

President's Message

The Mangum Manor Civic Club is now embarking upon another year of club meetings and community events, but in many ways it is not just another year. Houston's economy was left largely unscathed by the recent economic downturn but is now benefitting from the renewed growth of the economy. Such good fortune is evidenced with Houston continuously winning various awards and distinctions in the national press for being a great, affordable and exciting place to live with a wide variety of enriching cultural offerings.

Mangum Manor, with its convenient location just off Loop 610, large lots and all but surrounded by the property value increases of the Oak Forest neighborhood is also starting to feel and see many changes. While many of these changes are positive, such as new businesses and restaurants moving into the area and ever-increasing property values, some of the changes are perhaps less desirable, such as an uptick in crime, traffic and even construction noise.

How we as a community choose to embrace or cope with these growing pains will prove crucial to how our neighborhood looks and fares in the future, be it immediate or long-term. At such a pivotal juncture such as this, it's vitally important that we attempt to manage these issues lest these issues manage us.

In many respects, I am alluding to deed restrictions, but also even lower key matters like knowing your neighbors. Some people may live next door to each other for years but have hardly met as yet, while increasingly there are new folks moving in as well. In just the past year, we've now seen two properties demolished as Mangum Manor enters a new phase of development.

To return to the matter of deed restrictions, I am presently seeking to task a committee to undertake evaluating the current set of deed restrictions in each section. Next, they would gauge the level of interest within that section towards the need of updating or revising them. Some of the verbiage of the deed restrictions speak to when they were drawn up, in some cases over 50 years ago, concerning matters of servants quarters, regulating the presence of hot plates, no property to be sold for less than \$12,000 and even digging for oil.

While there is certainly no doubt deed restrictions regarding setbacks are crucial details, what of formally allowing 2-story or 3-story homes? Many of the residents I've spoken to thus far have been solidly against 3-story dwellings but many seem favorable towards 2-story as there are already many in the neighborhood. This is but one example of the many and various possible updates or modifications that the Deed Restrictions Committee would seek to evaluate. I welcome everyone to direct and share their feedback to the committee so that all voices are heard and as many as inclusively possible are accommodated.

Scott Lewis

Mangum Manor Civic Club Membership Form

Name(s): _____ Address: _____

Email: _____ Phone: _____

Annual Dues \$15 Beautification \$ _____

Social Events \$ _____ Deed Restrictions \$ _____

Make check payable to: Mangum Manor Civic Club

Mail to: Mangum Manor Civic Club
P.O. Box 924305
Houston, TX 77292

Mangum Manor *Since 1955*

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Next Civic Club Meeting

Date/Time: Tuesday, Sept 17, 2013 at 7:15 PM

Location: Scarborough High School Library

Speakers: City of Houston Councilmember Ellen Cohen,
Houston Police Department Officer Vincent Johnson

All Mangum Manor Residents welcome!

Councilmember Ellen Cohen to speak at September meeting

Councilmember Cohen will attend this month's civic club meeting to speak about current issues facing our city as well as our specific area.

HPD Officer Johnson to Address Crime and Crime Prevention

Officer Johnson of the HPD North Command will also be at the September meeting to speak on various crime-related issues. One hot topic in the past few weeks are "rummagers" who supposedly gain access to vehicles parked outside at night using a hacking device that mimics the remote keyless entry fob common in modern vehicles. Several area residents have come out in the morning to find their vehicles with doors unlocked or wide open and contents ransacked. Popular targets for theft include electronics, jewelry and even spare change.

Mangum Manor on Facebook

Mangum Manor Civic Club is on Facebook! We are trying out the Group format as it can provide for better discussions than the Page format. Check it out:

<http://www.facebook.com/groups/mangummanor>

It's a great way to connect with your neighbors as well as stay up to date on what's going on in Mangum Manor, be it crime events, garage sales, new stores and restaurant openings, lost/found pets and other things.

National Night Out 2013

Instead of a few spread out block parties across the neighborhood, the civic club will be hosting a single event in Mangum Manor Park for all residents on October 1 at 6 PM. Bring your kids, bring your dogs, bring your cats if you really want to. The board is still finalizing the event, but expect a speaker or two, prize drawings and fun as well as refreshments. Stay tuned to the Facebook group or watch your email inbox for upcoming details.

Easy Vehicle Safety Steps

With the recent uptick of vehicle "rummaging" crimes in Mangum Manor and surrounding areas, here are some common-sense safety tips to help secure your vehicle.

Park in your garage – If you can, park your vehicle in your garage to help secure it. If you cannot, consider additional driveway or premises lighting

No valuables in your vehicle – With recent vehicle break-ins targeting GPS's, jewelry and even loose change, leave nothing visible in your vehicle to act as a tempting target.

Turn on your porch light – Darkness is like a magnet for crime, increase your chances by turning on your porch light each evening at dusk. CFL bulbs cost only pennies a day to operate. **A recent survey of Mangum Manor found only roughly 50% of homes have porch lights on at night.**



September 2013 YARDS OF THE MONTH

5222 Georgi

5110 Saxon

5106 Lamonte

2013-14 Mangum Manor Civic Club Calendar

The Mangum Manor Civic Club has the remaining dates for 2013-14:

Civic Club General Meetings 7:15 PM at Scarborough HS:

- **Tuesday, September 17, 2013**
 - Guest Speakers – CM Ellen Cohen and HPD Officer Vincent Johnson
- **Tuesday, October 15, 2013**
- **Tuesday, November 19, 2013**
- **Thursday, January 16, 2014**
- **Thursday, February 20, 2014**
- **Thursday, March, 13, 2014**
- **Tuesday, April 10, 2014**
 - Nominations for 2014-15 Board Members
- **Thursday, May 15, 2014**
 - Elections for 2014-15 Board Members

Civic Club Community Events:

National Night Out (Texas)

- Tuesday, October 1, 2013 (6:00 pm) at **Mangum Manor Park**

Halloween Decoration Contest Judging

- Tuesday, October 22, 2013 (6:00 pm)

Holiday Decoration Contest Judging

- Friday, December 19, 2013 (30 minutes after dusk)

Easter Egg Hunt

- Saturday, April 12, 2014 (10:00 am) at **Mangum Manor Park**

Neighborhood-wide Garage Sale

- Saturday, April 5, 2014 (all morning and into the afternoon)

All Community Event date/times subject to change due to weather



Waste Collection 2013

You can legally put your tree waste or junk waste out starting at 6:00 pm the Friday before Tree- or Junk-Waste collection.

Tuesday, September 24 – Junk Waste

Tuesday, October 22 – Tree Waste

Tuesday, November 26 – Junk Waste

Tuesday, December 24 – Tree Waste



Recycling Collection 2013

Thursday, September 12 & 26

Thursday, October 10 & 24

Thursday, November 7 & 21

Thursday, December 5 & 19

The City requests trash and recycling containers be placed at least 3 feet apart.

Civic Club 2013-14 Officer Elections

The 2013-14 Mangum Manor Civic Club Officer Elections were held at the May 2013 civic club meeting with the following results:

President – Scott Lewis

Vice President – Shelly Shindler

Secretary – Angela Smith

Treasurer – Melissa Bates

Section I Representative (2 slots) - Berta Jacobs, Brad Young

Section II Representative (2 slots) - Teri Rhodes, Leah Salinas

Section III Representative (2 slots) – *open*

The newly elected officers formally took office June 1, 2013 as provided by the civic club constitution.

Andrea Cadena volunteered to fill a Section III Representative position in September 2013.

Architecture Review Committee Meets

The volunteers of the Mangum Manor Architecture Review Committee met August 28, 2013 to review two sets of designs submitted for new constructions, one at 5222 Poinciana and another at 5222 Lamonte. The committee advised that the Poinciana design followed the current set of deed restrictions while the Lamonte one did not. The current set of deed restrictions for each section of Mangum Manor may be found on the civic club website at www.MangumManor.org in PDF format. The committee acts as a courtesy to advise potential builders how their designs stack up to the deed restrictions and only meets on an ad hoc basis as construction designs are submitted. Any submitted designs are kept confidential to the committee out of privacy concerns.

Deed Restrictions Committee to Meet

The Deed Restrictions Committee will meet in the coming weeks to review the current set of deed restrictions in each section and evaluate the need, if any, of updating or modifying the terms of the deed restrictions. Only if there is a general and positive need found to update or modify the deed restrictions of one or more sections would the committee move forward with drafting proposals for revisions or updates. Deed restrictions are meant to protect and improve neighborhoods so having the widest possible consensus from the neighborhood on what, if anything, needs to be changed would be the foremost and primary factor in moving forward. If you would like to participate in managing this, please email contact@mangummanor.org indicating your name and which section of Mangum Manor you live in.

Civic Club Logo Artwork Found

Thanks to several individuals from the civic club's past and present carefully searching their computers, the original civic club logo artwork has been found and will soon be used with some exciting new projects to be announced! Big Thanks to everyone who looked for it!

Constable Contract Patrol Program

After soliciting input from the neighborhood a few months ago via email regarding entering into a paid contract patrol program with Harris County Precinct 1 to the tune of \$70,000+/year, there was insufficient interest indicated to move forward. While security remains a primary concern for our neighborhood, the board is looking into other options.

The Oak Forest Homeowners Association, which bounds Mangum Manor on 3 sides, is similarly evaluating similar such measures with a private contract security firm.

14-Foot Sound Wall to be Built

For some of the homes abutting US Highway 290, a 14-foot tall concrete sound wall will begin construction in early 2014. Each homeowner along the westernmost portion of Lamonte was allowed to vote on whether they wanted the sound wall built in their backyard. Only those who voted "Yes" in a contiguous line will get the wall.

Mangum Manor Park Playground Gets Needed New Wood Chips

New wood chips for the playground area in Mangum Manor Park was requested July 3rd and roughly 15 cubic yards were installed on August 20, 2013. Not only does it look nice but it serves as a safety feature for children. Between this and the 11 new oak trees planted last spring, what other improvements can be made to the park? **Let the Park Committee know!**

Esplanades Committee Needs You

The first thing usually seen of Mangum Manor, even before actually driving into our neighborhood, are the esplanades on Antoine. Mangum Manor has stewardship over the first 4 esplanades but, despite the excellent upkeep in years past, they are now in need of attention and improvement. While the city periodically mows and litter-picks the esplanades, they could use some help such as tree-pruning, landscaping, etc. Are you interested in helping make Mangum Manor shine on the outside again? Consider joining the Esplanades Committee!

Warm Mangum Manor Welcomes

With so many homes being bought and sold lately, there is a growing need to give the new folks a warm and proper Texas welcome. The Welcoming Committee needs volunteers to monitor for new families moving in as well as creating and delivering welcome baskets. Please contact Leah Salinas if you would like to help out.