

Precinct 287 Civic Association

Organized July 1973. Serving Post Oak Manor and Willowbrook.



Summer 2026
Volume 60, Number 2

Greetings!

I hope everyone had a safe and enjoyable 4th of July, celebrating this momentous occasion of our nation's 250th year of independence. It is so amazing that this experiment of governance is still working. Our democracy is a fragile concept, requiring constant attention, adjustment, and protection. I feel proud and lucky to live in this country, just as I feel proud and lucky to live in this neighborhood. Our neighborhood is a hidden gem and like our government, also requires constant attention, adjustment, and protection to survive.

Fifty-three years ago, Precinct 287 Civic Association assumed the task of providing the attention and protection that allowed our neighborhood to thrive. We have always been able to count on the necessary financial support from our responsible and generous residents. At least until recently. As I mentioned in my last letter and at our public meetings, our resident participation has dwindled to 26%. Out of 1,032 houses, only 268 pay their dues. That means 74% or 764 residents are getting a free ride. We could not survive without those residents who step up to support this neighborhood. But now we have reached a point where we must increase participation to at least 33% or risk losing the security patrol. Many people moved here specifically for our security patrol.

If we don't reach 33% or more participation, we would still have our civic association, but it would be limited to beautification, National Night Out, newsletters, etc. To increase participation Caroline Burum and CJ Claverie (Membership/Finance Committee) and our new Treasurer, Valerie Runge, have developed a new statement process we are rolling out this August. Thanks to a donation from a generous resident, we are including an abbreviated printed version of our newsletter with our new dues statement. Please note that our new dues statements do not have a specific name or address. Caroline and CJ have recruited volunteers (many board members included) to hand deliver the dues statements and physical newsletters on Saturday, August 8th. If you see us on the 8th, stop and say hello. We are so appreciative of our generous donors and volunteers who go above and beyond in helping us to survive. And kudos to Barbara Howell who has stepped up to take over the Welcome Committee. Please help us keep our neighborhood safe and a wonderful place to live. Help us thrive!

Hope to see you around the neighborhood,
Barbara Beard
President

Election Results

Thanks to all the volunteers who stepped forward to run for officer position. The following candidates ran unopposed and were confirmed at the June general meeting: CJ Claverie as Vice President; Valerie Runge as Treasurer; Alison Mitchell as At-large Area Representative, Place 6; Brandon Byers as West Willowbrook Area Representative; and Terry Hawkins as West Post Oak Manor Area Representative.

At the July Board meeting, the Board voted to appoint Monica Alzate as Interim At-large Area Representative, Place 5.

Thank
you 

Thank you to outgoing volunteer
Evan Brough for serving as
interim At-large Area
Representative.

Save the Date

Tuesday, October 6 @ 6:00-8:00 PM

Want to host your block? Contact
Caroline and CJ at 832-293-6593 or
CBurum39@gmail.com



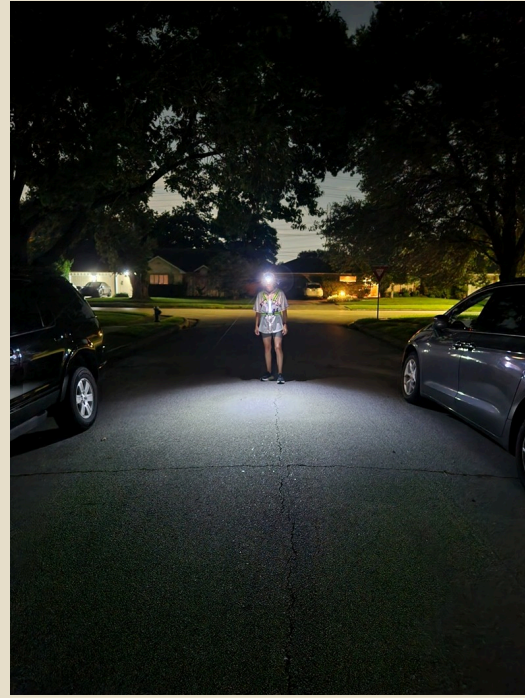
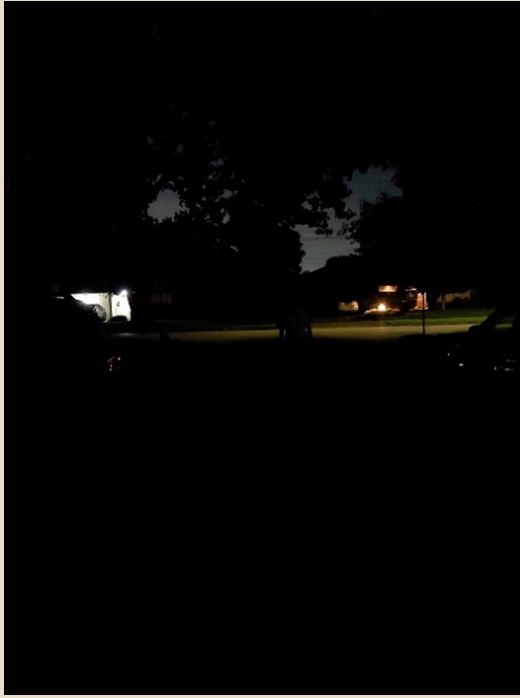
Be Visible

by CJ Claverie

“I didn’t see her...”

Before the dog wakes you to let him out, before the birds start singing in the trees, before the commuters start up their cars, there are the walkers, the joggers, the cyclists on our streets in the pre-dawn darkness. With few cars to dodge, it can be a quiet time to reflect on the day to come or for conversation with running buddies as you wind your way through the neighborhood. But the streets are not completely empty. There are cars and speeding bicycles that may not see you in the shadows between streetlights. The same situation happens in the evening, especially during our long winter nights. Be visible. Light up with a vest or headlamp. The first 25 residents to

text Caroline at 832-293-6593 will receive a flashing light to be more visible during your early morning or nighttime activities.



Short Term Rentals

by Barbara Beard

Effective 1/1/26, the City of Houston enacted regulations concerning Short-Term Rentals (STR). All STRs must be registered with the city and pay a \$275 administration fee annually. All STR owners and managers must complete a training program. After the STR is certified, they must display the city issued registration certificate inside the house. They must also post a 24/7 emergency phone number. The emergency contact must respond within one hour of contact. The STR 24/7 Hotline is (713) 636-5365 for neighbors to report any violations by the owners, operator, or occupants. The hotline staff will call the emergency number for the STR and someone must respond within one hour. Hosts must maintain compliance with city ordinances and tax requirements.

If you are a neighbor trying to address a problem with a STR, the strongest evidence typically includes:

- police reports and incident numbers
- noise citations
- photos/videos of violations
- documentation of parking, trash, or safety issues, and records showing repeated disturbances over time

Not all STRs are problems. Most operate effectively without causing issues for their neighbors. Unfortunately, a few bad apples can spoil an enjoyable life for their neighbors. It takes quite an effort to get rid of a STR. Of course, any type of illegal activity will result in closure. But for most situations like disturbing the peace, you need documentation of two or more citations for violating the City of Houston's noise ordinances issued over two separate occasions within a 12-month period, resulting in two or more convictions.

For more information go to the City of Houston's Administration & Regulatory website at www.houstontx.gov/ara/str.html. They also have an interactive map in case you want to check if a house on your street is a STR and/or if it is registered. If you think a house nearby is a STR and it isn't on the interactive map, you can call the STR Hotline number mentioned above to report it.

Currently, Precinct 287 Civic Association has eight STRs registered with the City of Houston:

- 4302 Warm Springs
- 11103 Greenwillow
- 4510 Sanford
- 4749 Benning
- 11202 Waxwing duplex (2)
- 4837 Kinglet
- 4802 Kingfisher

PCT 287 CIVIC ASSOC – HEAVY TRASH COLLECTION (BULK & TREE WASTE)

Heavy trash is collected on the **3rd Wednesday of EVEN months (February, April, June, August, October, December)**. You can place both bulk & tree waste at the same time

You can use the [City's online tools](#) to look up your schedule or you can search your address on the [HTX App](#).

Heavy Trash: Collected every other month (up to six curbside collections per calendar year for eligible addresses)

GENERAL GUIDELINES

1. **Set-out window:** Place heavy trash at the curb **between 6:00 p.m. the Friday before and 7:00 a.m. on your scheduled collection day.**
2. **Placement location:** Set items just behind the curb line in front of your home. Do not place items in the street or on sidewalks.
3. **Keep accessible:** Do not stack items under wires, signs, or mailboxes; do not place on top of meters, hydrants, or other utilities; do not block pedestrian or vehicle traffic.
4. **HHW & electronics:** Do not set out household hazardous waste (chemicals, fuels, wet paint) or electronic scrap for heavy trash. Take these items to an [Environmental Service Center \(ESC\)](#).
5. **Drop-off option:** If you need to dispose of materials between heavy trash months or over the curbside limits, use a [Residential Drop-Off](#) locations (proof-of-address required).

TREE WASTE ACCEPTED

- Clean wood materials such as tree limbs, branches, and stumps.
- Tree limbs and shrubbery — individual pieces not exceeding 8 inches in diameter or 10 feet in length. **NOTE:** Bagged grass clippings and leaves are collected under the [yard waste program](#), not heavy trash.

JUNK WASTE ACCEPTED

- Household furniture (e.g., couches, tables, dressers)
- Carpet (secure/bundle)
- Mattresses and box springs
- Toilets
- Bicycles and toys
- Appliances: stoves, washers, dryers, water heaters
- Refrigerators/freezers only with a certified technician's tag showing refrigerant has been removed.

Household Hazardous Waste Disposal

The City of Houston Solid Waste Management Department provides Houston residents with a safe and convenient place to dispose of household hazardous waste and select recyclable materials that should not be placed in regular trash or curbside collection.

The closest location to our neighborhood is ESC - SOUTH at 11500 S. Post Oak Rd., Houston, TX 77035. The facility hours are Tuesday, Wednesday, Friday, and Saturday, 8:00 AM to 5:00 PM.

For more information about accepted materials and other locations, visit www.houstontx.gov/solidwaste/esc.html

Meet Matthew Chew, "The Apple Man"

by Susan Pitts

You may have noticed "The Apple Man," aka Matthew Chew, on his daily walks around our neighborhood. Matthew got his nickname because he often walks while eating an apple. Recently, he's switched it up a little and now eats half an apple and a banana. Matthew often walks with his neighbors, who he's influenced to eat more fruit. Along with walking and fruit, Matthew's healthy practices include following up his fruit with oatmeal after his walk, eating light lunches and dinners, and sharing lots of fun with his neighbors.

Matthew is not quite, as he puts it, "ABC," American Born Chinese. His father came to New York City when he was only 17 years old to work in the laundry business and he became a U.S. citizen. When his dad was 30, some friends told him to go back to China, saying, "Have we got a girl for you!" His dad followed that advice and met the woman who became Matthew's mother. His father returned to New York shortly after Matthew's birth, sending money back to support the family. Of his early days in China, Matthew remembers being sent to the local market by himself at around age three with a ticket to get beef. He was too young to select the cut but was trusted as old enough to go alone. He says children helping out in this way was a common and safe practice in China in those days. Matthew was born the year the communists took over the country. At age five, he and his mother escaped to Hong Kong. They later joined his father in New York in 1961, just after Kennedy became president. Matthew says he empathizes with immigrants as a result of his early experiences. He notes that Chinese used to call San Francisco "The Golden Mountain" because people would come to the United States to find jobs there and then send money back home to China.

When he arrived in New York City, Matthew was placed in third grade at a Brooklyn elementary school. He says that he should have been in fourth grade but although he took English at the school he attended in Hong Kong, he barely passed and still needed to learn English. He attended schools in Brooklyn through high school. When he graduated in 1968, he was accepted to Oklahoma State University in Stillwater, Oklahoma. He remembers flying to Oklahoma in a small propellor plane with two pilots, a stewardess and one passenger, himself. He also recalls a family joke from the time – shortly after he left for college, his parents moved. The joke was, "Did they tell you?"

At OSU, Matthew discovered several other students from his New York high school. Apparently one student from his high school applied and was accepted, which gave everyone else the idea to apply. Matthew himself had been accepted to the Civil Engineering program at City College in New York, but he wanted to study architecture. He applied to OSU and was accepted to their architecture program, so that's where he headed. He remembers having some high-spirited fun in college. He relates an incident involving model buildings the architecture students made in class. One night when there was nothing to do, he and his friends came up with the idea to burn some models. A classmate climbed out on a ledge and set a model on fire. The cops came and took names. Luckily for Matthew, the students had also built cubicles for themselves with supplies from construction sites on campus. He was working in a cubicle and so was not noticed.

After graduation, Matthew was hired by the parent of a classmate who recruited for his architectural firm while visiting his daughter. He worked there for a couple of years, then went to work for John S. Chase, who was one of the first black architectural students at the University of Texas and the first licensed black architect in the state. Matthew worked days at John Chase and had a second job at night to learn residential architecture. His second job did some work for the Chinese Consulate in Houston. A consulate who became a friend asked for Matthew's help to make the building more accessible for visa applicants. Matthew met his wife, Julia, through his work with the nighttime architect. Matthew and Julia bought their house on Hummingbird Street in our neighborhood in 1976. Matthew remembers someone threw an egg at their front door when they first moved in, but says later things were OK. He remembers people coming to help clean up broken trees in his yard after Tropical Storm Alicia, including a Channel 11 sports reporter. When the electricity was out for several weeks, their next-door neighbor, who had a portable generator, allowed several neighbors, including Matthew and Julia, to connect their refrigerator to save their food. Later, Matthew's adult son bought a home on Benning, telling his dad that this is a really nice neighborhood.

These days, Matthew is an "Architect Emeritus." He's what he calls a "fair weather" Astros fan. He shares a fun vacation tip: In early December, he and his wife take an off-season cruise out of Galveston. They don't care where the ship is going, they just stay onboard and enjoy a nice vacation with great food and free housekeeping. His wife likes the onboard shopping, and Matthew enjoys just sitting and listening to Christmas music, relaxing, and being waited on. They return ready to start the Christmas whirl of activities.

Many people in the neighborhood recognize Matthew and his walking buddies, and he enjoys visiting with all the friends he's made. He still walks with several neighbors both for company and safety. Matthew says he loves this neighborhood and they're not going to move until "they carry us out."

Yard of the Month

April Winners

East Willowbrook
4530 Kingfisher

West Willowbrook
4838 Kinglet



East Post Oak Manor
4422 Benning



West Post Oak Manor
4717 Benning



May Winners

East Willowbrook
4502 Kinglet



West Willowbrook
4749 Kingfisher



East Post Oak Manor
4543 Warm Springs



West Post Oak Manor
4826 Benning



June Winners

East Willowbrook

4402 Goldfinch



West Willowbrook

4722 Kinglet



East Post Oak Manor

11106 Huggins



West Post Oak Manor

4858 Woodpecker



From April through September, Precinct 287 Civic Association awards *Yard of the Month* to recognize neighbors who go the extra mile to keep their yards looking amazing. It's all about showing love for our community and recognizing those who make it shine.

On the 1st of each month, volunteers canvass all four sections of the neighborhood and pick one yard from each section. Winners receive a *Yard of the Month* sign to show off their hard work, plus recognition on our website and in the newsletter.

In December, we also recognize those that transform their yards to celebrate the holiday season. The *Holiday Yard of the Month* award is judged on the second Saturday of December.

Whether you're planting flowers, trimming hedges or decking the halls, we see you—and we appreciate you. Let's keep making our neighborhood a place we're proud to call home!

The volunteer committee includes Sarah Barchas, West Willowbrook; Patty Murray, East Post Oak Manor; and Karen Richardson, West Post Oak Manor. ***There is an open spot for an additional volunteer.*** You can nominate a neighbor for *Yard of the Month* by completing the form at www.pct287ca.org/yard-of-the-month Or by clicking the button below.

Security Report

Crime rates in our area are lower than surrounding areas. Officer Thompson, our Chief Security Patrol Officer for almost 33 years, advises our residents to:

- Keep vehicles in the garage whenever possible and do not leave valuables in vehicles, particularly firearms.
- Remind lawn crews and contractors to secure their items.
- Know your neighbors! Introduce yourself and exchange numbers so you can help each other recognize unusual activity on the street.

Our security patrol officers often take care of "soft contacts" that are not crimes but help keep peace in the neighborhood. Recently these include:

- Man aggressively ringing a doorbell and opening a side gate on two separate dates.
- Welfare check for barking dogs.
- Mental health crisis. Young man transported to hospital.
- Resident with drug addiction, causing family upset.
- Group of kids ringing doorbells.

The table below details crimes in the Willowbend, Willowbrook, and Post Oak Manor subdivisions between 1/1/26 and 6/1/26.

Crime	Quantity	Brief Detail
Burglary of motor vehicle	11 incidents	Most were contractors or landscapers with unlocked doors.
Theft of motor vehicle	1 incident	
Theft from yard or garage	4 incidents	
Burglary of a habitation	4 incidents	Three of the incidents were perpetrated by one former resident dealing with addiction. The individual is currently in jail.
Aggravated assault	1 incident	Family violence.



YOUR NEIGHBORHOOD NEEDS YOU

Precinct 287 Civic Association • Volunteer Opportunities

Great neighborhoods don't happen by accident. They're built by residents who show up.

WHO IS ELIGIBLE? If you live within the Precinct 287 Civic Association boundaries — Redstart/Kinglet to the north, Greenwillow to the east, South Post to the west, and Warm Springs to the south — this is your call to action.

WHAT'S INVOLVED? Opportunities range from a single afternoon of beautification work to serving on the Board itself. Every level of commitment makes a real difference. Please note that becoming a Board member or heading a Committee requires that the member has demonstrated their commitment to the neighborhood by paying their annual dues.

WHAT SKILLS DO YOU NEED? More than any specific skill, we need people who care. Whether you're raising a family, building a career, or enjoying retirement, your time and energy can help protect everything that makes this neighborhood worth living in.

OPEN POSITIONS — WE NEED PEOPLE NOW

► Web Designer & Social Media Manager

Our website, newsletter and social media platforms are the lifelines of neighborhood communication. Without them, residents miss critical updates. We need a tech-savvy volunteer to keep these platforms current and effective.

► Neighbors Night Out — Host & Volunteer

This cherished annual event strengthens the bonds that make our neighborhood great. We make hosting as easy as possible — and we need volunteers to coordinate signs, sign-in sheets, and balloons so our hosts can focus on the fun.

► Finance Committee Member

Dues are the engine that powers every service and improvement in our neighborhood. Too many residents don't realize what's at stake. We urgently need members who will make the case for civic investment, reach new residents early, and ensure our annual dues statements reach every household.

► Neighborhood Beautification

Keeping our neighborhood looking good is important to everyone. Something as simple as keeping our street signs clean can make an impact on how residents feel about the neighborhood. Keeping unsightly litter from accumulating and gutters from collecting debris can prevent flooding from impacting lower lying blocks.

► Events Coordinator

You set the tone for neighborhood pride. From Founder's Day — coordinated with city council — to a neighborhood walk/run and Prairie Bird Watching, our events bring people together and put Precinct 287 on the map.

READY TO MAKE A DIFFERENCE?

Don't wait — your neighborhood is counting on you.

2025/2026 OFFICERS

President	Barbara Beard*
Vice President	CJ Claverie
Treasurer	Valerie Runge
Secretary	Edith Napoleon*
<u>2025/2026 AREA REPRESENTATIVES</u>	
W. Willowbrook	Brandon Byers
E. Willowbrook	Barbara Howell*
W. Post Oak Manor	Terry Hawkins
E. Post Oak Manor	Susan Forrest
At-large Area Representative	Monica Alzate*
At-large Area Representative	Alison Mitchell
<u>COMMITTEES</u>	
Beautification	<i>OPEN</i>
Deed Restrictions	Matthew Camp
Finance	Caroline Burum, CJ Claverie, Valerie Runge
Lost Pets	Terry Hawkins call or text 832-652-0715
Membership Database	Teresa Palmer
National Night Out	Caroline Burum
Newsletter	Jill Navarro
Security Patrol Secretary	Pat Powell
Signs	Andrew Etter
Super Neighborhood Delegate	Matthew Camp
Yard of the Month	Janeen Paprocki
Website	Edith Napoleon
Welcome	Barbara Howell

*Appointed as interim until the next election cycle.

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\$50 per newsletter.

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