



Spring, 2020

A publication of the Crestwood Civic Club

*Dear Neighbors,*

*What a strange and difficult time we are all experiencing! Now more than ever, I appreciate our community. Our people are the best! Many of you have been in touch, offering to help those who might be in need. Thank you reaching out.*

*It's hard to stay at home, and I know many of us are anxious about the virus and/or the economy. But it is good to remember that we have much to be thankful for, living in Crestwood. We have wide streets, perfect for walking while maintaining a safe distance. Nature is close by with Memorial Park, the Arboretum and Buffalo Bayou. And we have a caring and diverse population.*

*We deferred our regular spring meeting from April to May 19. Now, that still seems too soon to hold a large gathering, so I sent out a Zoom meeting invitation this week. We will use take questions and comments in advance or use the "chat" or "raise hand" function during the meeting.*

*I really hope most of you can join us. We need to elect our board of directors, present the club's finances, and vote on including The Sanctuary on Rains Way and Arlington Court in our Civic Club. Watch out for the annual membership letters coming to your house soon!*

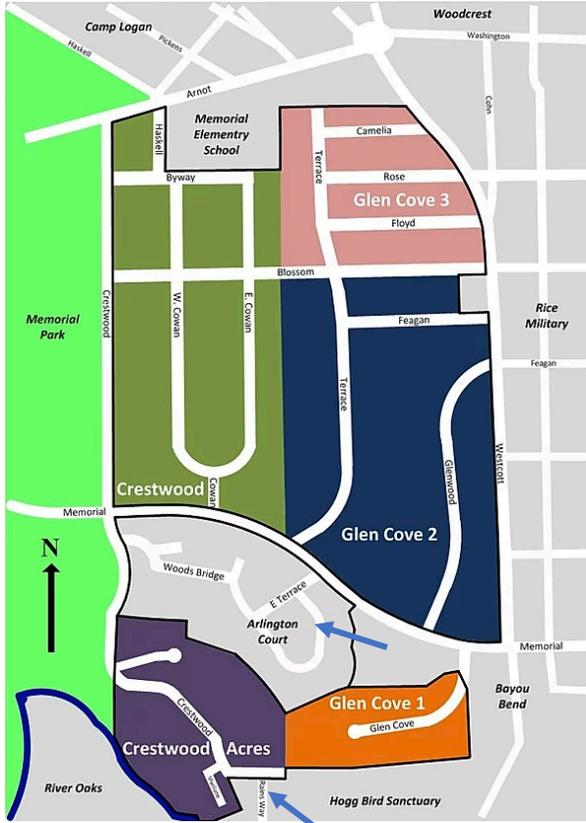
*Tami Hamilton*



**May 19, 2020 at 6:30 PM  
Via Zoom**

- ◆ Download the Zoom App or simply click on the meeting invitation. If you need an invitation, email [president@crestwoodglencove.org](mailto:president@crestwoodglencove.org) or text me at 832-597-1359.
- ◆ We are expecting our council representative, Abbie Kamin, to join to update us on city activities and hear our concerns.
- ◆ The officer slate will be presented for a vote. Interested in joining the board or becoming a Block Ambassador? Or volunteering to help with meetings, social media, mailings, etc.? We need you! It's a great way to get involved in the community and get to know your neighbors. Let me know ASAP.
- ◆ The board is proposing we invite The Sanctuary on Rains Way and Arlington Court to join our Civic Club. While these communities have their own deed restrictions, they also have common interests and concerns. Together, we form a stronger voice with local government. and organizations. An informal poll of The Sanctuary yielded at least a likely 60% participation rate. In order to increase our scope, this needs to be approved by existing club members at 2 subsequent meetings.
- ◆ Like to propose an agenda item? Please contact me prior to the meeting.

# DEED RESTRICTIONS & CLUB EXPANSION



## Definitions and Organization

The map shown here defines the current footprint of the Crestwood/Glencove Civic Club and also shows the areas governed under 5 separate deed restrictions. The Board has decided to work on creating a set of searchable deed restrictions to make it easier for residents and potential buyers to understand the current restrictions in place as some of these have been amended many times. This project will take a bit of time as we need to consult government records and get some clerical and legal help to make this happen. You can view this map and most of the original deed restrictions with amendments on the website.

The Board is asking for your vote to agree to expand our Civic Club footprint to include The Sanctuary on Rains Way as well as the Arlington Court neighborhood (shown with the blue arrows above). Both of these areas have their own deed restrictions, which they would continue to administer. Inviting them to join the Civic Club is about sharing information and common concerns, expanding our potential influence with various government groups, and improving the security of all our community.

Before this change can be made, there must be a vote at 2 Civic Club meetings. We will hold the first vote on May 19, followed by another vote at the October meeting if we have a quorum and an affirmative vote later this month.

Please send your comments and questions to [info@crestwoodglencove.org](mailto:info@crestwoodglencove.org).

## **Offensive Language in our Deed Restrictions**

Most of our deed restrictions contain racially-biased language limiting residents to Caucasians only. These clauses are common for deed restrictions created in the 1930s and 1940s. I personally first noticed this when I lived in Avalon Place bordering River Oaks. Of course, the clauses are not legal per the Civil Rights Act of 1965, but the language is still there. Amending the deed restrictions will not remove it, but only amend that clause. CNN did a story on this issue in February (<https://www.cnn.com/2020/02/15/us/racist-deeds-covenants/index.html>).

Several of our residents have asked that we find a way to remove the clauses, and understandably so. The Board consulted an attorney a few months who advised that to remove the language, we would need to replace the deed restrictions with a new document. We should probably do this at some point, as the restrictions could use some modernization. However, this will be an expensive and lengthy process which we are not prepared to tackle right now.

Alternatively, Board members Wally James and Mike VanDusen consulted with State Senator John Whitmire, who lives in our neighborhood, about the possibility of the state passing a law to remove these types of clauses from deed restrictions across the state. Please send a note to Sen. Whitmire (<https://senate.texas.gov/member.php?d=15>) as well as Rep. Sarah Davis (<https://house.texas.gov/members/member-page/?district=134>) expressing your support for this initiative. Sen. Whitmire has promised to take it up when the state legislature meets again next year. Going this route will not only remove the clause permanently without cost to the Civic Club, but it will enable neighborhoods across the state to do the same. See all your representatives at <https://house.texas.gov/members/find-your-representative/>.

## **CRESTWOOD SECURITY = VALUABLE SERVICE NOT INCLUDED IN CIVIC CLUB MEMBERSHIP**

Currently, about 50% of our neighbors are paying for the security service that is a proven crime deterrent for all. As everyone knows, our neighborhood has become essentially crime-free since Top Gun began patrolling several years ago. Top Gun has been taken over by a larger security company, Whelan, but our overall security program has remained essentially unchanged. The security officers continue to provide a major deterrence to potential crime in our neighborhood.

The approaching holiday period requires greater security against criminals who are opportunists, eyeing the holiday packages on our doorsteps and appearing to be checking homes for targeting. Crime continues all around our neighborhood and criminal activity is a major concern city-wide. Every single household in our neighborhood benefits from Top Gun/Whelan's neighborhood patrolling and all our home values have been preserved with the patrols (realtors use this point in their sales pitches). If every household would participate in the Security Program, the participant fee could be cut in half to less than \$1000/yr. On the other hand, if the participation rate declines, the Security program will not be sustainable long-term; patrols will have to be decreased and we will all suffer the consequences of more criminal threats. Crime in Rice Military increased when their patrol hours were decreased.

Participation in the program has many benefits: e.g., 1) on-property checks, 2) security officer assistance, such as responses to security concerns at your home, being escorted to your door when concerned about returning home alone, 3) officer response to security alarms (within minutes), 3) vacation watch monitoring of your home, and 4) monitoring your home for packages, newspapers, etc. that may build up, making the home appear un-occupied, while you are away.

Conversely, for non-participants, the security officers are legally prohibited from accessing their property and therefore from responding to any issues or requests from non-participants.

Our plea is that every neighbor not currently participating will join the Security Program in 2019/2020, so we can all bear the cost of the safe neighborhood we all currently enjoy.

To enroll in the Security program or receive additional program information, please email **[Security@Crestwoodsecurity.org](mailto:Security@Crestwoodsecurity.org)**.

***Stay in touch! We need your email address please.***

*Website: [crestwoodglencove.org](http://crestwoodglencove.org)*

*Facebook: Crestwood/Glencove Civic Club*

*[president@crestwoodglencove.org](mailto:president@crestwoodglencove.org)*

*[info@crestwoodglencove.org](mailto:info@crestwoodglencove.org)*

## WEBSITE

We have a new website platform and a whole new look ([crestwoodglencove.org](http://crestwoodglencove.org)). Please take us a look and give us some feedback. We would love to have some photos from the neighborhood to include. Please send to [president@crestwoodglencove.org](mailto:president@crestwoodglencove.org). Like to help us with social media? Please drop us a note.

## FACEBOOK

We now have a Facebook page (<https://www.facebook.com/groups/2719942918231914/>). Please join if you are a Facebook user. As we get more members, we can use this platform for communication and sharing of questions and concerns in the neighborhood.

## NEXTDOOR

Another good way to stay in touch on what's happening in our neighborhood and surrounding areas is Nextdoor (<https://nextdoor.com/>). You have the option to follow only Crestwood, or perhaps also add Rice Military and Camp Logan.

## NEWSLETTER

Please make sure we have your most recent email as this is our main communication channel. We are no longer mailing newsletters to most residents, which saves considerable money and time. Stay informed!



## BLOCK AMBASSADOR PROGRAM

At the end of this newsletter, you will find the current list of Block Ambassadors. The main purpose of this group is to welcome new members to the community and provide an easy way to sign up for the Civic Club and the Security program. They also post signs around the neighborhood for our semi-annual meetings. And they help to keep the board informed of changes in the residents' contact details and assist the Board with meetings and special events.

Get to know your Block Ambassador! Find their contact details in your directory or send a note to [info@crestwoodglencove.org](mailto:info@crestwoodglencove.org).

***MANY THANKS TO OUR BLOCK  
AMBASSADORS FOR YOUR WONDERFUL SERVICE  
THROUGHOUT THE YEARS! YOU MAKE OUR  
COMMUNITY A MORE INVITING PLACE TO LIVE  
AND HELP OUR MEMBERS STAY INFORMED!!!***

## **Civic Club Board**

<i>Tami Hamilton</i>	<i>President</i>
<i>Tom Tynan</i>	<i>Vice-President</i>
<i>Mike VanDusen</i>	<i>Secretary</i>
<i>Kathy Bernobich</i>	<i>Treasurer</i>
<i>Liliya Bayer</i>	<i>Member</i>
<i>Wally James</i>	<i>Member</i>
<i>Christine Kirchner</i>	<i>Member</i>
<i>Suneeta Rangwani</i>	<i>Member</i>

## **Block Ambassadors**

<i>STREET</i>	<i>NAME</i>
<i>Arnot, Byway, Haskell</i>	<i>Carol Lopez</i>
<i>Blossom</i>	<i>Pilar Schneider</i>
<i>Camellia</i>	<i>Sharon Choens</i>
<i>Crestwood, NOM</i>	<i>Marilyn Ho</i>
<i>Crestwood, SOM</i>	<i>Joni Landon</i>
<i>East Cowan</i>	<i>Christine Laborde</i>
<i>Feagan</i>	<i>Anne Coles</i>
<i>Floyd</i>	<i>Courtney Bollich</i>
<i>Glencove</i>	<i>Katy Emde</i>
<i>Glenwood</i>	<i>Delana Bice</i>
<i>Memorial</i>	<i>Jon Halvorsen</i>
<i>Rose</i>	<i>Ofelia Mayo</i>
<i>Terrace, NOB</i>	<i>Suzie Williams</i>
<i>Terrace, SOB</i>	<i>Mary Christ</i>
<i>West Cowan</i>	<i>Jill Hubbard</i>