed Restricted subdivision called “Lewisdale.” Unlike Mandell Place, the neighborhood often loosely called “Hyde Park Main” is actually a patchwork of many small subdivisions. Lewisdale had restrictions that ran with the land. Some of the others adopted “some” restrictions later, and some properties have none at all.

Did Deed Restrictions **lower** the value in Lewisdale? No, to the contrary. Lewisdale is the only subdivision in there that is commonly touted by name—the rest of the neighborhood is called “Hyde Park Main,” whether it is in Hyde Park Main proper or one of the small additions.

See for yourself—Google “Lewisdale Houston TX” and old ads like these will come up:

1518 Morse : **WONDERFUL LOCATION IN DEED RESTRICTED LEWISDALE!!!**

1602 Elmen: **Lewisdale Deed restricted** to single family homes, a quiet block...

1602 Morse: In **deed restricted Lewisdale** (no townhomes)

As someone who has written a lot of ad copy over the years, I can tell you that only what are deemed to be the “big positives” will make their way into these ad taglines. The Lewisdale blocks sell for more than the rest of the Hyde Park Main area—those are widely considered to be the best blocks. The vintage houses there sell for more, the new construction is more expensive, and even the lot value is higher.

I use Hyde Park Main as an example for 3 reasons—(1) Hyde Park Main is so close to us that it shares our same schools, retail, and amenities—so we have an even playing field there.

(2) It is so close that most stakeholders in Mandell are already familiar with it, and I hope will give it an even closer look when driving or walking there.

(3) And lastly, Hyde Park Main is not cheap. It is considered to be an expensive, sought after, high value neighborhood. **But Mandell Place is more so.**

Looking at Hyde Park Main you can see how a familiar neighborhood without our Deed Restrictions differs from our own Mandell Place. But the topic here is not aesthetics but value. Is this difference worth anything? Can it be quantified?

Given the small size of the 2 neighborhoods, we never get a truly statistical quantity of data, but again and again, I find that our houses sell for a higher price than on that side of Westheimer. Ours are also less likely to be orn down (which means the seller only gets “lot value”). The bulk of their tax base over there is

townhomes, of which we have only a handful. But, comparing a property class that we do have—bungalows and other vintage houses—our neighborhood is more valuable for the homeowner.

Let’s use the Houston Association of Realtors (HAR) sales data for the last 6 months:

In Hyde Park Main, **6 bungalows** were purchased for **tear down** since Jan. 1 2012.

Three bungalows were purchased as **residences**.

The 3 homes were sold for:

\$305,250; \$345,000; \$470,000

In Mandell Place, we have had **1 bungalow** sold for **teardown** in the last six months.

Four properties were purchased as **residences**, with selling prices of:

\$385,000; \$629,000; \$635,000; \$795,000

This six month data is typical, and whatever philosophical take you have about Deed Restrictions, you can’t say that they have decreased our property values. And for the owners of the new construction, the townhouses and the apartment complexes that we do have here, the gloss of these higher values rubs off on you as well.

This is not an academic exercise for me. I have followed the progress of these 2 neighborhoods because since 1999 I have owned property in both. I want the best for both. But what I see is that the value of Mandell Place has been consistently stronger. The investment in time and money that has been made to defend our Deed Restrictions really does pay off for each and every stakeholder.

If want more specifics on our local sales data, or if you have data to prove me wrong I hope you will contact me—I am easy to reach, and our evolving neighborhood is a favorite topic of mine.

Jaye Tullai is a licensed Realtor specializing in Inner Loop neighborhoods with Boulevard Realty and is a MPCA Deed Restriction Committee member. This essay does not reflect the opinions of the MPCA Board, Boulevard Realty, or anyone but the author. Sales data taken from the Houston Association of Realtors database.

Jaye Tullai

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Web: <http://www.har.com/JayeTullai>

APRIL 2013

YARD OF THE MONTH



1509 Hawthorne St. well deserves April's Yard of the Month.

Lisa Dempsey's meticulous yard care shows through every detail. The delicate selection of flowers, the birdbath and the impeccable landscaping make this yard one of Mandell Place's finest. Thank you Lisa for adding color, sweetness and beauty to our neighborhood!

If you have suggestions for next month's winner or if you want to join the electing committee please email us at mandellplace@gmail.com.

FEBRUARY 2013 CRIME STATS

Date	Hour	Offense Type	Block Range	Street Name
2/25/2013	00:00	Auto Theft	2600-2699	DUNLAVY
2/14/2013	02:00	Robbery	1400-1499	WESTHEIMER
2/6/2013	11:00	Aggravated Assault	1600-1699	WESTHEIMER
2/20/2013	00:00	Theft	1400-1499	WESTHEIMER
2/26/2013	20:00	Theft	1600-1699	WESTHEIMER
2/12/2013	20:00	Theft	1400-1499	WESTHEIMER
2/1/2013	15:00	Theft	1600-1699	WESTHEIMER
2/13/2013	22:00	Theft	1400-1499	WESTHEIMER
2/7/2013	23:00	Theft	1400-1499	WESTHEIMER
2/28/2013	00:00	Theft	1400-1499	WESTHEIMER

As reported by the City of Houston at:
<http://www.houstontx.gov/police/cs/beatpages/cs1a30.htm>

MPCA Electronics Recycling Monday, April 15th

Do you have electronics taking up space while you try figure out how to dispose of it responsibly? **BOULEVARD REALTY** is donating their truck & driver to collect and recycle your electronic waste. Local non-profit "Techs and Trainers" will get its pick of anything it might be able to re-furbish, and the rest will be taken to the City of Houston's Environmental Service Center and Compucycle.

PUT YOUR DISCARDS OUT ON THE CURB BY MONDAY MORNING, APRIL 15TH FOR PICKUP.

Items accepted include: PCs, servers, keyboards, mice, laptops, game consoles,

MPCA Spring Fling Event!

In effort to take advantage of the wonderful parks in our neighborhood and to provide additional opportunities to get to know our neighbors, MPCA will be hosting a family-friendly Spring Fling event.

PLEASE JOIN US

SATURDAY, APRIL 13TH AT 10 AM

AT THE MENIL PARK (adjacent to the Menil Collection Museum) on the corner of Mulberry & Sul Ross. Bring your children, dogs, picnic blankets and lawn chairs, and we will provide light refreshments and activities for the kiddos! If you are interested in assisting with planning our Spring Fling Event please contact Claudia Walkup at ckbernal@gmail.com.

WANT TO BE A PART OF PRIDE PARADE?

Our next committee meeting will be after the MPCA Spring Fling on April 13th. Our meeting will be at Nanette and David's house at 1638 Harold starting at Noon. Please join us if you would like to be involved or want to ride on the float!!!

monitors, small kitchen appliances, memory chips, hubs and routers, printers, copiers, scanners, fax machines, projectors, rechargeable batteries, cable boxes, telephones, cell phones, PDAs, tape drives, hard drives, cords, cables and cameras.

MPCA DEED RESTRICTIONS UPDATE

After several years of time and effort, the move to revise and update our deed restrictions has ended. There was simply not enough interest.

Owners of approximately 22% of MPCA square footage signed the proposed restrictions, but a minimum of 50% subscription was required to record them. These restrictions would have done more than the current restrictions to preserve our neighborhood's character and protect it from uncontrolled development. Nonetheless, among the reasons cited for not signing the proposed restrictions were the lot-specific applicability--even if the 50% minimum subscription had been reached--and the perceived negative impact on future lot use, development and values.

We will of course still focus on enforcing the current restrictions, primarily the garage setback, which, together with the prevailing lot line regulation, prevents multi-family home development. We can, as a neighborhood, be on the lookout for potential deed restriction violations.

To borrow a phrase, "if you see something, say something" to either me, David Toy (davidstoyesq@gmail.com) or my deed compliance colleague, Jaye Tullai (Jaye.tullai@prodigy.net) and together we will all work to protect this special neighborhood.

Try out a Houston B-cycle!

Houston B-cycle is Houston's new "bike sharing" program! Pick up a bike at any B-station and return it to that same station or any other B-station when done. Our closest B-station is right in front of Hay Merchant at 1111 Westheimer (@ Waugh). Use a credit card or B-card to unlock a bike in seconds.



houston.bcycle.com

NEW MPCA COMMITTEE MEMBERS!

We are sad to say goodbye to **Maria Vidart**, Beautification Committee Chair, but so excited for her acceptance at MIT for graduate studies! Thank you Maria for your work to make our neighborhood beautiful!

We are happy to announce that our new Beautification Committee Co-Chairs are **Sara Henderson and Megan Faulkner!** These ladies will be looking for the next Yard of the Month and are working on projects to continue beautifying our neighborhood.

Also, welcome **Carol Wolk** as our new Security Committee Chair! She will be our liaison with HPD.



BLOCK CAPTAIN WANTED!

Do you live in the 1600 Block of Hawthorne? We need you to be a Block Captain! If interested, please email us at mandellplace@gmail.com

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[copy.com](http://www.copydotcom.com)
1201-F Westheimer
Houston, Texas 77006
713-528-1201

<http://www.copydotcom.com/>
Support Your Local Businesses!

IMPORTANT PHONE/WEB CONTACTS

EMERGENCIES ONLY:	9-1-1
HPD NON-EMERGENCY:	713-884-3131
HPD STOREFRONT:	713-284-8604 or centralpatrol1district@cityofhouston.net
CITY OF HOUSTON HELP:	3-1-1 or www.houston311.org or download the app HOUSTON 311 on your smartphone
ABANDONED CARTS:	HEB: 713-529-2475 Kroger: 713-526-7865 (press 0) Randall's: 713-284-1200 (press 8)

RAIN and DRAIN REMINDER!

We have been blessed with recent rains that will help the flowers bloom!

Please help keep your family and neighbors safe by clearing out the street drains near your home to remove leaves. This allows the water to drain properly and removes potential mosquito breeding grounds!

REGULAR TRASH

Mondays. Place container on curb between 6:00pm Sundays and 7:00am Mondays.

RECYCLING

April 15th, and 29th

Paper, magazines, aluminum, tin, cardboard, plastics 1-5 and 7. No glass allowed in curbside bins. ALSO ELECTRONICS RECYCLING on April 15th sponsored by Boulevard Realty.

TREE WASTE

Wednesday, May 1st

Place tree waste out starting at 6:00 pm the Friday before Tree Waste day.

JUNK WASTE

Wednesday, June 5th

Place tree waste out starting at 6:00 pm the Friday before Junk Waste day.

BECOME A MEMBER OF MPCA NOW!

Thanks to everyone who has already renewed their membership for 2013. We are close to 50% as of April 1, which is wonderful, but there's still a long way to go! Please consider joining the MPCA. The more members we have, the more effective we are as an organization, especially when we need to react quickly. As those of us know who have been here a few years, real estate can move very quickly around here. If you have to take time to mobilize, it's too late. Plus, more members means more fun! We have added many new neighbors to the MPCA in the last year, so please consider joining and having your opinions heard.

We are here to serve you! We have several membership levels--one for every budget. This is **your** organization, so please help us make it the best it can be through your participation! Annual membership dues are voluntary. The Mandell Place Civic Association is a 503(c) organization, and your dues are tax deductible.

Please fill out this form and mail with your check made out to:

Mandell Place Civic Association (MPCA)

P.O. Box 66005

Houston, TX 77266-6005

Name: _____

Address: _____

Phone: _____

Email address: _____

Annual Dues (Please check one):

Contributor _____ \$25

Supporter _____ \$100

Member _____ \$50

Patron _____ \$200

THANK YOU FOR YOUR SUPPORT!