

# GARDEN VILLAS

## NEWS

OCTOBER  
2019

**Mission:** To organize our residents for the purpose of preserving the standards of our single-family community and promoting the civic and social wellbeing of the residents.

Garden Villas Community Association, Inc.  
*A Deed-Restricted Community*

P. O. Box 266282, Houston, Texas 77207-6282

[www.gardenvillas.org](http://www.gardenvillas.org)

832-268-4822

Volume 92, Issue 9

## City's Neglect Threatens Garden Villas Landmark

For the better part of a century it has been known as the "Scout House," the little frame building at the north-west corner of Garden Villas Park that has served as the home base for hundreds of scouts.

Now, however, it is one of the City of Houston's orphans, damaged and decayed by time and weather, and neglected and largely forgotten by the city, whose officials have ignored more than a dozen work orders from the Garden Villas Park Manager over the past year. Moreover, it appears that many repairs of damage done by Hurricane Ike in 2008, specified in a \$33,000 Federal Emergency Management Agency relief grant, were never made.

The Scout House was built as a community effort shortly after World War II. Soldiers were returning from war, rebuilding lives with their families and restarting careers. In that spirit, Garden Villas residents joined together and built a meeting place for scouts, complete with a large, open activities area, a fireplace, kitchen, restrooms, and storage area. The building was later deeded to the city when the neighborhood was annexed, along with the park.

For many years the little building provided near-perfect housing for scout meetings and projects. Time and weather took their toll, however, and the building suffered roof and interior damage during the hurricane in September 2008. The storm ripped shingles off most of the roof, damaged five windows beyond repair, and ruined 200 square feet of the ceiling. The FEMA grant for \$32,731.06 was approved for extensive roof repair, Sheetrock, painting, and replacement of the windows.

The grant was miniscule in light of a storm that did more than \$37 billion in damage nationwide. It got no publicity at the time, and few residents knew it existed. Nonetheless, FEMA records show it was issued for repairs to the Scout House, bids were taken, and contracts issued.

Much of that work was never done, however. Scout Leader Charles Pressler noted that only a small portion of the roof on the southwest side was repaired, no interior work was done, and the windows were not replaced. Pressler, a retired Texas Department of Public Safety Officer

and a building contractor, has made a number of the repairs to the building himself and at his own expense, including replacing much of the damaged Sheetrock, with help from others.

Pressler stated, "We had a lot of fun here over the years. All of our meetings and ceremonies are held here and we have sleep-overs during the winter. We bring in cots and bedding and build a fire in the fireplace. It's been nice.

"I don't know what the city did (after the hurricane), but it wasn't much. It looked like they put new shingles on part of the roof on one side and stopped."

Currently, the list of repairs needed at the facility is lengthy and includes:

**Extensive electrical work.** The electrical service is in disrepair. The kitchen is unusable because electric power is often stopped by faulty breakers and inadequate wiring. Several light fixtures do not work and the two window unit air conditioners cannot be used simultaneously.

**Foundation repair.** The slab has cracked, resulting in significant cracks in the brick around the fireplace.

**Reconnection of utilities.** The gas meter is missing, leaving the building without gas and hot water.



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# City's Neglect Threatens Garden Villas Landmark

(continued from Page 1)

**Roof repair.** There are leaks in several places, resulting in stains and damage to the ceiling tiles.

**Interior renovation.** The restrooms and entrances to the building do not meet disability standards. There are no smoke alarms, and the fire extinguishers are out of date.

**Exterior repair.** Some exterior siding is missing and most of the window frames are rotted.

"We used to have a functional kitchen," said Pressler. "We had cook-outs here. We'd store everything in the refrigerator ahead of time. Then, the breakers started going off and everything in the refrigerator would have to be thrown out. We just gave up on using it.

"The air conditioning is another problem. As it is now, you can't turn on the back air conditioner if the front one is running without the breakers throwing.

"I have no idea what happened to the gas meter. One day it was just gone."

The building shows signs of serious movement, including a large crack that extends along the face of the fireplace. The doors to the restrooms are too small for ADA standards. Many of the light and electrical plug covers are broken or missing and the drinking fountain does not work.

The deterioration of the Scout House has become a thorn in the side of Garden Villas Community Association President Tom Brents.

"I'm concerned about the present condition of this building," said Brents. "We need to do something to get it back in shape."

Garden Villas Community Center Manager Antonio Vilchez has attempted to do just that. Vilchez has made repeated requests to the Parks and Recreation Department for repairs to the building and turned in more than a dozen work

orders for repairs, only to be met with a deaf ear by the city.

"I turn them in, but I get no response," he said.

In fact, the Scout House appears to be something less than an afterthought for city officials, who, when asked about the FEMA grant and its use, were at first unaware that the city owned the building. Michael Isermann, Deputy Director Facilities Management and Development for Parks and Recreation, was initially unable to locate any record of the grant or that the city had taken over the building.

The FEMA grant was issued in November 2008 and specified the repairs to the roof, windows, and interior Sheetrock. Parks officials approved a bid for the project that same month and the work was to have been completed by February 2009. City officials later certified the work as completed.

Parks and recreation officials eventually found paperwork related to the grant, but could not explain why much of the work was not done. Included in that paperwork are notations from city officials that the work was completed, though, clearly, that was not the case for most of the specified repairs.

There also was no assurance that it would be done in the future, or that any of Vilchez's requests for repairs would be answered.

"We're going to schedule a meeting of the association to review the requirements for upkeep and maintenance of that building," said Brents.

"We need to work together to get this building back in use for the community."

*Evan Moore*  
Garden Villas Resident

(Pictures at right show some of the damage to the building.)

W.T. Carter developed Garden Villas in 1926 with a central park for all residents to enjoy by establishing a community association to oversee the maintenance. In 1946 the Carter Company attempted to reclaim the park for redevelopment for additional lots because of the housing shortage after World War II. Garden Villas Community Association sued the Carter Company and won in State District Court and retained the deed for the entire property at 6720 Haywood and the adjacent site leading to Sims Bayou. In 1950 the current building was constructed by the community residents for the "youth of Garden Villas." A year later Garden Villas become part of the City of Houston. The Boy Scouts relocated Troop 16, the oldest troop in Houston (established in 1912), to the park and Garden Vil-

las Community Association was the sponsor. In 1953 the entire Garden Villas Park was deeded to the City of Houston by Garden Villas Community Association with stipulations that the Youth House, restrooms, land would continue to be a "well-maintained park for the enjoyment of all Garden Villas residents." The deed to the park and all agreements were recently obtained by the GVCA. The Garden Villas Community Association is committed to making sure that City of Houston is **fully honoring all the terms and conditions** of the original Garden Villas Park agreement.

*Tom Brents*  
Garden Villas Community Association President

## [National Night Out 2019 takes place on Tuesday, October 1!](#)

National Night Out is an annual event that features community gatherings across the country. These events promote neighborhood unity and encourage participation in local anti-crime efforts. Neighbors are encouraged to register their neighborhood gatherings and activities by contacting their nearest police station.





**SPIRIT WEEK AT  
MOUNT CARMEL ACADEMY**



The Mount Carmel Academy Cheerleaders are all decked out in their Tacky Tourist Outfits for Spirit Week. This is a fun week with different themes building up to Homecoming. The faculty and staff all had a good time dressing in the theme of the day. When you wear uniforms to school, spirit days are quite a treat.

# Garden Villas Radio Programming Schedule

**Weekdays:**

12am-12pm - Fun Oldies 24/7  
6pm-9pm - Greatest Hits USA hosted by Chuck Taylor (Friday Evenings only)

**Weekends:**

**Saturday**

12am-5am - Classic Hits  
5am-8am - That Thing Radio Show with Rich Appel (oldies)  
8am-10am - Rosebud's All Request Show  
10am-12pm - Sergio's All Request Show  
10am-6pm - Classic Hits  
6pm-9pm - Greatest Hits USA hosted by Chuck Taylor  
9pm-12am - Classic Hits

**Sunday**

12am-4:30am - Classic Hits  
4:30am - 5:30am Garden Villas Civic Association Meetings (as announced)  
4:30am - 5am - Classic Hits (If no GVCA meeting)  
5am-6am - License To Parent  
6am - 9am - Sunday Morning Memories with Johnny Goyen  
9am-9:30am - Garden Villas Baptist Church  
9:30am-10am - Classic Hits (time also reserved for special programs of community interest)  
10am-1pm - That Thing Radio Show with Rich Appel (oldies)  
1pm-6pm - Classic Hits  
2pm-4pm - Rosebud's All Request Show repeat  
6pm-12am - Classic Country Show



**Request Line - 713-641-4022**



# Street Trees, a Planetary Prescription

“The most effective way to fight global warming is to plant lots of trees, a study says. A trillion of them, maybe,” according to a September 4 article by the *Associated Press*.

Street trees may be the most effective of all, because of their multiple beneficial impacts. In addition to sequestering CO<sub>2</sub>—which all trees do—urban trees cool cities and reduce Urban Heat Islands (UHIs), which raise temperatures in cities from 2-18 degrees Fahrenheit, depending on the size, density, and other characteristics of the city, reports Douglas Kelbaugh in his 2019 book, *The Urban Fix*. Not only do these UHIs kill people, but also they boost the need for air conditioning—a huge source of global energy demand.

In addition, street trees make streets more comfortable and walkable for pedestrians and bicyclists, potentially replacing automobile trips with human-powered ones. And that's not all: “Planting trees in cities reduces air pollution,

soil erosion, and storm water runoff, not to mention providing oxygen, habitat for small animals, shade in the summer, and more,” writes Kelbaugh.

Trees have been credited with increasing real estate values, especially along tree-lined streets. “I recently conducted a study of three 1960s era suburban areas in Kansas City to compare resale values in respect to street trees. All else being the same, including general location, neighborhoods with street trees were worth an average of **11.6 percent more**,” Robert Whitman, a landscape architect and planner, reports on the Pro-Urb listserv. By planting trees, cities could fight climate change while simultaneously boosting tax revenues—a wonder drug for cities and the Earth, seemingly.

Note that it is against City of Houston Ordinance Sections V & VI of Chapter 33 to trim or remove a street tree without prior approval from the City’s Arborist. If you witness the removal of pecan trees from the street easement, please call 832-395-7100.





Scout Troop 16  
meets each Monday  
at 7:30 p.m.  
Contact Mark Pacheco  
at 713-206-4715  
email: [masterpt16@aol.com](mailto:masterpt16@aol.com)

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Each Office is Independently Owned And Operated.

**November 2019**  
**NEWSLETTER DEADLINE**  
**Friday, October 25th**

The November newsletter will be available on-line at Garden Villas' [website](#). A few printed copies will be at Gateway Hardware Store.

Send newsletter articles to [peggy@gardenvillas.org](mailto:peggy@gardenvillas.org).  
Send pictures as an attachment with the emailed article.  
If you would like to be added to the newsletter deadline reminder email, please email Peggy Taylor.

## ELECTION NEWS

It's time to cast your vote for mayor, council member, controller, HISD trustee, and Houston Community College trustee. There's a Metro Transit proposition and ten state propositions to favor or oppose, including one to establish a State Income Tax in Texas. It is poorly worded so that if you are opposed, then you vote "Yes"!

You no longer have to go to your precinct to vote. You can go to any Harris County voting site from October 21 to November 1 (early voting) or on November 5. Deadline to register to vote in this election is October 7.

View or print your ballot at [HarrisVotes.com](http://HarrisVotes.com). Here are some internet sites dedicated to help you become an informed voter: [vote411.org](http://vote411.org) / [VoteTexas.gov](http://VoteTexas.gov) / [League of Women Voters Guide](#) / [Ballotpedia.org](http://Ballotpedia.org). Let's take advantage of our privilege and right to vote!

## Crime Report

The following crimes were reported in Garden Villas during September from the websites [Spotcrime.com](http://Spotcrime.com) and the [Nextdoor Garden Villas website](http://Nextdoor Garden Villas website).

9/2	Burglary	7000 block of Evans
9/9	Theft	6900 block of Cayton
9/15	Assault	7300 block of Santa Fe
9/18	Burglary	7000 block of Santa Fe
9/20	Burglary	7100 block of Santa Fe

If you are the victim of a crime, report it to the authorities. If you have crime information concerning Garden Villas, contact [Peggy@gardenvillas.org](mailto:Peggy@gardenvillas.org) to include it in the Garden Villas newsletter crime report.

*Peggy Taylor*

## New Generation Seniors Club

New Generation Seniors will sponsor **free flu shots** on the 7th of October from 9:00 a.m. to 11:00 a.m. at the Mt. Carmel parish office. Must be 18 years or older. If possible, please bring canned goods for the food bank. For more information, please call 713-204-9321. Our address is 6723 Whitefrains.

### Garden Villas Community Center Activities FREE ACTIVITIES

- Morning Fitness Classes: Monday, Wednesday and Friday from 8:30 to 10:00 am
- Evening Fitness Classes: Monday and Thursdays from 6:30 to 7:30 pm
- After School Enrichment Program: Monday through Friday from 3:00 to 6:00 pm
- Tae Kwon Do Class: Wednesdays from 6:30 to 7:30 pm
- Meal Program for youth (18 years old and under) Monday through Friday, 3:00 to 6:00 pm
- Adult Soccer Fitness: Wednesday 7:00 to 8:00 pm

For more information, call:  
Garden Villas Community Center  
713-847-5168  
6720 S. Haywood, Houston, Texas 77061



## Helen Guillory Real Estate

713-643-4611

[HGuillory1@aol.com](mailto:HGuillory1@aol.com)



FREE Notary Service for GV Residents  
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A Realtor Since 1970

## Garden Villas Baptist Church

7403 Fauna St  
713-643-5554

Pastor: Rev. Ricky Moore  
Cell: 713-503-4690



Services Spoken in English and Spanish

Sunday Morning  
Sunday School: 9:45 am  
Morning Worship: 11:00 am

Sunday Evening  
Adult and Youth Bible Study: 6:00 pm

Wednesday Evening  
Adult Bible Study & Prayer: 7:00pm

Visit our web site or contact us by e-mail.

[www.gvbchurch.org](http://www.gvbchurch.org) email [gvbaptist@sbcglobal.net](mailto:gvbaptist@sbcglobal.net)

### ATTENTION GVCA MEMBERS

Garden Villas Community Association members are eligible to apply for membership at

### CE FEDERAL CREDIT UNION

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For information stop by or contact us at 713-645-4961 or [www.cefedcu.org](http://www.cefedcu.org)



*"Neighborhood Credit Union"*

GV residents must join the Association and have membership dues paid up to date.





# Gateway Ace Hardware and Rental

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713-643-0623

Location & Hours  



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#### US Postal Service

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### About Us

**Address**  
Gateway Ace Hardware and Rental  
6860 Telephone Road  
Houston, TX 77061  
**Hours**  
Mon - Fri: 8:00am - 7:00pm  
Saturday: 8:00am - 6:00pm  
Sunday: 10:00am - 4:00pm  
**Phone:**  
713-643-0623



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Saturday: 8:00am - 6:00pm  
Sunday: 10:00am - 4:00pm

**Contact Us**  
713-643-0623  
Fax: 713-643-5104  
Email Us



## Neighbors Helping Neighbors

[www.gardenvillas.org](http://www.gardenvillas.org)



- |        |         |  |
|--------|---------|--|
| Mon    | 7:30 pm | Every Monday, Scout Troup 16 meeting (contact Mark Pacheco at 713-206-4715 email: <a href="mailto:masterpt16@aol.com">masterpt16@aol.com</a> )   |
| 8 Tue  | 7 pm    | GVCA General Meeting   |
| 10 Thu | 7 pm    | PIP meeting, 8300 Mykawa police station (2nd Thursday each month)  |
| 11 Fri |         | Recycling  |
| 18 Fri |         | Okay to put out heavy trash (tree waste and junk waste in even-numbered months). Starting at 6:00 p.m. on Friday, you can put out heavy trash. There is a \$200 per day fine from the City for each day heavy trash is placed out earlier. |
| 21 Mon |         | Heavy trash pickup   |
| 25 Fri |         | Recycling  |

## Contact Numbers

GVCA voicemail.....832-268-4822

BOARD MEMBERS:

[Tom Brents](#), President.....713-645-2702

[Bob Parker](#), Vice President.....713-643-3023

[Peggy Taylor](#), Secretary.....713-454-1863

[Bruce Moffett](#), Treasurer.....

[Teresa Ezell](#), At Large Member.....

[Sonia Pérez](#), Social Secretary.....

[Oscar Alvarado](#), At Large Member.....832.607.6409

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[Webmaster@gardenvillas.org](mailto:Webmaster@gardenvillas.org).....713-539-4170

Newsletter Editor, [Peggy Taylor](#).....713-454-1863

Garden Club, [Beverly Burns](#).....

Garden Villas Park, 6720 S. Haywood.....713-847-5168

Council Member [Robert Gallegos](#), Dist. I...832-393-3011

3-1-1 Helpline (dial 3-1-1) or.....713-837-0311

SNAP (Spay/Neuter Assistance Program)...713-522-2337

Call 3-1-1 if you have a problem with stray or loose dogs

Parking enforcement (City of Houston).....713-837-0311

Mount Carmel Academy.....713-643-2008

HISD Charter Schools Office.....713-807-5181

Mayor Citizens' Assistance Office.....713-928-9585

Airport Noise Compliance Hotline.....281-233-3900

Garden Villas Elementary School.....713-845-7484

Garden Villas Radio Request Line  
713-641-4022