



AFTON OAKS CIVIC CLUB

www.aftonoaks.org

4/03

Welcome to the Neighborhood!

We're glad you're here. We're excited to welcome you to one of Houston's best neighborhoods. We hope you'll find Afton Oaks to be just what you're looking for with friendly, thoughtful neighbors, lovely green space and a short drive to many resources that our great city has to offer. We're your neighborhood Civic Club. You'll find how to reach us at the bottom of this welcome letter. Please contact any of us whenever you need to, and please enjoy your new home and neighborhood!

**Alicia Ten Eyck
Welcome Committee Chair**

History

Created out of farm and ranch land owned by the Stahlman and O'Meara families in the early 1950s, Afton Oaks developed in several stages mainly between 1951 and 1959. At that time, Richmond Avenue did not cross the railroad tracks, and other farms and stables were in operation to the north and south of the neighborhood. With little development to the west, the retail needs of Afton Oaks were met by the small shops of Highland Village. The early land development efforts of Afton Oaks focused on the building of attractive single-family homes with a focus on fine landscaping, including the stately oak trees you see as a canopy over Newcastle Drive. While most of the neighborhood is single-story ranch style, some new construction of modern two-story brick or stucco residences began in the mid 1980s and is occurring to a great degree today.

The Civic Club

Afton Oaks Civic Club, Inc. was chartered in 1955 and is a non-profit organization acting on behalf of its members, the 529 homeowners of Afton Oaks. The Civic Club is operated according to by-laws which govern elections, budgets and activities. General meetings of the members of the Civic Club are held on the third Thursday of February, May, August and November. The November meeting is especially important as that is when the volunteer Board of Directors and Officers of the Civic Club are elected for a calendar year of service and the Civic Club's budget for the following year is voted upon.

The Civic Club has a reputation in Houston as being a well organized and vocal defender of the residential character of the neighborhood. Past major Civic Club initiatives have included fighting to keep Newcastle closed at US59 (1960s and 1980s), defeating the proposed monorail down Richmond (1980s), fighting creeping commercialism from all directions by enforcing deed restrictions, and lobbying the City for major upgrades in streets/sewers (1990s).

Dues

Dues are mandatory in Afton Oaks and are due January 1 each year, though you may pay semi-annually or quarterly. The current \$420/year assessment pays for services common to the neighborhood as a whole such as security patrol, back-door garbage pick-up, landscaping and maintenance for the common areas such as the Newcastle median and the various triangles in Afton Oaks. When you look around, you'll see that the amenities of our neighborhood are well worth maintaining.

Deed Restrictions

Like many fine Houston neighborhoods, Afton Oaks homes have deed restrictions that are carefully enforced. The deed restrictions are based on the common sense that many of us have to maintain our homes and property within certain guidelines, while respecting our neighbors' property rights. Any time property owners initiate plans to build or add on, the Civic Club's Architectural Review Committee (see list at end) must review plans to ensure deed restriction compliance. Please feel free to contact the Civic Club if you have questions about our deed restrictions.

Garbage Service



Afton Oaks is pleased to provide garbage pick-up on Monday and Thursday using a private garbage service, BFI. We have "back-door" pick-up for the convenience of our homeowners and to enhance the beauty of our neighborhood. You may leave your garbage anywhere generally accessible up your driveway, i.e. near your garage, by a gate, etc. While we encourage everyone to keep the neighborhood looking good by using the backdoor service, there are some neighbors that prefer to bring their garbage to the curb. Garbage that is brought out to the curb should be brought out no earlier than 6:00 p.m. the evening before.

BFI will pick up a combination of up to six (6) bags or cans at the back door....this may include lawn clippings. Homeowners should take the extra step to communicate to their lawn service to leave bags of clippings in the back, as back door pick-up of lawn clippings is a rare service. The curb appeal of our streets looks so much nicer with garbage bags kept at the back door. If clippings make up more than six bags, or if your yard work has produced many branches, those will have to be trimmed and left at the curb for pick-up. Our garbage service requires branches to be bundled in no longer than 4-foot lengths for easy handling. Heavy trash pickup is every Thursday. See the separate BFI service letter for more details about service rules and requirements.

Thursday is also our weekly recycling pick-up day, and you must take the bin to the curb. Recycling bins can be requested from BFI (713-635-6666). There is a fee for this service, currently about \$2.00 per month. Recyclable materials include plastics #1 and #2, aluminum and newspaper.

Patrol Service

Security is a priority for Afton Oaks, which is why we have hired off-duty Houston police officers to patrol our neighborhood in a marked car. There are many advantages to having off-duty police officers in our neighborhood regularly during certain periods of the week. We are blessed to have a relatively safe neighborhood, and we hope that with extra police officers patrolling our streets, it will remain so. Our officers can be reached on the Afton Oaks cell phone when they are patrolling (713-201-3535).



The kinds of calls they answer from residents include those concerning door-to-door solicitors, unfamiliar parked cars and mysterious activity. If you will be away on vacation, you can alert the officers to keep an extra watch on your house. Fill out the form available on the website, or call the Board security chair or the officers for details.

Streets & Sewers Project

The construction in our neighborhood represents Phase II of a long awaited, \$16 million project to enlarge and improve our drainage and improve our streets. It may be messy, but the mess and inconvenience will be well worth our patience. Your Civic Club is working closely with the City and the construction firm to ensure that our neighborhood's priorities of lovely streets and protection of our trees and property are foremost. Hand in hand with the City improving our streets, Afton Oaks is also committed to replacing the City's street lamps with the decorative street lamps that you see already installed in the northern part of our neighborhood. Once construction is complete, your Civic Club will get to work on attractive landscaping for a finishing touch!

Communications

One good source of information will most certainly be your neighbors. In addition to chatting with those next door, your Civic Club communicates regularly through quarterly newsletters, our quarterly meetings (discussed in the *Civic Club* paragraph



above), our website (www.aftonoaks.org), and neighborhood emails distributed to those that have registered through the website. You may e-mail any Board member by going to the website or feel free to call the numbers below.

Block Captains

Our newsletters and notices for quarterly meetings are passed out to each of our homes with the help of a network of Block Captains in the neighborhood. It's a volunteer effort and a great way to meet your neighbors. If you would like to help pass out papers once a quarter, let us know. At the very least, if you see your Block Captain dropping off your newsletter, take a minute to say "hi" and thanks.

City Hall

Many issues relating to homes -- such a dangerous conditions, traffic, neglect -- are covered by City ordinances. Call the City's main service line at "311" for all City issues. Your Civic Club works to assist in these matters, but you should also feel free to make your voice heard by your elected officials. Our Councilman for District G is Bert Keller, and he may be reached at (713) 247-2007, or by e-mail at districtg@cityofhouston.net.

Quick Services Reference - Who to Call

Emergency: 911
 City Services: 311
 AO Patrol: 713-201-3535
 BFI (missed pickup): 713-636-6308
 Street Light Out: 713-207-2222
 (or go to www.centerpointenergy.com/outage/)

<u>AFTON OAKS CIVIC CLUB BOARD</u>		
FISCAL YEAR 2003		
Mark Worscheh	President	713-623-2032
Jonathan Clark	Vice President	713-927-7213
Pam Heard	Treasurer	713-599-1665
Scott Weber	Secretary	713-960-8867
Malcom Day	Resale Certs	713-629-1989
	Website	
Joseph Cahoon		713-622-2791
Mike English	Streets/Sewers	713-621-9734
	Landscaping	
Elaine Gartrell	Security	713-993-0860
Jody Graham		713-599-0991
Karl Holub	BFI	713-840-8234
Laura Johnson	Newsletter	713-622-8589
Mike Karchmer	Insurance	713-572-9924
Jerry Ritcheson	Properties	713-626-1768
Chris Seger	Super Nbrhood	713-850-7892
	Lights - Phase II	
	Tree Initiative	
Alicia Ten Eyck	Welcome/	713-623-2994
	Distribution	
Maggie Williams		713-963-0519
<u>Architectural Review Committee</u>		
Martin Martensen (Chairman)		713-552-0934
Mike Fraser		713-627-0251
Gary Littlepage		713-439-0316
Mike English (alternate)		713-621-9734