NORTHFIELD I & II NEWSLETTER

the Holidays, 2015 /early January 2016

A diverse community of residents with high standards and expectations

President's Corner
By Vincent L. Sanders

Happy Holidays Neighbors!!!

Yes, we have made it through another year and YES, 2015 will go down as a year that we must really look out for one another. With the world being on high alert from terrorist attacks, one strong approach that we can take to protect our basic assets and keep up with what's happening in the neighborhood and with each other is to sign up with PCMI TownSquare.

Again, I urge you to sign up for PCMI TownSquare. This board approved communication tool for Northfield I & II is accessible via mobile phone, tablet and desktop- and completely private. A few things you can do within TownSquare:

- Receive important information from Northfield I & II
- You can cast your proxy statement and amenities survey
- Post and receive instant watch alerts to help keep our neighborhood safe
- Receive local news tailored specifically to our community
- Place a request to start a community group or volunteer on a committee
- And much more……..

The web address to access TownSquare is www.pcmi-us.com Please review page 2 of this newsletter to get further instructions on how to enter TownSquare. I would like for as many of my neighbors to use this communication device because it will keep you well informed of community events and happenings.

Assessment notices were mailed in November for FY2016. Please plan your financial budgets as any unpaid assessments by January 31, 2016 will be turned over to our management company for collection.

With 2016 fast approaching, we are looking for residents who want to make a difference in our subdivision. The inset in this month's newsletter is the Proxy Statement. Please vote your proxy and return it to any current board member or mail it to PCMI. Why not add one more thing to your list of resolutions for 2016 and participate with the Northfield I & II board and attend the annual Northfield I & II Town Hall meeting which will be held on **January 25, 2016.** Our special guest will be announced in our next newsletter.

The Northfield I & II Board of Directors (the Board) would like to know your thoughts, and is requesting your participation in an Amenities survey. The Board would like your input on what amenities, if any, Residents would like to see added to the Northfield I & II community. Many real estate experts believe that the right amenities can increase a neighborhood's property values, provide enjoyment for the residents, and help to bring a community together. Therefore, **WE WANT YOU** to complete the survey!!!!! Your ideas and suggestions are valuable to us. Help make our community stronger.

Finally, I have included in this newsletter an excerpt from November 25 issue of ***USA Today***. This article discuss many of the issues facing homeowners and why there's a national shift away from home ownership and toward renting Yes, homeowners can be a challenge but it is a dream that many of us take pride in possessing. It's part of our national credo: A family that owns its home cares for it and improves it and the community that it entails…...

Therefore, Get involved with you subdivision……. Happy New Year and ALWAYS TAKE PRIDE in your subdivision….this being Northfield I& II.

The Northfield I&II Newsletter is a publication of the Northfield I&II property owners association. The Association does not endorse and is not liable for any advertising. The newsletter is intended as a forum of the community and will accept pertinent articles and other contributions subject to space limitations and editing.

IMPORTANT READ

NATIONAL SECURITY HAS BECOME A TOP PRIORITY IN THE UNITED STATES. But security starts at the basis unit of government---- THE NEIGHBORHOOD!!!!! PLEASE PROTECT THE ASSETS and INTEGRITY of NORTHFIELD I & II

PLANNED COMMUNITY MANAGEMENT, INC.
a part of SEVERN TRENT SERVICES

PLEASE NOTE THAT HOMEOWNER ASSESSMENT WERE MAILED THE WEEK OF NOVEMBER 7, 2015. IF YOU HAVE NOT RECEIVED YOUR ASSESSMENT INVOICE PLEASE CONTACT COMMUNITY SERVICE MANAGER KAYE FOLLIE.
Kaye's Phone number is 281-504-1330 Email address: k.follie@stservices.com Main office phone number 281-870-0585. REMEMBER THAT ASSESSEMENTS ARE DUE JANUARY 1, 2016

Precinct **525** turnout from the December 12 Run-off Elections
Total registered in the precinct **3,124**
Total who voted early plus on Election Day **781**
Percentage Voter turnout **25%**

PCMI town square

ATTENTION NORTHFIELD I & II RESIDENTS:
PCMI has partnered with NabrNetwork to bring you PCMITownSquare. Like in a TownSquare, neighbors can connect, ask questions, report Association concerns, make new friends, volunteer in Board Approved activities and participate in Board surveys. You can share ideas and information with your HOA Board, Management Company and neighbors. If you have not registered, please access TOWNSquare at www.pcmi-us.com and click on the TownSquare icon and click "register". The PCMI TownSquare team will verify your address and provide you with log in credentials. **NORTHFIELD I & II,** Let's stay **STRONG** and **CONNECTED!!!**

REMINDER

Trash Pick-up: Every Thursday
Curbside Recycling:
December 24
January 14, 28

Next Heavy Trash collection is
Friday January 8, 2016
TREE DEBRIS ONLY

The Yard of the Month for December, 2015 award goes to:

Jessica and Jose Rubio
7807 Rollingbrook

The yard is decorated with Holiday lights and on the house there are evergreen patches with red bow decorations. There are lots of bright flowers in beds. The poinsettia plants add to the spirit of the holiday. The garage is lined with white lights in a lovely neat string of brightness. This yard is well deserving of the Northfield I&II Yard of the Month award.

Northfield I & II Residents are always welcome to board meetings

The next Northfield I & II meeting will take place on **Monday, January 11, 2016 at 7:00p.m.** The meeting will be held at the NF I&II Clubhouse which is located at 10743 Valley Hills

HELLO

Starts December 21st
The shortest & the longest night of the year

HAPPY HOLIDAYS!!
From Northfield
I&II

<u>PROTECT</u> your community assets by locking the playground area gate as you enter and exit the premises.

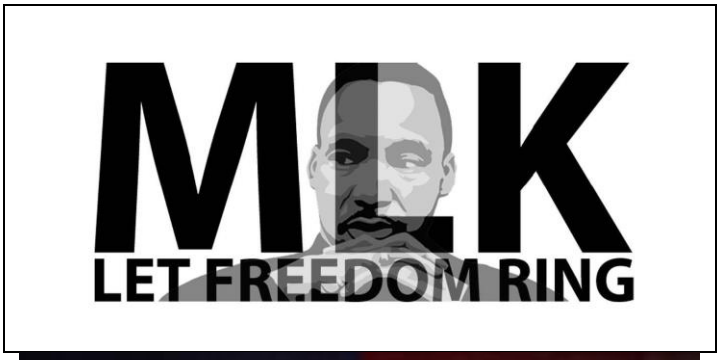
Saturday December 26 to Friday, January 1. This year's theme is "Embracing Kwanzaa's Principles and Practice: **Creating and Celebrating the Good"**

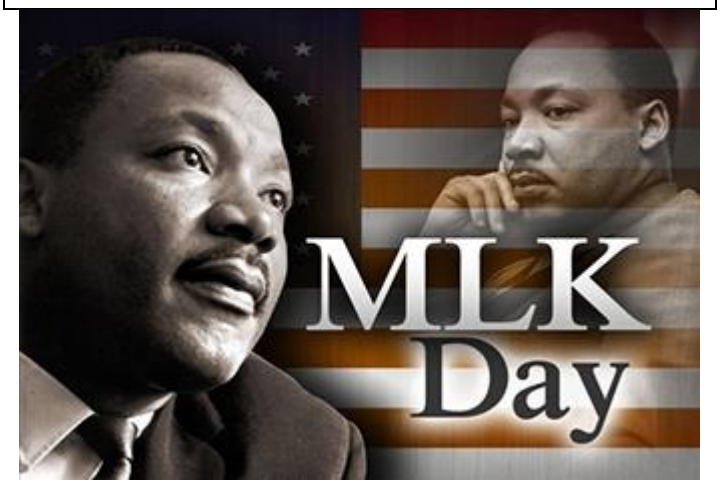
NEW YEAR'S DAY IS FRIDAY, JANUARY 1, 2016

NORTHFIELD I & II BEAUTIFICATION

SLOGAN & MOTTO:
OUR NEIGHORHOOD WILL THRIVE, IF YOU STOP and PICK-UP 5*

Let's take responsibility for keeping our property and surrounding areas litter free (**Especially around the perimeter of the subdivision**) beautify our neighborhood and put litter into trash receptacles.





MLK Day of Service is Monday, January 18, 2016

Monday January 25, 2016

Annual Meeting

7:00 p.m.
Community Clubhouse (10743 Valley Hills)
Guest Speaker will be announced in the next Newsletter.

Refreshments will be served!!!!!

News from the District K Community

The holiday season is upon us and we all need to be aware our surroundings during this season. Here is a link courtesy of the Houston Police Dept. that provide some safety tips during this holiday season: http://www.houstontx.gov/police/keep_houston_safe/home

As you venture out to a shopping center, try to park near a lighted area if you will are returning to your car after dark; have your keys ready to get into your vehicle so you are not looking for them; and do not leave shopping bags and packages in plain sight inside your vehicle.

Additionally, after opening gifts and un-boxing them, break the boxes down and put them in the trash or take them to a recycle bin. The Houston Police Dept. urges everyone not to put the box out for trash pickup. "You are advertising to a burglar that you got a new 60" smart TV if you put the box on the street curb as is," states Council Member Green.

thumbs up for progress
REBUILD HOUSTON
better streets. better drainage. better future.

Next month, Council Member Green, in partnership with the Public Works & Engineering Dept. (PWE), will host a community meeting at Fondren Middle School relative to the proposed Fondren Rd. Reconstruction project slated for 2018. The meeting is scheduled for **Tuesday, January 26 at 6:30 p.m.**

Currently, this CIP project is in the preliminary design phase; thus the public meeting is designed to gather community input regarding any challenges that may be associated with this reconstruction project. "I strongly encourage all Brays Oaks community stakeholders that reside on or near Fondren Rd. between South Braeswood Blvd. to West Airport Blvd to attend this interactive meeting," states Council Member Green.

For more information about this project, e-mail pweplanning@houstontx.gov and reference the Fondren Rd. Reconstruction project.

ATTENTION NORTHFIELD I & II RESIDENTS

PUCC Portland Utilities Construction Company, LLC

Will be conducting Stage 5 activities, which is post television inspection. The project location are the sanitary sewers in street right-of-way side and /or backlot easements generally bounded by Creekbend Drive, Fondren Road, Portal Drive, and Kitty Brook Drive in Basin SW0047. PUCC may need to access your yard once again in order to access the manhole. The City of Houston requires this work in order to verify the quality of the work. PUCC will have their employees in street Right of Way, side and backlot easements anytime from 7am to 7pm and will need full access to rear easements during this time. Your cooperation is greatly appreciated as they ask residents to restrain any pets that are loose while workers are present. PUCC will be working in this area over the next 20 days starting on 12/16/15. For more question or issues contact Portland Utilities Construction Company project manager, Robert Smith (832)370-5029

Residents, please complete your proxy statement and Amenities Survey. **WE WANT YOUR INPUT!!!!!!**

Neighborhood Inspections will be held on Tuesday, January 5, 2016. Will your homestead pass inspection???

Rentals usurp American Dream of Home Ownership
Younger generations slower to lay down long-term roots
Rick Hampson, USA Today 11/25/15

NORTH LAS VEGAS, Nev. — A decade ago, when 5,000 settlers a month were arriving in this valley, the suburban frontier moved out into the desert so fast the zip codes couldn't keep up. Then came the financial crisis, and the frontier stopped at places like the back fence of 4132 Recktenwall Ave. The four-bedroom house there, meant to be owned by its residents, is today a rental. And the Severance families, meant to be owners, are its $1,365-a-month renters.

It's all part of a national shift away from home ownership and toward renting. The U.S. home ownership rate peaked 10 years ago. Since then it has dropped from over 69% to under 64%, where it was a half century ago, with each percentage point representing more than a million households.

An Urban Institute study this year predicted that in 15 years the home-owning rate will sink to 61%. Baby Boomers — far more apt to own than members of succeeding generations — will move or die. And Millennials, now 18 to 34, will be slow to own, either because they can't afford to or don't want to. The shift to rental in single-family homes is visible on streets like Recktenwall. Between 2005 and 2009, about 80% of such houses in greater Las Vegas were owner-occupied; by 2013, that had dropped to 71%, a 12,000-unit shift.

Nationally, the number of single-family detached house rentals increased by 3.2 million between 2004 and 2013, according to Harvard's Center for Housing Studies. The Severances lost their first house to foreclosure in 2009, and haven't been able to buy another. Bryan Severance, 37, admits this rental is OK for his family of six, "but it's not ours. There's something about owning your own home."

THE DEMISE OF THE DREAM?

America, we've long told ourselves, is a nation of homeowners. It's part of our national credo: A family that owns its home cares for it and improves it, luxuriates in its memories and profits from its sale. A home is a comfort, a burden, an investment, a status symbol. Above all, as Bryan Severance says, it's *yours*. But now this most tangible measure of the American Dream is in doubt.

Consider the Millennials. Although a MacArthur Foundation survey this year found that 88% aspire to own a home, and 53% say it's a high personal priority, relatively few are following through. Homeownership among households headed by those 30 to 34, which was above 50% for decades, is at a record low 45%. The first time homebuyer's median age, once under 30, is now almost 33. Millennials face many economic barriers, including student loan debt, income stagnation and tighter credit rules imposed after the housing crash of 2007-08 and attendant subprime loan scandal. All inhibit either the ability to save for a down payment or to secure the mortgage financing used by most home buyers. Rents are rising, creating unprecedented burdens in many regions. That should encourage people to buy homes, but it also eats away over time at the savings needed to do so.

But the homeownership decline is not entirely tragic. For the footloose, the empty-nested, the risk-averse and assorted others (contract workers, military service members) renting makes sense. When Linda Slayden, 64 and semi-retired, moved to Las Vegas from South Bend, Ind., she rented. Back home she had owned a Tudor-style house and a condo, but says, "I left

those worries behind." Spencer Lubitz, a 29-year-old broadcast journalist with his career ahead of him, feels the same way: "I can't commit long term. I need mobility."

Home ownership, once akin to Mom and apple pie, has become the subject of a policy debate. Advocates say it's a bedrock of middle class prosperity, and cite research showing that owners take better care of the property and are more civically engaged than renters. Joel Kotkin, an analyst based at Chapman University in Southern California, says home ownership is under assault by "elites" — urban planners, academics, even financiers — who oppose the edge-of-suburbia development that made houses affordable in the first place. Those seeking to prevent sprawl, he says, want a new "tenement era" populated by "rental serfs." No one opposes single-family home ownership per se. But Christopher Leinberger, a developer, researcher and writer, says that many Americans want to live in more compact neighborhoods closer to mass transit and less dependent on cars. And such precincts traditionally have had more renters than owners. In this view, home ownership is merely a residential option (albeit one that enjoys the mortgage interest tax deduction), and one not necessarily best suited for a more fluid economy and more environmentally conscious times.

A POST-WAR HOUSING BOOM

Home ownership was not always the American dream. It didn't become a widespread aspiration until the 1920s, or a practicality for most until after World War II, when mortgage aid for veterans and construction of interstate highways helped push the ownership rate over 50%. Every postwar president embraced the ownership dream, none more enthusiastically than Bill Clinton and George W. Bush. Concerned with disadvantaged minority groups' lag in home ownership, both promoted policies, such as tax credits and easier mortgage terms for first-time buyers, that helped home ownership rise to record levels. But too many loans to people with no ability or inclination to pay them off helped create a financial bubble, which burst with disastrous results for the economy. Home ownership, once one of the few things on which Democrats and Republicans agreed, became a political pariah. Rarely has a national ideal fallen so far so fast.

The housing crash's ground zero was Las Vegas. People who thought you couldn't lose money on a house lost everything. At one point, an astonishing three quarters of Las Vegas mortgage holders owed more on their homes than they were worth, a percentage that still hovers around 25%.That's one of many factors suppressing home sales. Another is the fact that millions of houses have been flipped to rentals by investors who snapped them up at rock-bottom prices years ago. One was 4123 Recktenwall.

'AN UNLUCKY GENERATION'

When a burglar broke in the front door last month, Bryan Severance realized once again how much he wants to own his own home. Bryan says the place needs a stronger door, a security camera and decorative window grills. "If I own a home, I can make a home safe," he says. Bryan and Melissa bought a house in 2003, the year after they married. Bryan took over his father's business and in the boom years, expanded it quickly with funds borrowed against their fast-appreciating house. When the economy collapsed, they lost the business and the house. After renting for five years, they tried to buy again. They had their heart set on a house with a big covered backyard patio — ideal for family movie nights. But the lender pulled out at the last minute because the way Bryan's employer listed his income made it look as if he had two jobs. The Severances lost about $4,000 in pre-closing costs.

To read more from this article please go to:
http://www.usatoday.com/story/news/2015/11/24/slide-home-ownership-threatens-american-dream/75918110/

NORTHFIELD I & II CIVIC ASSOCIATION

AMENITIES SURVEY (2015/2016)

The Northfield I & II Board of Directors (the Board) would like to know your thoughts, and is requesting your participation in an Amenities survey. The Board would like your input on what amenities, if any, Residents would like to see added to the Northfield I & II community.

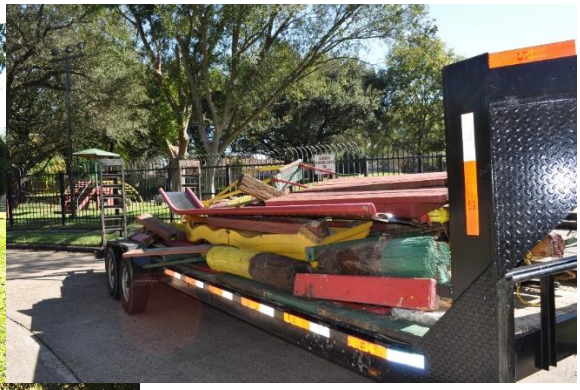
Many experts believe that the right amenities can increase a neighborhood's property values, provide enjoyment for the residents, and help to bring a community together. Surveys are to be completed by Homeowners only. Please think through your responses as there will only be one survey accepted per household. As such, please collaborate with your spouse/partner/family so that all of your ideas can be represented.

Please mail or email your survey response to be received no later than 12:00 PM January 21, 2016 to: Northfield I & II Civic Association, c/o PCMI, P.O. Box 219223, Houston, Texas 77218; or E-Mail kaye.follie@stservices.com. You may also give it to another member to bring to the 2016 annual meeting.

For each item identified below, circle the number to the right that best fits your thoughts on the idea. Use the rating scale to select the quality number.

Survey Item	Scale				
	Bad	Poor	Good		Excellent
1. Dog Park	1	2	3	4	5
2. Exercise Room	1	2	3	4	5
3. Clubhouse Renovation	1	2	3	4	5
4. Community Garden	1	2	3	4	5
5. [Item Description]	1	2	3	4	5
6. [Item Description]	1	2	3	4	5

IMPROVEMENTS FOR THE NORHFIELD I & II COMMUNITY PARK AREA



Before and after pictures of Northfield I & II Park, *December, 2015*

PROTECT YOUR ASSETS

WE HAVE JUST SPENT $25,000.00 for upgrades in our community park area. Please complete your Amenities survey to tell the Board of Directors as to what other enhancements can be added to make Northfield I &II community park and clubhouse area a desirable place to enjoy.

Northfield I & II CIVIC CLUB

BOARD MEMBERS

2015

(Updated 9/2015)

Officers and Responsibilities

President	Vincent Sanders	(713) 995-5079
Vice-President	Sandra Smith	(713) 771-0965
Secretary	Allan Waghalter	(713) 771-8887
Member at Large	Miriam Eber	(713) 774-1177
Member at Large	Mishell Johnson	(713) 771-1303
Member at Large	Barrie Boisseau	(832) 229-2962
Member at Large	Charlotte Gifford-Weaver	(713) 557-9458
Member at Large	Jan Rose	(713) 772-0117
Member at Large	Jerry Selzer	(713) 771-2030
Member at Large	Ollie Ussery	(713) 271-4025
Architectural Control	Jerry Selzer	(713) 771-2030
Deed Restrictions	PCMI	(281) 504-1330
Insurance	Mickey Frost	(713) 776-3669
Property Management	Ollie Ussery	(713) 271-4025
Neighbor Relations	Vincent Sanders	(713) 995-5079
Pool Cards	'Mishell Johnson	(713) 771-1303
Security	Precinct 7	(713) 643-6602
Yard of the Month & Beautification	Jan Rose	(713) 772-0117

NEIGHBORHOOD MANAGEMENT

PCMI	**Kaye Follie.**	**(281)504-1330**

Block Captains

Captain Coordinator	**Victoria Cummings**	**(832) 640-0743**
Bankside	Paul Katz	(832) 605-7521
Braes Forest (10700-10900)	Harvey Stalarow	(713) 270-4911
Hummingbird	Charles Hightower	(713) 276-3522
Kitty Brook (10700-10900)	Suzanne Sengele	N/A
Paulwood/Portal	Shelley Weitz	(713) 771-0409
Paulwood/Creekbend	Vacant	
Portal 7800-8000	Laykie Donin	(713) 988-1491
Rollingbrook	Ken Heberlein	(713) 988-2468
Shawnbrook/Portal	Dana Gavin	(713) 988-4774
Shawnbrook/Creekbend	Mark Hamarich	(713) 771-6404
Valley Hills/Portal	Lucia Brown	(713) 774-1967
Valley Hills/Creekbend	John Beauburn	(832) 423-6486
Vickijohn	Stanley Coleman	(713) 777-5756
Villa Lea/Portal	Mishell Johnson	(713) 771-1303
Villa Lea/Creekbend	Sharon Phillips	(713) 777-0435

Keep Houston SAFE

PLEASE REPORT ANY SUSPICIOUS BEHAVIOR OR ACTIVITIES TO AUTHORITIES. CONTINUE TO BE THE EYES & EARS OF NORTHFIELD I & II.

BE AWARE! BE ALERT!! BE CAREFUL!!!

Helpful Phone numbers - WHO DO I CALL?

NEIGHBORHOOD:

Dispatch- Precinct 7 Constable Office	(713) 643-6602
Brays Oaks Management District	(713) 595-1221
Crime Stoppers	(713) 222-8477
Northfield I & II Pool Telephone	(713) 774-8150
Fiesta Mart	(713) 272-2700
Wal-Mart Grocery	(713)771- 4740

UTILITIES:

Reliant Energy	
Non-working street light (give light pole number)	(713) 207-2222
Center Point (gas & power outrages)	(713) 659-2111

HISD

A.A. Milne Elementary School	(713) 778-3420
HISD Police	(713) 641-7428

CITY,STATE & FEDERAL SERVICES:

Houston Services Helpline	**311**
Trash/Recycling – City of Houston	**311**
City of Houston (Public Works & Engineering)	(832) 395-2511
Major's Citizens' Assistance Office	(832) 395-9914
Animal Control (BARC)	(713) 229-7300
SPCA	(713) 769-7722
Houston Graffiti Hotline	(713) 437-6833
Texas Poison Center Helpline	(1-800) 222-1222
Houston Police (South Gessner)	(713) 236-3166
Houston Police (non-emergency)	(713) 884-3131
Houston Police Storefront	
7576 W. Bellfort Rd., Suite 100 (77071)	(713)773 -7550
Houston Fire & Ambulance	(713) 884-3140
Marian Park Community Center	(713) 773-7015
City Council District K – Larry Green	(832) 393-3016
Constable Pct 7 May Walker	(713) 643-6118
5290 Griggs Rd	
Department of Neighborhoods	(832) 393-1038
Neighborhood Protection Corps	(832) 394-0600
Enforces city codes related to open and dangerous buildings, weeded lots, junk motor vehicles, graffiti, and other nuisances on private property	
State Representative 146 Borris Miles	(713) 665-8322
5302 Almeda Suite A, Houston, Texas (77004)	
State Senator Rodney Ellis	(713) 236-0306
County Commissioner Pct 1 El Franco Lee	(713) 755-6111
Congressman Al Green 9th District	(713) 383-9234
3003 South Loop West, Suite 460	

PLEASE NOTE: BEFORE STARTING ANY HOME IMPROVEMENT PROJECT, YOU WILL NEED APPROVAL FROM ARCHITECTURAL CONTROL CHAIR JERRY SELZER (713)771-2030

LIGHT'S OUR SECURITY, TURN THEM ON.....

FOR LEASE
±500 SF - 8,500 SF

NAI Houston

Building Type
- Full service, five-story commercial office buildings

Availability
- Several floor plans available ranging from 500 - 8,500 rentable square feet

Building Amenities
- On-site Ownership, Management, Maintenance & Leasing
- Multiple On-site Courtesy Officers
- Deli located inside 10103
- 24-Hour Controlled Building Access
- Ample Parking
- Directly located along Metro Bus Routes

Parking
- 4:1000 SF Surface Area

Location
- Conveniently located minutes from Beltway 8, 610 Loop and Highway 59.

BRAYS OAKS TOWER
10101 & 10103 Fondren

HOUSTON, TX 77096

Rockwell Management

CALL TODAY FOR A TOUR!

Matt Evans
713 627 1100 | mevans@rockwellmgmt.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.