

BRAYS OAKS

MANAGEMENT DISTRICT

NEWSLETTER VOL. II, 2013

WWW.BRAYSOAKSMD.ORG

*Overflowing
with Good News!*



MESSAGE FROM THE CHAIRMAN

C. FRED MEYER

that has awakened the Brays Oaks Management District to new possibilities. Indeed, through Etan's leadership, a solid foundation has been laid in the advancement of our community, and for that, we owe him a huge debt of gratitude. Etan has been a terrific, passionate leader with a keen vision for what we needed to accomplish, and he has set the stage for great acts to follow.

We can see a visible example in the beautification initiative which has included improvements to 90 esplanades in the District and many not so visible improvements such as the lack of trash and graffiti! But there are other important advances that are not as tangible. For instance, BOMD has established a great working relationship with law enforcement officers throughout the community and that has enhanced public safety for everyone in the District. Thanks to Etan, the board and the various committees, we've also made tremendous progress reaching out to the owners and managers of multi-family housing complexes and have established a productive communication system.

Now that we've forged those relationships, the next important step is to develop a better understanding of our retail businesses. This is an area I'm particularly excited about, being in the retail property management business myself. Currently, we are gathering information about the existing retail businesses in Brays Oaks--an inventory that will tell us more about the types of businesses that proliferate and the types we need to cultivate. Once we have that collected and analyzed, we can begin a dialogue with the property owners, managers and real estate brokers to assist them in tailoring their retail properties to better meet the needs of the community.

We are also excited about three other major developments on the horizon that are destined to shape the educational and cultural aspects of Brays Oaks--the Levitt Pavilion for outdoor music concerts at Willow Waterhole, the new HCC Campus and the transformation of the old YMCA building into a new Westbury Christian Athletic Complex.

While it will be impossible to fill the shoes of our previous chairman, Etan Mirwis, it sure will be nice to follow his footsteps as he has blazed a trail

The Levitt Pavilion is in the early planning stages as to its leadership, fundraising, and design and more details will come in newsletters to follow. Suffice it to say for now – this project is very exciting for our community! The HCC campus will be a boon to the area and a wonderful addition to our community. With the workforce training it will provide, the campus will become just one more good reason for people to come to Brays Oaks to live, to study and to locate new businesses.



As I also serve as chairman of the fundraising campaign for the Westbury Christian Athletic Complex, I can assure you that is also going to be a huge benefit for the District. We're raising \$12 million for capital improvements that will turn an out-of-date YMCA facility into a state-of-the-art high school athletic complex. Located less than a mile from the Westbury Christian Campus in the center of Brays Oaks, the new complex will soon draw families from all over the city to watch their kids compete in football, track, baseball and girls' softball.

Once we have more people from across Houston visiting Brays Oaks for concerts, sporting events and college classes, we can show everyone what kind of progress we've made. Brays Oaks is a growing, vibrant community with a lot of positive improvements already completed, and it's time for the rest of the city to realize that.

I look forward to working with the board and staff, and we all appreciate your continued support and suggestions to further improve the Brays Oaks Management District.

Sincerely yours,

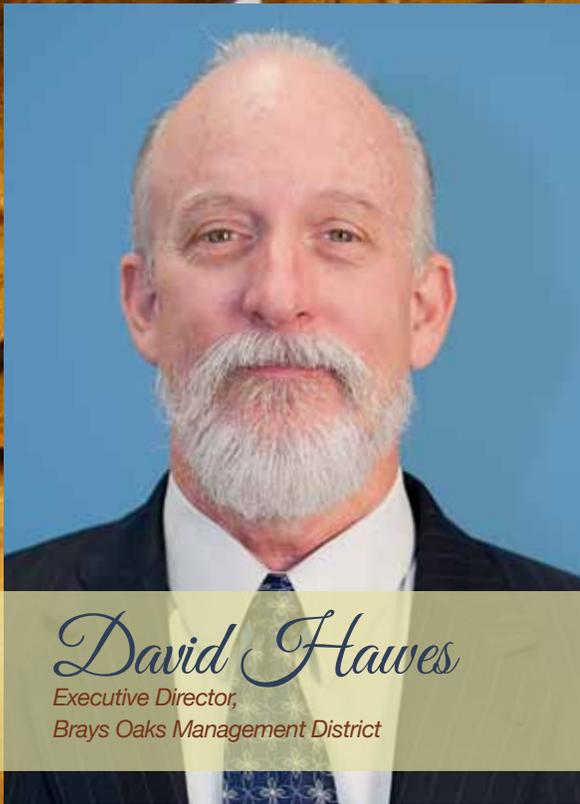
C. Fred Meyer
Chairman,
Brays Oaks Management District Board of Directors



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PLEASE VISIT OUR WEBSITE AT WWW.BRAYSOAKSMD.ORG



David Hawes
Executive Director,
Brays Oaks Management District



CHECK OUT OUR NEW
DISTRICT SERVICES
VIDEO AT:
WWW.BRAYSOAKSMD.ORG

MESSAGE FROM THE DIRECTOR **DAVID HAWES**

In any strategic planning exercise, the focus is not always solely on the future. To get where you want to go, it's frequently useful to inventory your resources and look at what you've accomplished to date.

In the Brays Oaks Management District, we've had seven very successful years laying the groundwork for everything we want to achieve and to make this already vibrant community even better. During that period of time, we've been branding the area, changing the perception, addressing public safety issues, developing the environmental design, and building coalitions within the community—all to support the objectives of the District.

In all of those endeavors, we're confident that we've reached the goals we set for ourselves. But then, that seven-year-plan reached its end and we had to step back, take a look at the foundation we laid, and embark on a visionary approach to planning for the next 15 years.

The committee we assembled to create a new service plan was composed of people who have a vested interest in seeing Brays Oaks grow and prosper and who know—on both a strategic and tactical level—what needs to be done to make that happen. Together, we produced a new 15-year service plan that builds on some components of the previous plan, but it also provides for transitioning and advancing all of our accomplishments.

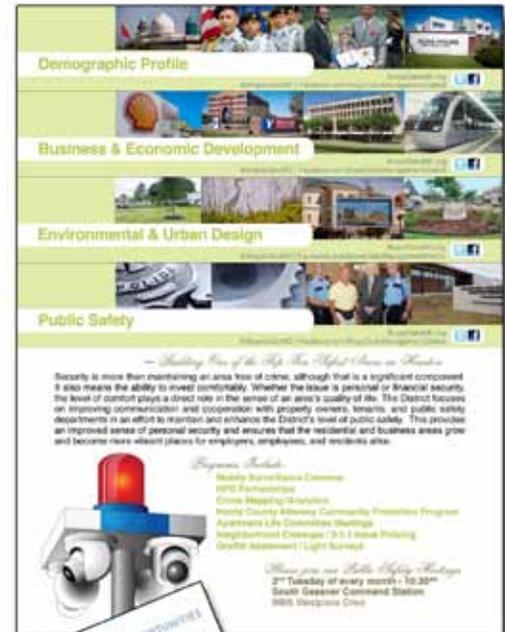
During the first seven years, we produced a master parks and trails plan. We also worked very hard with the community and the Levitt Foundation to secure the Levitt Pavilion to be located at Willow Waterhole. And we worked with the Willow Waterhole Conservancy to make improvements to that signature park space that will ensure it becomes a destination for visitors from all over the city.

We worked closely with Houston Community College to help them win their bond package and, at the same time, we advocated for a new vocational and technical campus to be located within the District. Securing that required a true partnership between the Brays Oaks District, the City of Houston, Houston Independent School District and HCC.

All along, we've been working closely with Metro on the planned rail line along Main Street to make sure that, when it is constructed, it adequately serves the Levitt Pavilion and the rest of the Brays Oaks community.

Now, we also have to make sure we continue to promote economic development so we can revitalize the District's retail centers and our office structure capacity. And because many of our projects are going to require additional funding to come to fruition, we're also working to consolidate many of our fundraising efforts with our partners so that we present a seamless and united front when approaching potential donors.

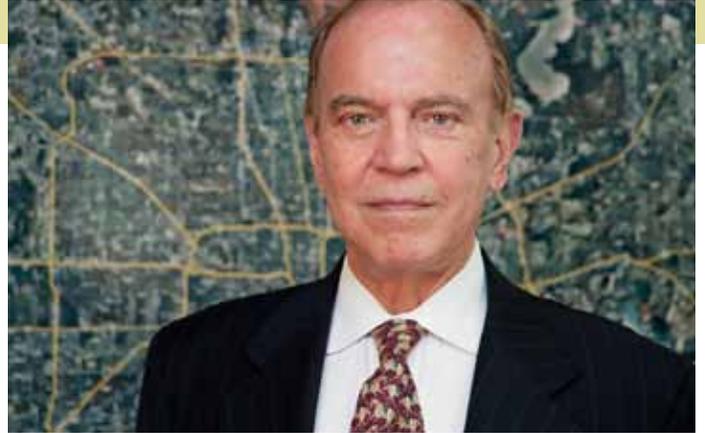
To date, we've been very effective in leveraging our resources and partnerships for all these things to happen. Going forward, the new service plan is actually a reflection of our previous successes and a means to build on them to keep the momentum going.





BRAYS OAKS - NEW RETAIL CENTER

**RETAIL CENTER INVENTORY MARKS FIRST WAVE
OF**
***ECONOMIC
DEVELOPMENT
PLANS***



RAY LAWRENCE DIRECTOR OF ECONOMIC DEVELOPMENT

THE BRAYS OAKS MANAGEMENT DISTRICT'S BUSINESS AND ECONOMIC DEVELOPMENT COMMITTEE IS ONE YEAR INTO A QUEST TO FILL IN SOME "HOLES" IN THE RETAIL FABRIC OF THE NEIGHBORHOOD.

Ray Lawrence, Director of Economic Development, said the committee is assembling an inventory of all shopping centers, retail stores and restaurants.

"FRANKLY, WE WANT TO IDENTIFY 'HOLES' THAT SHOW US WHAT TYPES OF BUSINESSES WE NEED TO FOCUS ON RECRUITING," LAWRENCE SAID. "WE PLAN TO USE THE INVENTORY FOR BUSINESS RETENTION, PUT THOSE BUSINESSES ON THE NEWSLETTER SUBSCRIPTION LIST, AND INVITE THEM TO SPECIAL EVENTS AND SEMINARS. ANALYSIS OF THE TYPES OF BUSINESSES WILL HELP US NARROW THE FOCUS OF THE SERVICES WE CAN PROMOTE."

ESRI, a geographic mapping company, already provides retailers with information about surpluses and deficits based on sales figures, Lawrence said. The inventory that the District is conducting tells retailers about the surplus and deficits based on sales--including where sales are being lost to stores outside the District.

"We already know that statistically, but we want to try to narrow that down a little bit more specifically to certain types of stores," he said. "We can look at this inventory and compare it to other areas of the city and see what types of stores we really need to recruit."

Another survey of residents is not underway yet, but is under consideration for later in the year, Lawrence said. Surveying residents will reveal their buying habits, where they are buying certain items, as well as their perceptions of the stores and restaurants in Brays Oaks.

Brays Oaks has a history of losing quality restaurants to more affluent neighborhoods. Brays Oaks will need to see a rise in the number of higher income households before it can succeed in attracting new upscale restaurants, he said.

Aside from attracting new retailers and restaurants, Lawrence said there are two developments on the horizon to bring other new businesses to Brays Oaks. First, the \$5.25 billion expansion of the Panama Canal, to be completed next year, should greatly enhance offloadings at the Port of Houston.

"HOUSTON IS THE NUMBER TWO INTERNATIONAL PORT IN THE COUNTRY. WE THINK THERE'S GOING TO BE A GREAT NEW DEMAND FOR WAREHOUSES AND OFFICE WAREHOUSES, AND I THINK THE BELTWAY MAKES SENSE AS ONE OF THE PRIME MARKETS FOR THAT KIND OF DEVELOPMENT. SECOND, THE NEW HOUSTON COMMUNITY COLLEGE WORKFORCE TRAINING CENTER COMING TO BRAYS OAKS WILL ALSO HAVE A POSITIVE IMPACT. WHAT THIS IS GOING TO DO IS EDUCATE OUR YOUNG WORKFORCE AND THAT WILL BE A MAJOR ATTRACTION FOR NEW INDUSTRY."

—Ray Lawrence
DIRECTOR OF ECONOMIC DEVELOPMENT

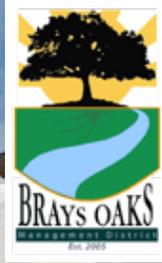


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Public Safety

PUBLIC SAFETY EFFORTS REACH OUT TO ASSIST

BRAYS OAKS APARTMENTS & BUSINESSES

In its ongoing efforts to ensure the safety of the Brays Oaks Management District residents and businesses, the Public Safety Committee continues to work with law enforcement, apartment managers and owners, local businesses and the Harris County Attorney's Office in a variety of safety initiatives.

There have been several successful lawsuits and injunctions pressed by the Harris County Attorney's Office, including injunctions against 16 known gang members who are now forbidden by the court from entering a newly established a one-square-mile "safety zone" between Albury Drive and West Bellfort. Violating that injunction by entering the zone will result in a year's imprisonment and a \$4,000 fine for those gang members, said Richard Rodriguez, BOMD Director of Services.

"THEY CAN'T WORK, PLAY OR EVEN COME INTO THAT ZONE. WHAT THIS DOES IS GIVE POLICE OFFICERS AN EXTRA TOOL TO APPREHEND THESE GANG MEMBERS IF THEY VIOLATE THE INJUNCTION. SINCE WE'VE DONE THAT, THERE'S BEEN DRAMATIC IMPROVEMENT IN THAT CORRIDOR." — Richard Rodriguez, BOMD Director of Services

"We're also working hand-in-hand with the Differential Response Team of the South Gessner Command, and they're helping identify hot spots where we can deploy our mobile camera systems which we've been using for more than three years," Rodriguez said.

The committee is also planning to mail crime statistic reports to managers and owners of multi-family housing units that also show how the property ranks in terms of reported criminal activities in comparison to 124 apartment complexes in the District, he said. The first report will be mailed at the end of July and will continue every six months. Currently, the committee is also working with the HPD Braeburn storefront on an annual drive to help fund the storefront, which is maintained through community donations. A fundraising golf tournament is being planned for October, Rodriguez said.

The Public Safety Committee also has a new meeting time and location — 10:30 a.m. on the second Tuesday of every month at the South Gessner Division Command Station, 8605 Westplace where Captain Robert W. Robertson assumed leadership in May.

Robertson celebrates 30 years of service with HPD this year and was promoted to captain in 1995. He has served in multiple divisions of the police department, including air support, night command, robbery, and traffic and accidents.

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 2,159 individual incidents of graffiti. We are grateful to our community partners and residents who actively assist us in reporting incidents. We encourage all residents and businesses to join 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.

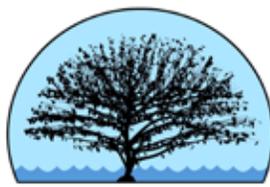
LITTER ABATEMENT

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. Since the beginning of the year 1,181 miles of right of way have been de-littered which translates to 28,550 pounds of trash removed, 2,114 bandit signs removed, 1,194 business fronts mowed and 65 shopping carts were returned to area businesses.

overflowing with good news!



Community



Willow Waterhole
Greenspace Conservancy

LEVITTPAVILIONS

Community through music



WILLOW WATERHOLE
PROVIDES ACTIVITIES IN HOUSTON'S

"SECRET GREENSPACE"

IN A FAR SOUTHWEST CORNER OF THE CITY, ALONG SOUTH POST OAK ROAD, LIES ONE OF HOUSTON'S BEST-KEPT SECRET PARKS, WILLOW WATERHOLE, WHICH ALREADY FEATURES WONDERFUL OPPORTUNITIES FOR PICNICKING, BIRD WATCHING, HIKING AND BIKING. BUT, THE SECRECY FACTOR MAY SOON DISAPPEAR AS THE WILLOW WATERHOLE CONSERVANCY STRIVES FOR GREATER AWARENESS AND FURTHER DEVELOPMENT OF THIS GREEN SPACE JEWEL.

"THE USAGE OF THE PARK IS PART OF A BROAD AWARENESS PROGRAM TO ENGAGE OUR CONSTITUENTS AND CITIZENS THAT LIVE IN THE AREA," SAID RALPH RIEGER, NEW CHAIRMAN OF THE WILLOW WATERHOLE CONSERVANCY BOARD OF DIRECTORS. "IT'S SHOCKING TO ME HOW MANY PEOPLE ARE NOT AWARE THAT THE PARK HAS BEEN DEVELOPED. IT'S KIND OF AN ISOLATED AREA OF WESTBURY."

To increase awareness, several family-oriented events are planned for the fall, including a **Harvest Moon Festival** on **Saturday, September 21**. Rieger said the festival will include a horse-drawn hayride and a miniature train, plus free popcorn, cookies and bottled water. Dinner and a movie that same night will feature the film, **"Fly Me Home,"** and Tejano salsa and honey snowballs will be sold.

On **Saturday, October 5**, there will be an evening of acoustic fusion guitar music with **Ricardo Sweatt Rodriguez**. A Halloween movie and costume contest will take place **Saturday, October 19**, and on **Sunday, November 17**, musicians from several HISD Magnet school band programs will come together for a concert.

Rieger, a CPA with offices on Chimney Rock near the Waterhole, is a Dayton, Ohio, native who has been in Houston since 1981. He assumed the chairmanship of the Conservancy's board of directors this past spring when former chairman, Howard Sacks, stepped aside to become more involved with the development of the Levitt Pavilion, a concert venue to be built in the park with funding from the Levitt Foundation and the community.

The Conservancy is also working to acquire and plant more trees, especially since the long-term drought has affected about 80 percent of the city's green canopy.

WILLOW WATERHOLE GREEN SPACE CONSERVANCY

is a 501(c)(3) non-profit organization that depends on the generosity of park visitors and other friends to maintain the park and to fund free events held here every year. We welcome gifts of all sizes. More information about the park & conservancy can be found at www.WWGC.org

11415 Chimney Rock, Suite 201
Houston, TX 77035
713.729.1122.



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Community Save these Dates

Save the Dates!

Bi-Monthly Breakfasts

ALL ABOUT THE **Levitt Pavillion**

November 12th, 2013

**Tuesdays - 7:15^{AM} @
Houston Baptist University**
MCNAIR HALL - MORRIS CULTURAL ARTS CENTER
7502 Fondren Houston, TX 77074

WILLOW WATERHOLE

Music in the Park

Sat Oct 5 | 6:30 to 8:30 pm

An evening with Ricardo Sweatt Rodriguez
Internationally acclaimed Acoustic Fusion Solo Guitar

Halloween Movie Night

Sat Oct 19 | 8 to 9:30 pm

Movie - *to be announced*
Costume Contest

Music in the Park: Al's All-Stars

Sun Nov 17 | 4 to 6 pm

Al Campbell hand-picked band
from local magnet music programs

MEETING NOTICE

BRAYS BAYOU ASSOCIATION

AS USUAL, THE BRAYS BAYOU ASSOCIATION HAS A GREAT LINE UP OF SPEAKERS FOR THE NEXT FEW MONTHS. OUR OBJECTIVE IS REDUCING THE RISK OF FLOODING AND OUR SPEAKERS HELP IN UNDERSTANDING HOW TO UNDERTAKE ACTIONS THAT HELP MEET THAT GOAL.

MONDAY | SEPTEMBER 16, 2013 | 7:30^{PM}

THE GATHERING PLACE | 5310 SOUTH WILLOW | 77035

COMMISSIONER PRECINCT 3 STEVE RADACK HAS BEEN INVITED TO JOIN US TO EXPLAIN HOW COMMISSIONERS COURT WORKS, HOW CITIZENS CAN CONVEY NEEDS AND CONCERNS, AND WHAT IF ANYTHING CAN BE DONE TO ADVANCE "**PROJECT BRAYS**" IN THESE DAYS OF LIMITED FUNDING BOTH AT THE LOCAL AND FEDERAL LEVEL.

MONDAY | OCTOBER 21, 2013 | 7:30^{PM}

THE GATHERING PLACE | 5310 SOUTH WILLOW | 77035

CARL WOODWARD, P.E., CFM, WATERSHED MANAGEMENT DEPARTMENT MANAGER, HAS BEEN INVITED TO JOIN US TO DISCUSS THE DISTRICT'S PERIODIC EFFORTS TO UPDATE THE FLOODPLAIN DATA. HE WILL ADDRESS WHAT TRIGGERS AN UPDATE AND WHAT IS INVOLVED. LOOKING TO HAVE A FEMA REPRESENTATIVE TO ADDRESS QUESTIONS.



**MEETINGS ARE OPEN
TO ALL WHO ARE INTERESTED.**

QUESTIONS? CONTACT:

BOB SCHWARTZ

PRESIDENT

BRAYS BAYOU ASSOCIATION

bobx@hal-pc.org | 713 -723-7230

FREE ADMISSION, ACTIVITIES, REFRESHMENTS

HARVEST MOON FESTIVAL

Family activities resume at Willow Waterhole for the Fall. Kids and "Kids at Heart" will enjoy a horse-drawn hayride, riding on a miniature train, experience the movie, **"Fly Away Home"** and an evening stroll as the harvest moon peaks above the horizon at dusk. **COOKIES, POPCORN & WATER!** bring your favorite chair or blanket!

Dinner available for purchase:
Tejano Salsa & Honey's Snowcones

FREE EVENT!!!
Saturday

September 21, 2013

6:00-9:30 p.m. Rain-date: September 28

Willow Waterhole Conservation Reserve
South Gazebo at Willow Waterhole
apx. 5300 Dryad behind Westbury H.S.



Hosted by:



Sponsored by:



To learn more, visit www.wwgc.org
Fan us at facebook.com/willowwaterhole

District Meetings

District meetings are held in the District offices

10103 Fondren Rd., Ste. 300

**unless otherwise noted*

Landscape and Beautification Committee
2nd Monday – 5:00 a.m.

Marketing and Business Development
2nd Monday - 6:00 p.m.

Business & Economic Development
1st Thursday – 9:00 a.m.

Public Safety & Security
2nd Tuesday of every month - 10:30 a.m.
South Gessner Command Station
8605 Westplace Drive

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.
8605 West Place

HPD's Apartment Positive Interaction Program
4th Thursday - 11:30 a.m.
8605 West Place



Brays Oaks Management District
www.BraysOaksMD.org

10103 Fondren Rd., Ste. 300
Houston, Texas 77096

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Office & Staff

District offices are located in the Bray Oaks Towers at
10103 Fondren Rd., Suite 300, Houston, TX 77096

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- Executive Director

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Richard Rodriguez

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Raquel Ramirez

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Gretchen Larson

- Director of Marketing

GLarson@BraysOaksMD.org | 713.595.1215

Ray Lawrence

- Director of Economic Development

RLawrence@BraysOaksMD.org | 713.595.1235

Board of Directors

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



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