



THE PLAZA PULSE

SHEPHERD PARK PLAZA CIVIC CLUB

April 2023

BOARD OF DIRECTORS

[Officers]

- President** Davi Garza
- Vice President** Carmen Busceme
- Secretary** Kelly McNeill
- Treasurer** Tom Caver

[Committees]

- Advertising & Publicity** Jessica Burton
- Architectural Control** Darryl Rickaway
- Citizens Patrol** PENDING
- City Liaison** Deborah DeBram, Katherine Peale
- Communications** PENDING
- Constable Patrol Coordinator** Bill Scheel
- Decorating Awards** Angela Kelly
- Deed Restrictions** Darryl Rickaway
- Entrance Bed Maintenance** Mitch Sheaffer
- Greeters** Amanda Huston, Joy Tober, Shannon Zierau
- Historian** Joy Tober
- Hospitality** Jodi Boyd, John Garza, Rachel Mathews, Courtney Sheaffer, Kevin Simpson
- Membership** Jesse Yoburn
- Plaza Pulse** Traci Hanh

[Representatives]

- Section 1 Rep.** Kelley Sebesta
- Section 2 Rep.** Sarah Suarez
- Section 3 Rep.** Carmen Busceme
- Section 4 Rep.** PENDING
- Garden Club Rep.** Davi Garza
- Plaza Moms Rep.** Kate Riley



Share Your News!

Do you have an interesting story or news you want to share? Do you have ideas about content that you would like to see in future Plaza Pulse Newsletters?

We want to hear from you! Please let us know by emailing Pulse@shepherdparkplaza.com

Deadline for submissions is the 15th of each month

2023 - 2024 Shepherd Park Plaza Civic Club Board Members

Please join in welcoming the new 2023 - 2024 SPPCC Board Members and thanking our faithful volunteers for all of their hard work and dedication to our neighborhood. We appreciate the service from our outgoing members and look forward to partnership with our new members.

New SPPCC Board Members and/or Position Holders:

- DAVI GARZA, President • CARMEN BUSCEME, Vice President •
- MITCH SCHEAFFER, Entrance Bed Maintenance • JOY TOBER, Greeter & Historian •
- KEVIN SIMPSON, Hospitality • JOHN GARZA, Hospitality •
- RACHEL MATHEWS, Hospitality • JESSE YOBURN, Membership •
- TRACI HANH, Plaza Pulse • SARAH SUAREZ, Section 2 Rep •

Outgoing Board Members and/or Position Holders:

- JESSE YOBURN, President • JEFF BERLAT, Citizens Patrol •
- AURÉLIEN BOUCHET, Historian and Digital Coordinator •
- COLETTE ROBICHAU, Membership • RACHEL MATHEWS, Plaza Pulse •
- ELISSA WALTERS, Entrance Bed Maintenance and Plaza Pulse •
- SHERI BEASLEY, Section 2 Rep • DAVID BARRETT, Section 4 Rep •

Never doubt that a small group of thoughtful, committed citizens can change the world: indeed, it's the only thing that ever has. — Margaret Mead

If you are looking for ways to get involved in the neighborhood, please connect with your Section Rep. If you are interested in partnering on a specific committee, please contact the respective Committee Lead. Contact information available in the Important Contacts above the monthly calendar.



This beloved event is our opportunity to spotlight some of the many hidden-gem outdoor spaces and talented gardeners within our community, while raising money to support SPP Garden Club's neighborhood beautification projects, Durham Elementary School PTA, and the shared Shepherd Park Plaza & Candlelight Plaza Constable Patrol Program.

Tour 5 beautiful backyards, the Durham Elementary School Children's Garden & Animals, & several neighborhood points of interest!

Featuring: a bird-friendly oasis, native & pollinator-friendly plantings, lush poolside landscapes, & more!

Date: April 23, 2023, Noon to 4:00 p.m.

Tickets: \$10 (Children 10 & under free)

For more info & tickets visit <https://shepherdparkplaza.com/garden-tour/>

around the neighborhood

Shepherd Park Plaza Civic Club

Welcome New Residents!

New to the neighborhood? Looking to connect and find out more information about the Shepherd Park Plaza neighborhood? Please contact our SPP Civic Club Board Greeters (email carmenbusceme@gmail.com) so we can welcome you officially! All new neighbors receive a welcome packet, so reach out to our neighborhood greeters if you haven't received yours.

Going on vacation soon? Planning to be away from home for an extended time?

Be sure to sign up for the Constable Vacation Watch! Recommended to give a 2-week notice, if possible.

<http://pct1constable.net/sign-up/vacation-watch/>

Neighborhood Shout Outs!

Do you have an upcoming celebration? Do you want to give a special shout out of recognition or honor?

\$25 will secure you a business card size space to highlight and share your news! All proceeds go to the SPP Constable Program fundraising. Send an email to the Pulse Editors at pulse@shepherdparkplaza.com for any questions and content submission.

Deadline for submissions is the 15th of each month. First paid, first published. Spaces limited to 4 shout outs per month.

Curb Maintenance

Curb painting maintenance work for Section 2 will kick off April 3rd. For awareness, the SPPCC Board schedules curb painting maintenance on a 4-year rotation (1 section / year). Example: Section 1 in 2022, Section 2 in 2023, Section 3 in 2024, and Section 4 in 2025. High level details: Company doing the work is Curb Numbers, Etc. They will paint complete address number on both sides of driveway, resulting in 2 complete address number paintings / home; white background with 4" black numerals; glass beads applied to help night visibility. Work to be completed by end of end of April, weather permitting.

Please note that Curb Numbers, Etc. will not paint over custom curb numbers (ex. Texas flag design) without specific instructions to do so by homeowner.

In the Neighborhood

City of Houston Drainage and Paving Project - REMINDER!

The City of Houston Garden Oaks and Shepherd Park (West) Drainage and Paving Project is continuing to progress. As a reminder - please be sure to take before / after pictures of your yard, should any issues arise.

<https://www.engagehouston.org/garden-oaks-shepherd-park-west>

Questions? Contact City of Houston buildforward@houstontx.gov or 713.387.0311

Check out the Shepherd Park Plaza website for access to the Plaza Pulse online, as well as key documents, such as the New Neighbor Packet, membership and constable dues validation, and much more! <https://shepherdparkplaza.com>




Check out the Shepherd Park Plaza Facebook page for recent discussions, news, alerts, ideas, recommendations, and neighborhood events.

Ready to pay your annual Civic Club dues and join the Constable Contract? You can pay by check, Venmo (@SPPCC), scan the provided QR code, or visit the link below. Checks should be made out to SPPCC and can be mailed to SPPCC P.O. Box 10453 Houston, TX 77206. Please include your name and address in the memo.

<https://shepherdparkplaza.com/dues>

Can't remember if you contributed? Check link online or email Membership@shepherdparkplaza.com. If you haven't received your Constable Program sticker, please contact your Section Rep.

Civic Club: \$25 Constable Program: \$325



City of Houston Council Member, Abbie Kamin, represents the Shepherd Park Plaza neighborhood. Find out more how she represents District C, as well as FAQs at www.houstontx.gov/council/c/

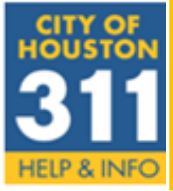


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We appreciate our local advertisers!

The local advertisers that you see throughout the Plaza Pulse help pay for the printing of our neighborhood newsletter. Please show your support and consider contacting one of these local businesses the next time you need a quote or service.

☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆



Street sign down? Traffic light blinking? Tree limb down over the street? The City of Houston has a dedicated phone line and app for these types of non-emergency related issues. Call 311 or 713-837-0311.

Letter to the Residents of Shepard Park Plaza from your Civic Club Board:

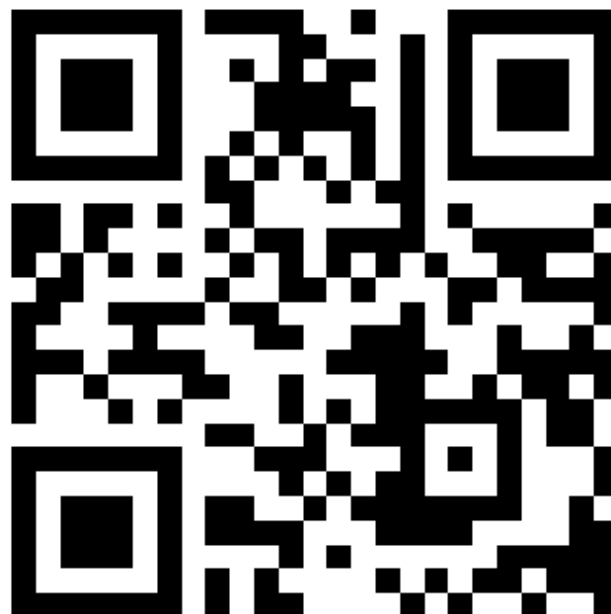
Hello neighbors.

Your Civic Club Board of Directors has received several inquiries from residents concerning homes being offered as short-term rentals in our neighborhood. These residents approached the Board to discuss disruptive issues they experienced with two short-term rental homes—our Constables were also called in by residents to assist with these issues at the time.

What is a short-term rental? A short-term (vacation) rental is generally defined as the renting out of a furnished home for a short stay—typically less than 30 days. Short-term rentals have become popular through sites like Airbnb, VRBO and HomeAway.

In response to the concerns raised by our neighbors, the Board is researching the feasibility of amending our Deed Restrictions to exclude short-term rentals. This is possible if 50% plus 1 of the property owners (as listed on the property deed or Deed of Trust) in each Section signs an amendment. However, before we begin the arduous process of amending our Deed Restrictions we want to hear from you and learn how our residents feel about short-term rentals. To that end, please take a moment to respond to the survey—QR code provided below—so we can better understand how our neighbors feel about this issue. The residents who have signed up for email notifications through Constant Contact will also receive the survey via email.

On the next page, we have provided answers to FAQs to help residents learn more about this issue and process. If you have further questions, please do not hesitate to contact us at deedrestrictamend@shepherdparkplaza.com.



tinyurl.com/mwvwf7yu

Proposed Deed Restriction Amendment Frequency Asked Questions

What were the complaints raised regarding the short-term renters?

The complaints raised to the SPP Civic Club Board included, but were not limited to: loud music at all times of day and night, multiple visitors beyond original renters, trash thrown in yard and street, increased traffic, drug use, and indecent exposure.

What is the definition of a property owner and/or homeowner?

A property owner is the person holding record title to the property, or the person listed on the Deed of Trust to the property. This does not include renters or lease holders.

When were the Deed Restrictions last revised?

The SPP Deed Restrictions have not been revised since the original draft when the neighborhood was originally developed.

How do other nearby neighborhoods address similar concerns?

The vehicle for eliminating short-term rentals in the City of Houston is through a neighborhood's deed restrictions since there is no zoning or city ordinances governing this issue.

How will the prohibition of short-term rental be enforced?

A letter will be sent to the property owner explaining that the short-term rental of their home violates the terms of the Deed Restrictions and that they need to cease any further rentals within a specified period of time. If the property owner does not stop doing the short-term rentals, then the matter may be turned over to an attorney for further legal action.

How will this affect typical home leases and rentals of 30 days or greater?

Any home leases and rentals that do not fall within the definition of a short-term rental as defined in the amendment will not be impacted.

Are there any other proposed changes to the deed restrictions?

There are no other changes proposed to the Deed Restrictions.

Will there be a Civic Club meeting to discuss the amendment with SPP neighbors?

The survey results will determine appropriate next steps.

What has been the outcome of the research by the SPP Civic Club Board?

The SPP Civic Club Board engaged a full-service civil law firm whose practice specializes in community associations. This counsel has thoroughly reviewed all of the SPP Deed Restrictions and has provided legal guidance to assist in the interpretation of the Deed Restrictions, similar case law and outcome, as well as path forward options for prohibiting short-term rentals. In short, the mechanism to prohibit short-term rentals is to amend the SPP Deed Restrictions.

What are the next steps?

The SPP Civic Club Board has issued a survey to SPP residents, gauging support of the potential amendment. The survey is available until April 21, 2023. After the response time has closed, a summary of the results will be published in the SPP Pulse and on the SPP website. Individual resident information will not be published. After a review of the survey responses, if it is determined to move forward with the amendment to the Deed Restrictions, SPP residents will be informed of next steps.

Want to learn more about short-term rentals? Look at these sites:

<https://www.fsresidential.com/texas/news-events/articles/the-long-term-effects-of-short-term-rentals-texas/>

<https://www.houstonchronicle.com/lifestyle/home-design/article/Houston-HOAs-are-struggling-to-combat-chronic-17313041.php>

<https://www.houstonchronicle.com/neighborhood/bellaire/article/Bellaire-considers-restricting-short-term-rentals-16192302.php>

I have questions—who can I contact?

If you have additional questions, please contact deedrestrictamend@sheherdparkplaza.com.

Thank you to all who joined and participated in the SPP BBQ Cook-off and Bake-off!

We had a great time with beautiful weather, raising funds for our Constable Program.

Big thank you to [Back Pew Brewing Company](#) for the donated beverages.

Congrats to the following winners!

Brisket

- ◆ 1st - 1007 Richelieu
- ◆ 2nd - Those Neighbors
- ◆ 3rd - Hi Hungry I'm Dad

Pork Butt

- ◆ 1st - The Cardinal Cookers
- ◆ 2nd - Those Neighbors
- ◆ 3rd - BB's BBQ

Ribs

- ◆ 1st - Thornton Red Beard(s)
- ◆ 2nd - The Cardinal Cookers
- ◆ 3rd - Those Neighbors

Pie

- ◆ 1st Place - 1007 Richelieu
- ◆ 2nd Place - 8 Year Old's Can Bake!
- ◆ 3rd Place - BB's BBQ



DURHAM ELEMENTARY

Spring Fling

SATURDAY, APRIL 15TH
1:00-4:00 PM

Get your wristbands today at
www.durhampta.org/spring-fling

Scan the QR
code to buy
wristbands:



The activity wristband gets you access to inflatables, carnival games, snacks and so much more! Join us!

Durham Elementary | 4803 Brinkman St. Houston, TX 77018



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Home Security Checklist

Did you know that the Precinct One Constable office also offers a home security inspection? You can find the checklist online at <https://pct1constable.net/wp-content/uploads/2015/04/Home-Security-Checklist.pdf>. After you do a home security review, you can contact the Harris County Constable Precinct 1 Crime Prevention Unit at CrimePrevention@cn1.hctx.net or (713) 755-7677, to set up an appointment to inspect your home. If your home meets the requirements listed, a Deputy can also provide your insurance company with the proper documentation needed for an insurance discount. This service is provided by Constable Alan Rosen; offered free of charge to Precinct One residents.

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Gary Bloch *Mention this ad for a \$10 discount.*
www.plumbcohouston.com



Clark/Kotzur Team



Mike Clark (SPP Resident)
713-906-4148
mike@clarkkotzurteam.com

Debbie Kotzur
713-822-4951
debbie@debbiekotzur.com



SPP Garden Club

Please join us for our **April 10th** at 1019 Chamboard.
 Program will be our plant sell celebration social!
 Doors open at 6:45pm.

We would love to have you!

Email gardenclub@shepherdparkplaza.com for any questions

Garden Club Member Yard of the Month

The Garden Club Yard of the Month is Pam Buenker! An avid collector of plants, she has roses and amaryllis which were scavenged from her father's and her aunt's yards and bring a sense of history to her garden. She has a very eclectic mix of plants in her yard, with ligularia, loropetalum, society garlic, salvia coccinea, native salvia and daffodils growing there. For an added pop of color there are gerbera daisies, Philippine violets, and techno upright brights. The birdbath adds to making this an inviting place for birds and butterflies to stop by. Congrats Pam!



Donations to Shepherd Park

The Shepherd Park Plaza Garden Club recently donated to have identification signs made and placed in our neighborhood Shepherd Park! These signs will help identify all the amazing plants and trees that grace our local park. On your next walk / jog / or outdoor play - check out these signs and learn about our shared space.

Do you want to donate to Shepherd Park? Please visit: <https://www.urban-abundance.com/>

Photo credit to Mickey Kleinhenz.



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 PROPERTIES
 YOUR DREAM IS OUR QUEST

Creston and Holly
Inderrieden

BROKER | OWNERS

713.301.4054
 WWW.INDYQUEST.NET



Cheerfully Serving Shepherd Park Plaza

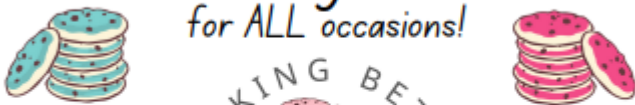
Curious where your \$25 annual SPP Membership dues go?

We use these funds in numerous ways! Below are just a few...

- Street Number Curb Painting
- New Neighbor Welcome Packets
- Flower Beds at Entrances
- Plaza Pulse Newsletter and Website
- Yard of the Month and Decorating Awards
- Placement and flying of US flag on light poles for national holidays

Custom Sugar Cookies

for ALL occasions!



BAKING BETTY

Facebook: @thebakingbetty Email: bakingbetty49@gmail.com
 Instagram: @_baking_betty Phone: 713-446-3847



Your neighborhood expert.

Stephanie Pribble
 REALTOR®
 713.542.1730
 pribble@pribblegroup.com
 pribblegroup.com



KW METROPOLITAN REALTY GROUP

DEPUTY CONSTABLE PROGRAM RESPONSE CALLS
 FIGURES ARE FOR ENTIRE CONTRACT, INCLUDING SPP AND CANDLELIGHT PLAZA

FEBRUARY 2022

| | | |
|------------------------|--------------------------|--------------------------------|
| CONTRACT CHECKS... 222 | MILES PATROLLED... 1,688 | MEET THE CITIZEN / OFFICER...7 |
| VACATION WATCH...9 | OPEN DOOR / WINDOW... 1 | ALARM...2 |
| BURGLARY...0 | SUSPICIOUS PERSON...5 | SUSPICIOUS VEHICLE...3 |
| CRIMINAL MISCHIEF... | WELFARE CHECK...0 | INFORMATION CALL...4 |
| DISTURBANCE ...1 | TRAFFIC...4 | FOLLOW-UP...2 |
| ANIMAL...0 | PARK CHECK...2 | SCHOOL CHECK...2 |

****SEE SOMETHING, SAY SOMETHING - CALL CONSTABLE DISPATCH AT 713-755-7628****

VACATION WATCH REGISTRY (*2-WEEK NOTICE*)...[HTTP://PCT1CONSTABLE.NET/SIGN-UP/VACATION-WATCH/](http://PCT1CONSTABLE.NET/SIGN-UP/VACATION-WATCH/)
 SIGN UP FOR THE CONSTABLE OFFICE'S CRIME ALERTS AND NEWSLETTER...[HTTPS://PCT1CONSTABLE.NET](https://PCT1CONSTABLE.NET)
 SELECT SIGN-UP > CRIME ALERTS ; NEWSLETTER

Positive Interaction Program (PIP) - North Division

Attended by Deborah DeBram and Katherine Peale

Guest Speaker: HPD Property and Financial Crimes Division, Sgt. B. L. Owdley

Below are tips to help protect against identity theft:

- Keep your checkbook, passport, credit and bank cards in an RFID (Radio Frequency ID) protection bag, purse, envelope, case so that the info on them cannot be skimmed off of them by a person near you with an electronic skimming device.
- If your computer is locked down by cyber criminals never pay them to get it unlocked. Instead, report to police.
- Grab, shake and inspect card slots at ATM and gas pump before using; they may have a skimming device attached. It is more secure to conduct business inside the office.
- Be sure no one is looking over your shoulder at the ATM.
- Shield your mouth when speaking over the phone about your account.

In addition to the credit reporting agencies and police department, contact the FTC (Federal Trade Commission) for further ID Theft assistance (1-877-438-4338).

The Positive Interaction Program holds monthly PIP meetings featuring speakers from different divisions (Burglary and Theft, Homicide, K-9, Helicopters, etc.) explaining how their division operates. Find out more by visiting <http://www.houstontx.gov/police/pip/divisional.htm>. All are welcome to attend.

CITIZENS PATROL STATS

MAR 2022

| WEEK | TOTAL DRIVING HOURS |
|-------|---------------------|
| TOTAL | 13 |

Patrollers who turn in at least 4 driving hours by the 5th of the month are eligible for a random drawing.

The winner of this month's \$10 random drawing is
Deborah DeBram!

Thank you to all our volunteers!


Luxury Lawns
 Full Service Lawn Maintenance
 Custom Landscaping
 and Irrigation
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DAVID BARTULA
 713-688-4244
 LI # 7049



Kristi Kolmetz
 BROKER/OWNER

✉ Kristi@KristiKolmetz.com
 ☎ 281.723.9801
 🌐 oaksrealtytx.com



Shepherd Park Plaza neighbor

IMPORTANT CONTACTS **POLICE/FIRE: 911** **CITY HELPLINE: 311**


| | | | | |
|-------------------------------------------|---------------------------------------------|----------------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------|
| Constable Dispatch 713-755-7628 | HPD (non-emergency) 713-884-3131 | Plaza Pulse Editor pulse@shepherdparkplaza.com | Plaza Pulse Advertising advertising@shepherdparkplaza.com | SPP Membership Published in May |
| Deed Restrictions 713-316-5255 | Architecture Control 713-316-5255 | Entrance Bed Published in May | Plaza Moms Rep plaza.moms.houston@gmail.com | Garden Club Rep gardenclub@shepherdparkplaza.com |
| Section 1 Rep 713-882-8613 | Section 2 Rep Published in May | Section 3 Rep 832-655-3425 | Section 4 Rep OPEN POSITION | SPP Civic Club president@shepherdparkplaza.com |

SPP CALENDAR **APRIL 2023**

| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div style="border: 1px solid black; padding: 5px;"> Save the date! Neighborhood Garage Sale: May 6 </div> | | | | | |  1  |
| 2 | 3 | 4  | 5 | 6 | 7 | 8 |
| 9  | 10  | 11   | 12 | 13 | 14 | 15  |
| 16 | 17 | 18  | 19 | 20 JUNK WASTE | 21 | 22  |
| 23  | 24 | 25   | 26 | 27 | 28 | 29 |
| 30 | | | | | | |

 = Trash & Yard Waste  = Curbside Recycling

Please place bins in the street, not on the sidewalk/curb.
 Please leave 3 ft between your bins and any other objects. This gives the trucks room without damage to nearby items.



Reminder about Heavy Trash: TREE waste is picked up in ODD months and JUNK waste in the EVEN months. TREE waste is defined as “clean” wood waste, such as tree limbs, branches, and stumps. Lumber, furniture, and treated wood will NOT be accepted as Tree Waste. JUNK is defined as items such as furniture, appliances, and other bulky material.

LOW PRICES **FREE ESTIMATES**

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HARDI SIDING
 BBB 5 GOLD STAR RATING

Office: 713-688-6463 **Cell: 281-389-4654**

MARCH Yard of the Month

| | |
|------------------------------------------------------------------|------------------------------------------------------------------------|
| Section 1: Clarinda & Kendrick Comstock 1010 Curtin | Section 2: Sarah Moser & Alex Balcer 4706 Thornton Circle |
| Section 3: Nina & Christopher Buck 1008 Cheshire | Section 4: Ken and Colette Robichau 1014 Candlelight |



THE PLAZA PULSE

SHEPHERD PARK PLAZA CIVIC CLUB

SHEPHERD PARK PLAZA CIVIC CLUB
P. O. Box 10453
HOUSTON, TX 77206
WWW.SHEPHERDPARKPLAZA.COM

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SPP
Wants to Welcome You

New to the neighborhood?

Contact our neighborhood greeters at
carmenbusceme@gmail.com
so we can welcome you officially!

Ready to pay your annual Civic Club dues and join the Constable Contract?
Pay via Venmo (@SPPCC) or scan the QR code!
Civic Club: \$25 Constable Program: \$325