



BRAYS OAKS

MANAGEMENT DISTRICT
NEWSLETTER VOL. II, 2012
WWW.BRAYSOAKSMD.ORG

*Overflowing
with Good News!*



MESSAGE FROM THE CHAIRMAN

ETAN MIRWIS

Great things are happening in the Brays Oaks Management District this summer. The District created a public safety committee headed by our own board member, Starla Turnbo, whose background in real estate management should prove to be an asset as we work with apartment managers throughout the District. Statistics provided by the Houston Police Department show an overall downward trend in crime in our area. Specifically, there has been a dramatic drop in shoplifting incidents--by nearly a third over last year.

That means that our proactive efforts to improve public safety for both the residents and businesses are really paying off, but it doesn't mean our work is done.

Simple improvements like additional lighting and trimming hedges can make a difference in the opportunity for criminal activity. The Management District is committed to finding creative ways to educate business owners on crime prevention.

In June, the Reserve at Creek Bend became the first Brays Oaks-area apartment complex to receive the Blue Star certification by the Houston Police Department, passing a rigid inspection by its Apartment Enforcement Unit. Attaining this designation is a first step toward a significant reduction in crime in the area, but it also can be a powerful attraction for prospective tenants.

Improving public safety is a key element in the District's mission to provide a quality environment for both residents and business owners, and in fact, is critical to new business development.

There are also some new developments regarding new businesses opening up in the community.



It would be premature to discuss these before the ink is dry, so let's keep the details under wraps until a future issue of this newsletter.

In the meantime, if you or your organization has good news to share, ideas worth developing, or if you just want to comment on what's happening within the District, we'd love to hear from you.

Sincerely yours,

Etan Mirwis

Chairman,

Brays Oaks Management District Board of Directors

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PLEASE VISIT OUR WEBSITE AT WWW.BRAYSOAKSMD.ORG



MESSAGE FROM THE DIRECTOR **DAVID HAWES**

In his message, our Chairman, alluded to exciting new developments on the horizon, and I'm very pleased to tell you about a few of those that will have a tremendous impact on the Brays Oaks community.

First, we have been working closely with the administration of Houston Community College to bring one of their campuses to the Brays Oaks area—a commitment in the bond package that provides for a \$12 million workforce education facility. And, if we can muster up enough land, we are looking at the possibility of locating a 10,000-student international campus within our District.

I can't begin to tell you what a coup that would be for our community, but small or large, having an HCC campus within our borders will be an economic incubator that will spur job growth and new businesses for years to come.

Business development is only one of the commitments your District and its board have made, but we also need the transportation infrastructure in place to support the growth we envision. Currently, we are working with Metro on the proposed expansion of the light rail line along 90A/South Main, which is the southern edge of the District. Part of our discussion with them has centered on rail alignment, where the stations should be located, and how to advance this plan so that commuters who live within our community will have affordable, dependable mass transit.

We're also mindful that not everyone always travels by car, bus or light rail. Plans for new hike-and-bike trails are also in place so that pedestrians have a safe way to traverse the community and families with young children can enjoy outings in the fresh air.

All of this is part of our master plan for a better Brays Oaks Management District—a unique part of the city with a thriving business climate and a higher quality of life. Your thoughts and suggestions on any improvements by the District are encouraged and welcomed.

Sincerely yours,

David Hawes

Executive Director,
Brays Oaks Management District



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Public Safety



SHOPLIFTING AND VIOLENT CRIMES “TREND DOWN IN BOMD”

Comparing statistics on a month-by-month basis, the number of burglaries of motor vehicles (BMVs) decreased by 26% between March and April of this year. Of the 69 BMVs in April, nearly half (30) occurred in apartment complexes, while 22 were in business parking lots and the other 17 were in single-family residential neighborhoods. The area around the Southwest Freeway and Belfort had the most reported BMVs.

Year-to-year comparisons for the first four months showed a 10% increase in auto thefts and a 36% increase in robberies, even though there was a 6% decrease in the latter from March to April 2012. Apartment parking lots and public streets in the South Meadow area (S. Gessner and W. Belfort) and the Raydell area (S. Braeswood and Sapling Way) were the setting for the most reported robberies. Apartment complexes in the Raydell area were also the site of the most auto thefts.

The new Public Safety Committee, organized by the District and headed by board member Starla Turnbo, is partnering with the managers of apartment complexes to address this issue in the areas with the highest population density and greatest incidence of criminal offenses, Rodriguez said.

There is good news for residents and businesses of the Brays Oaks Management District (BOMD), according to new crime data released by analysts from the Houston Police Department.

For the first four months of 2012 (January to April), violent crimes in BOMD decreased by 2% compared to 2011, with 21 fewer incidents. The number of simple assaults year-to-year also dropped 11%. The best news for local businesses is that shoplifting incidents fell by 28% compared to the previous year. However, overall, other non-violent crimes increased by 9%.

While the number of arsons increased from two to three incidents, representing a 50% increase, it is more accurate to say that the most dramatic jump in non-violent crimes occurred in the category of home burglaries. These increased from 250 to 318 for the same period year-to-year, representing a 27% increase. In the month of April alone, 52 of the 82 reported burglaries occurred in apartments and condominium complexes. The majority of burglaries perpetrated in single-family homes during April occurred primarily in the Westbury subdivision, according to the report.

“THESE MONTHLY CRIME ANALYSIS REPORTS WILL SHOW US EXACTLY WHERE CERTAIN CRIMES ARE TRENDING, DOWN TO THE DAYS OF THE WEEK AND TIMES OF DAY. THIS WILL ALLOW US TO TARGET OUR RESOURCES—SUCH AS MOBILE SURVEILLANCE CAMERAS—MORE EFFECTIVELY TO PREVENT THESE CRIMES FROM HAPPENING.”

— RICHARD RODRIGUEZ
DIRECTOR OF SERVICES FOR THE DISTRICT



Public Safety

RESERVE AT CREEKBEND EARNS

HPD'S BLUE STAR CERTIFICATION

GETTING A BLUE STAR MEANS A SAFER LIVING ENVIRONMENT FOR RESIDENTS OF THE RESERVE AT CREEKBEND.

The apartment complex has attained Blue Star certification awarded by the Houston Police Department's Apartment Enforcement Unit. The Blue Star Program is a partnership between law enforcement, apartment owners/managers, and residents to reduce crime and improve the quality of life in multi-family communities.

The Reserve at Creekbend is the first property in the Brays Oaks area to achieve this designation, police said in a press release prior to a June 28 safety event for residents. The safety event was the last of three phases in the certification process.

In order to become certified, properties and their managers must complete day-long training, meet minimum Crime Prevention through Environmental Design (CPTED) requirements, and conduct a resident safety training. During the CPTED survey, officers assess such things as lighting, perimeter fencing, landscaping, on-site security crime prevention efforts, and tenant screening procedures. The management of the complex at 7600 Creekbend has been working toward this goal for the past six years.

Richard Rodriguez, Brays Oaks Management District, says he is working developing a workshop for apartment owner and managers, with instruction by other owners who have turned their properties around using CPTED methods and limited resources. The workshop will cover budgets and other internal mechanisms to help owners improve their operations for a successful complex.



BraysOaksMD.org



BRAEBURN STOREFRONT

P.I.P. MEETINGS

POSITIVE INTERACTION PROGRAM

ALWAYS INTERESTING GUESTS

THIRD TUESDAYS
7PM @ 7576 WEST BELLFORT

We invite you to join us for a most interesting evening and urge you to bring others with you.

This is a great opportunity to chat with your Storefront Police Officers, discuss any crime issues you may have, and to visit with friends and neighbors while enjoying delicious refreshments.

overflowing with good news!

PLEASE VISIT OUR WEBSITE AT WWW.BRAYSOAKSMD.ORG



KEEPING THE DISTRICT

CLEAN & GREEN

The District is very active in removing the visual blight caused by graffiti. Graffiti abated by the District is color matched and chronicled for HPD investigations. To date the District has abated over 1,300 individual incidents of graffiti. We are grateful to our community partners and residents who actively assist us in reporting incidents. We are also working closely with our graffiti abatement contractor and HPD to identify and prosecute the individuals responsible for graffiti in our District.

WE ENCOURAGE ALL RESIDENTS AND BUSINESSES TO JOIN THE IN THE EFFORT TO HELP US ERADICATE GRAFFITI FROM THE DISTRICT BY REPORTING TO 3-1-1 OR BY GOING ON-LINE TO WWW.BRAYSOAKSMD.ORG AND REPORTING INCIDENCES VIA THE "REPORT A PROBLEM" BUTTON ON THE HOME PAGE.

THE DISTRICT ALSO PROVIDES FUNDING FOR STREET LIGHT SURVEYS WHICH ARE PERFORMED BI-MONTHLY WITH OUTAGES REPORTED TO CENTERPOINT ENERGY FOR REPAIR.



Go Greener

HELPING THE DISTRICT

CM GREEN TEAMS WITH TREES FOR HOUSTON

On Sept 11th, in conjunction with Council Member Larry Green's office – **Trees for Houston** will donate trees to replace all dead trees currently residing in the Esplanades throughout the District. The District's Landscaping crews are currently annotating and removing any dead trees from the area esplanades for replacement on Sept 11th. A special **THANK YOU** goes out to Council Member Green for arranging the donation of trees for the Brays Oaks District



Litter Abatement

Did you know that the District recently hired a contractor who is solely dedicated to the District to handle: litter abatement, bandit sign removal, return of shopping carts to stores, and mowing of the under maintained public right-of-way.

Plant it Forward

Community

HELPING REFUGEES LAUNCH FARMING BUSINESSES

Kale and turnips are among a variety of vegetables making a difference in the lives of 12 refugees from the African Congo who are now living in Southwest Houston. "The plan is to help refugees who were farmers in their home country to develop small farming businesses in Houston," said Teresa O'Donnell, executive director of the non-profit organization, Plant It Forward Farms. It's a concept that arose when her employer, a software company, started looking for a way to give back to the community, she added.

On Saturday, July 14, about 40 volunteers showed up to help build a model training farm on one of three acres leased from the Braeswood Assembly of God Church near the corner of Willowbend and Fondren. In the heat of an early morning, workers laid out rows of cardboard framed with cinder blocks and filled in the raised beds with organic soil. In the aisles between, they laid a mulch-covered walkway.

This fall, when the training farm is bearing leafy greens and root vegetables, all volunteers will receive a pound of free produce in exchange for their willingness to get a little dirty in the July sun. Ray Sher, farm manager, says the yield will include endive, collards, mustard greens, lettuce, beets, carrots, radishes, broccoli, cauliflower, bok choy and two kinds of peas—all of which will end up for sale in local farmers' markets. No chemicals will ever touch any of it, O'Donnell said.

Plant It Forward's website, www.Plant-it-Forward.org, not only has more information now, but will soon feature veggie-based recipes as well.



To be considered, refugees go through an interview process and nine months of training to become a certified Plant It Forward farmer and have the opportunity to cultivate a small urban farm like this one.





Rita Woodward with Congressman Al Green

GARDEN ADVOCATE RECEIVES FLAG FROM U.S. CAPITOL

Rita Woodward

GARDEN ADVOCATE

"I worked so hard for this park for so many years. This is the vision that I had," Woodward said. "You can find a purpose and a project. One person can make a difference."

In front of Westbury High School in the garden she helped create, Rita Woodward, a Brays Oaks community advocate, was honored with a flag that had flown over the U.S. Capitol.

On Monday, April 30, U.S. Representative Al Green presented the U.S. flag to Woodward, who spent 10 years lobbying the Houston Independent School District (HISD) for the green space now known as the Rita Woodward Environmental Nature Park.

"IT'S MUCH BETTER TO SEE A SERMON THAN TO HEAR ONE," GREEN SAID, REFERRING TO THE GARDEN AS "THE SERMON THAT RITA PREACHED." HE ALSO QUOTED GHANDI AND SAID, "WE SHOULD ALL BECOME THE CHANGE THAT WE SEEK."

State Representative Borris Miles also presented Woodward with a Texas flag, and other local, state and federal officials sent messages of their regard for her. The park was formerly the site of HISD's Oceanography Center, built in the late 1960s, and then it became the Living Resource Center, a warehouse for biology specimens. When the science center's function was moved to a different location, the building on the corner of Chimney Rock and Gasmer fell into disrepair.

That's when Woodward, now 84, began her campaign to acquire and renovate the space in front of the high school. It only took her 10 years to convince HISD officials to donate the land and to round up contributions to beautify it with roses, other landscaping and a mosaic "W" at the base of the school's flagpole. Donations came from local businesses, residents and from the fund-raising efforts of the Friends of Westbury High School Foundation that Woodward founded in 1992.

Trees for Houston

TRIBUTE GROVE

The Willow Waterhole Nature Reserve in Westbury has been chosen as the site of Trees for Houston's Tribute Grove for this year.

A Tribute Grove is a designated area in which donors can donate trees in commemoration of special occasions, honor a friend or family member, or make a memorial gift. Planting will start in the fall of 2012; the number of trees in the grove is determined by the number of donations.

If you have wanted to make a donation to Trees for Houston, now is a good time as the trees will be planted in our neighborhood! Check out www.TreesForHouston.org for more information.

US90A Railroad Quiet Zone

Can you hear the quiet? On May 16, 2012 a "Railroad Quiet Zone" went into effect for the Union Pacific Railroad tracks adjacent to US90A / South Main from the Houston city limits eastward to South Post Oak, including the railroad crossings at S. Gessner, Fondren, Haviland, Hillcroft, and Chimney Rock. The new Quiet Zone means that the trains do not blow their warning horns during road crossings unless needed for safety reasons. The Quiet Zone was implemented by the city of Houston at the request of the Westbury SuperNeighborhood.

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6TH ANNUAL BASKETBALL TOURNAMENT AND HEALTH FAIR

hosted by

The Male Empowerment Coalition
and Bethel's Place Empowerment Center

September 15, 2012 9AM - 5PM

WHERE: Bethel's Place Empowerment Center
12660 Sandpiper Rd. | Houston, TX 77035

WHAT: Health Screenings, Employment Opportunities,
Local Community Agencies

COST: Register by September 7th: \$25 per team
At the door: \$35 per team.
Participation in the health fair is *required* for all players.
FREE to all others.

AGE BRACKETS FOR TEAMS: 16-18, 19-20, and 21 & Up

For more information call: 713.440.7456

www.teenhealthclinic.org | www.bethelsfamily.org





**Saturday,
August 18, 2012
8am - 12pm**

**Marian Community Center
11001 South Gessner
Houston, TX 77071**

**Games + Food + Fun
Health Screening + Athletic Physicals**

**Haircuts for boys and
Haircut vouchers for girls**

**Back-to-School Giveaway
Supplies for Kids ages 6-18yrs**

FUN DAY in the Park

**This is a community effort hosted by: Riceville Baptist Church,
Zoroastrian Center, Brays Oaks Management District, Super Neighborhood #36,
and Southwest Houston 2000 Inc., City Councilman Larry Green and 97.9 The Box
For info/support/donations please contact Rev. Louis Morris 832-606-6039 or 713-778-0992**





INDIA HOUSE GIVES BACK TO THE COMMUNITY

AFTER-SCHOOL TUTORIAL SESSIONS

Registration begins August 20, 2012

(transportation provided)

Start Date:

September 1, 2012 Monday - Friday

3pm - 6pm

U OF H MOBILE EYE CLINIC & INDIA HOUSE

Appointment Dates:

Sept. 20, Oct. 11 & 25

9am - 4pm

India House - Young Leaders Group will sponsor a "Thanksgiving Basket" for families in our community from **September 15 - November 3**. They will be accepting non-perishable items and monetary donations. Families in need of assistance will be identified by local school principals.

For more information on how you can help visit www.IndiaHouseInc.org.

Please help us get the word out and you are welcome to join us in celebrating health and wellness.

If your organization provides health services, you can contact us at **713-929-1907** for booth space.

UNIVERSITY OF HOUSTON MOBILE EYE INSTITUTE at

India House Houston - O.P. Jindal Center

September 6 & 20, October 11 & 25

9:00 am to 4:00 pm



Bringing Compassionate Vision Care to the Houston Community

Comprehensive on-site vision services
Diagnosis & treatment of common eye diseases
Prescriptions for glasses & contacts
Coordination of all optometric needs
The latest in ophthalmic technology



Complete eye exams for *qualified deserving persons* at deeply discounted rates (\$25). Glasses, including bifocals, also available for such persons at deeply discounted rates (\$59 and \$89). India House will provide financial help for exams & glasses to those who need it, on a case by case basis.

Prior registration necessary after July 25
through www.indiahouseinc.org or by calling 713-929-1905.
Exams performed in order of the names in the registry.
Each person will be notified about time of scheduled exam.



Houston Police Braeburn Storefront

Annual Golf Classic

Sponsored by the Citizens Advisory Council [501C(3)]



Monday October 1st, 2012

1:30 PM shotgun start

Bear Creek Golf Club

16001 Clay Road | 281.859.8188

Citizens Advisory Council Coordinator:

Barbara Hite 713.882.4975 BJHite@AOL.com

Four Person Scramble places 1st - 3rd

Player Fee: \$75 per player

Make checks payable to

The Braeburn Storefront CAC

**EACH PLAYER RECEIVES TOURNAMENT
REWARDS REPLAY PASS ONE MONTH
MEMBERSHIP IN PLAYER'S CUP**

**FOOD | DRINKS | PRIZES | SILENT AUCTION
DINNER TO BE SERVED**

Braeburn Storefront Coordinator: Officer Shawn Demaree
832.767.9806 Demaree.Braeburn@sbcglobal.net

Brays Oaks Management District, Southwest Houston 2000, Inc. and
Houston Baptist University invite you to our...

Bi-Monthly Breakfast

And Dont Forget to Save these Dates!
... you dont want to miss this!



HCC

HOUSTON COMMUNITY COLLEGE

Sept. 11th, 2012
7:15^{AM}

Learn about what's new
at
Houston
Community College!



Nov. 13th, 2012
7:15^{AM}

& Learn about the elections
and
what the new
changes mean to you!

Houston Baptist University

MCNAIR HALL - MORRIS CULTURAL ARTS CENTER
7502 Fondren Houston, TX 77074

Seating is Limited!

\$10 INDIVIDUAL • \$80 SPONSOR TABLE • WALK-UPS \$12 AND SEATED LAST
NO-SHOWS WITH RSVP WILL BE INVOICED \$10

Please RSVP by July 4TH to Natali Lacasa at: NLacasa@hhcllp.com



Community Calendar

**Brays Bayou
Association Meeting**
Third Monday of each Month
7:30 PM

The Gathering Place
5310 South Willow Drive
www.cechouston.org

Monday, Aug. 20, 7:30 PM

Prof. Robert Stein, *Rice University, et al.*,
will bring us a presentation made
to City Council on a STORM RISK
CALCULATOR for the City of Houston.
See for yourself: risk.rtsmets.com

Monday, September 17, 7:30 PM

Steven Hupp, *Water Quality Director,
Bayou Preservation Association*, will
be discussing the water quality in the
Brays Watershed and the interconnected
wet-bottom lakes of the Willow
Waterhole Greenway. The water quality
is particularly important in its support of
birds and fish and, as a subject area for
the Environmental Science Curriculum of
neighboring Westbury High School.

Questions - Bob Schwartz at
Bobx@hal-pc.org | 713.723.7230

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District Meetings

* District meetings are held at the District offices
*unless otherwise noted

Marketing and Business Development
2nd Wednesday - 12:00 (noon)

Business & Economic Development
1st Thursday - 8:00 a.m.

Public Safety & Security 2nd Wednesday - 10:00 a.m.
S. Gessner Patrol Station at 8605 Westplace Dr.

Landscape and Beautification Committee 2nd
Wednesday - 11:00 a.m.

Community Meetings

Super Neighborhood #36 1st Tuesday - 7:00 p.m.

* Braeswood Assembly of God
10611 Fondren Road Houston, TX 77096

Brays Oaks CERT 2nd Monday - 7:00 p.m.
10810 Braesridge Dr.

Apartment Cluster 2nd Tuesday - 11:30 a.m.
10101 Fondren, Suite 100

HPD's Apartment Positive Interaction Program
4th Thursday - 11:00 a.m.
10101 Fondren, Suite 100



Brays Oaks Management District
www.BraysOaksMD.org

10103 Fondren Rd., Ste. 301
Houston, Texas 77096

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PLEASE VISIT OUR WEBSITE AT WWW.BRAYSOAKSMD.ORG TO RECEIVE FUTURE NEWSLETTERS VIA EMAIL



Office & Staff

District offices are located in the Bray Oaks Towers at
10103 Fondren Rd., Suite 301, Houston, TX 77096

David Hawes - Executive Director
DHawes@BraysOaksMD.org

Richard Rodriguez - Director of Services
RRodriguez@BraysOaksMD.org | 713.595.1221

Allen Goodlow - Assistant Director of Services
AGoodlow@BraysOaksMD.org | 281.881.3174

Gretchen Larson
- Director of Marketing & Business Development
GLarson@BraysOaksMD.org | 713.595.1215

Ray Lawrence - Director of Economic Development
RLawrence@BraysOaksMD.org | 713.595.1235

Board of Directors

- Ms. Starla Turnbo
- Mr. Mehmet Okumus
- Mr. Adam Weiss
- Mr. Greg Glenn
- Mr. Steve Moore
- Ms. Cindy Chapman
- Ms. Elaine Gaskamp
- Mr. George O. Nwanguma
- Mr. Charles F. Meyer
- Mr. Etan Mirwis
- Mr. Cary P. Yates