



THE SHEPHERD FOREST | MAY 2018

TIMES

THE OFFICIAL PUBLICATION OF THE SHEPHERD FOREST CIVIC CLUB

VOLUME 30, ISSUE 5

SHEPHERD FOREST 101: GET TO KNOW YOUR NEIGHBORHOOD

If you're reading this newsletter, it was probably left on your front porch by one of generous volunteers, and you are a resident of Shepherd Forest. And while a great many of our residents have lived here for 20, 30, 40 years or even more, a casual glance up and down our streets at the myriad FOR SALE signs and recently renovated homes will tell you that we are a neighborhood on the move, with more new residents moving in every week. So for those of you who may be relatively new to Shepherd Forest, or those of you who never knew and always wondered, here's a just little bit of history, some statistics and useful information about the place you call home.

Shepherd Forest was originally developed in the early 1950's by the Oak Glen Building Company. Most of the original residents were WW II veterans, who purchased their homes for less than \$10,000. By way of comparison, the average sale price for a home in Shepherd Forest over the last 12 months was just over \$310,000. Today Shepherd Forest consists of 941 single family residences and, at last count, just over 3,800 residents.



Map of Shepherd Forest subdivision, provided by Nextdoor.com

Our borders are roughly the area between 34th Street and 610, from Shepherd to Mangum. The neighborhood is divided into 3 Sections - Section 1 from Shepherd to Oak Forest Drive, Section 2 from Oak Forest to West T.C. Jester, and Section 3 from West T.C. Jester to Mangum. (Now you know what all that Sec 1, 2 & 3 stuff is about!)

Shepherd Forest is in the Houston Independent School District. Public schools in our zone are: Garden Oaks Elementary (Sec. 1), Oak Forest Elementary (Sec. 2), Stevens Elementary (Sec. 3), Black Middle School and Waltrip High School. Private schools in the area include St. Rose of Lima Catholic School (PK-8) and Lutheran High North.

THE SHEPHERD FOREST CIVIC CLUB

The Shepherd Forest Civic Club (SFCC) was chartered as a non-profit organization in 1977. The Civic Club works as a social organization, and to preserve the neighborhood and protect the rights of homeowners. SFCC-sponsored activities include: Citizens on Patrol, beautification projects, cleanup programs, community service, and much more. In 1993, the SFCC was awarded one of the first Houston City Council Blue Ribbon Awards for Excellence.

MAY SHEPHERD FOREST CIVIC CLUB MONTHLY MEETING

MONDAY, MAY 21ST 7:00 PM - HARRIET & JOE FOSTER YMCA - 1234 W. 34TH

We will be voting on proposed updates to the SFCC By Laws, and Monica Danna from ReVive Development will join us to discuss their ongoing projects in the Shepherd Forest area, including Ella Oaks at 34th & Ella, and the Stomping Grounds development, a three-acre, multi-use site on 34th street near Alba.

MEETINGS ARE HELD ON THE THIRD MONDAY OF EVERY MONTH. ALL SHEPHERD FOREST RESIDENTS ARE ENCOURAGED TO ATTEND.

CITIZENS ON PATROL - SECURITY REPORT

RECENT CRIMES REPORTED TO HPD

3/29	4100 Block W. 34th (Sec. 3)	Theft
4/6	3100 Block N. Shepherd (Sec. 1)	Theft
4/6	4500 Block Marlborough (Sec. 3)	Theft
4/8	2400 Block Wilde Rock (Sec. 2)	Truck Stolen
4/9	1800 Block Ansbury (Sec. 1)	Assault
4/16	4100 Block 34th (Sec. 3)	Theft
4/16	1200 Block W. 34th (Sec. 3)	Theft From Vehicle
4/18	4100 Block W. 34th (Sec. 3)	Theft
4/22	4200 Block W. 34th (Sec. 3)	Theft
4/27	1800 Block Ansbury (Sec. 1)	Theft
4/28	2300 Block Ansbury (Sec. 1)	Theft

Citizens on Patrol reminds us to call HPD (911 if it is an emergency, or call 713-884-3131 if you should see anything or anyone that appears to be "suspicious"). AFTER you have made the call to HPD, please notify our Citizens on Patrol Coordinator, Debby Fisher, 434-221-6222.

CITIZENS ON PATROL VOLUNTEERS NEEDED!

If you are interested in participating in or learning more about our Citizens On Patrol program, contact COP Coordinator Debby Fisher at 434-221-6222



PARTY LINE

HAPPY MAY BIRTHDAYS!

Dylan Moore (5/3), Jennifer Woodruff (5/4)
and Candace Martin (5/17)

HAPPY ANNIVERSARIES!

Happy Wedding Anniversaries to Katy Cattoni &
Bob Williamson (5/10) and Bob & Mel Sutton (5/22).

If you would like to contribute or have a suggestion for an upcoming issues, please contact Editor Mary Lamb at Lambmn1011@aol.com or 281-488-3216.

DEED RESTRICTIONS & CITY ORDINANCES WORKING TOGETHER FOR A BETTER COMMUNITY

There has been a lot of discussion recently about Deed Restrictions in Shepherd Forest and how they impact the quality of life and the values of our property. What many don't realize is that most Deed Restrictions violations are also violations of City Ordinances, and every resident of Shepherd Forest has the power to report these violations to the directly to the City of Houston via 311.

HERE ARE THE MOST COMMON EXAMPLES OF VIOLATIONS:

- Sec. 6-3 – Permitting a domestic animal (dog or cat) to run at large
- Sec. 10-341(c) – Failing to remove an inoperable vehicle or boat
- Sec. 10-344(a) – Failure to keep premises free of garbage
- Sec. 10-452(b) (10) – Grass and weeds growing in excess of 9 inches
- Sec 39-77 (d) – Placing heavy trash curbside too soon or for too long

If you observe any of these violations, you can report them (anonymously if you prefer) by calling 311 – the City of Houston's Non-Emergency City Service. You can also get more information on City of Houston ordinances or file a report via their website – www.houstontx.gov/311. There is also a 311 app that allows you to take and upload pictures of the violations with your smartphone.

DAVID HILLE
Senior Realtor | Top Producer
713.551.1350 david@habitationrealty.com
Shepherd Forest Resident

\$1000 OFF Closing Costs
for all Shepherd Forest Residents

Inventory is LOW!
Working with several
buyers looking in
Shepherd Forest.
Call Today!



habitation realty

MONEY MATTERS

SHOULD YOU PAY OFF YOUR HOME LOAN EARLY?

Your mortgage may come with a 15- or 30-year term attached to it, but that doesn't mean you have to wait that long to pay it off. In fact, if you have the funds or the will to make it happen, you can pay off your mortgage much sooner than that. But is prepaying on your loan a good move? Here's a quick look at the pros and cons of paying off your mortgage early:

THE PROS

More Cash Flow: Once your mortgage is paid in full, you'll have fewer overhead costs on your home and lower monthly expenses.

Reduced Financial Stress: By eliminating your mortgage bill, you'll have more disposable income available.

Increased Equity: More equity in your home means a greater return for you when you sell it - even if you haven't fully paid it off yet.

THE CONS

Loss of Tax Benefits: Once your home loan is paid off, you lose your mortgage interest deduction.

Reduced Liquidity: Cashing in on your home equity is much more difficult than accessing a savings account or rainy day fund.

THE LOCAL
RETIREMENT
SPECIALIST



W.R. Anderson
& Co.



BRYON TOWNSEND CFP®

ASSET MANAGEMENT • RETIREMENT PLANNING
ESTATE PLANNING • INSURANCE SERVICES

WRAnderson.com | 281-974-1965

The securities and investment advisory services provided by W.R. Anderson & Co. are offered through Cetera Advisors, LLC.

The real question is - Does it make financial sense to you? From strictly an investment viewpoint, here's something to note:

If you have a 30-year, \$300,000 mortgage at 4.25%, and you pay just \$250 a month over the minimum, you'll save over \$70,000 in interest and pay your home off 4-5 years early. Makes sense. BUT - if you were to invest that same \$250 every month, and receive an average return of just 6% over that same period, you'd have over \$150,000! So - paying your mortgage off early may provide peace of mind and save some money in the long run, but there are better ways to put that cash to use - if you have the ability, and the discipline.

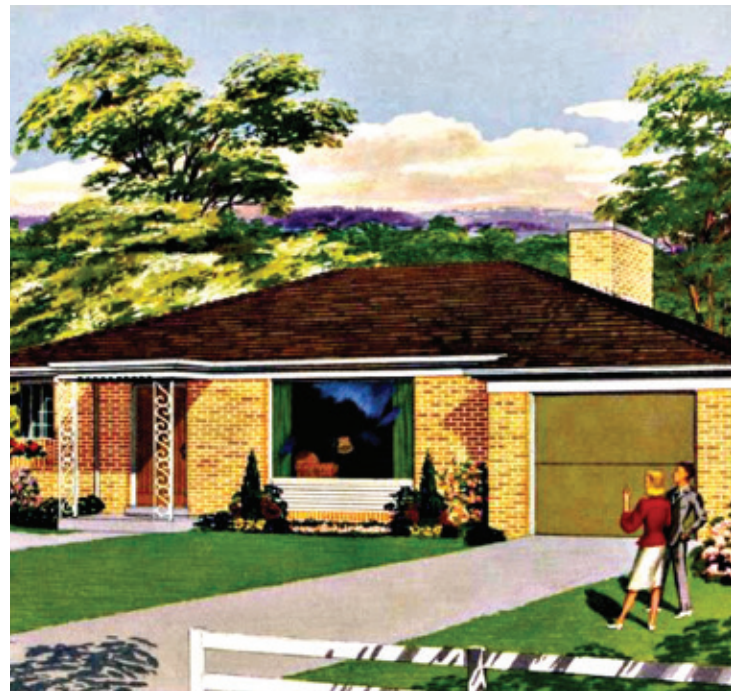
Contributed by Bryon Townsend, CFP. - W.R. Anderson & Co.

CLOSE TO HOME

THE RISE OF RANCH-STYLE ARCHITECTURE

As a Shepherd Forest resident, there is nearly a 100% chance that you reside in a Ranch-Style house. Have you ever wondered about the history of the architecture, or why they are called "Ranch" homes? In the 1920s, while Victorian-style homes were growing considerably dated, and Arts & Crafts or Craftsman style homes were still very popular, another simpler style of house was just emerging in the American Southwest. Based on a Spanish Colonial one-story design, it included basic materials of stone or board and batten walls, low slung roof lines, and layouts which typically had most rooms flowing into one another. These were the original American Ranch-Style homes. In the 1930s, California architect Cliff May began to design a more modern version of the original Ranch. His designs ranged from the traditional Rambler, to the Mid Century Modern, to the Storybook or Fantasy style. These houses had open, informal layouts, bigger picture windows, sliding glass doors, and were very affordable to build and maintain. Next month we'll visit the rise and fall, and the rise again of the popularity of the Ranch-Style from the 1940s to today.

If you have real estate or home improvement topics you'd like to see discussed here, drop me a line at david@habitationrealty.com. See you next month!
Contributed by David Hille, Senior Realtor, Habitation Realty



If you live in Shepherd Forest, your home was probably originally built in the 1950's or 60's, and you more than likely live in a Ranch-Style home, whose low roof lines, larger windows and more open, informal layouts became wildly popular in the 1940's and 50's.



**NEW CLIENTS
RECEIVE
10% OFF
FIRST VISIT**

713.682.6351 ♦ 2120 West 34th Street
OAKFORESTVET.COM



LOCATED IN SHEPHERD FOREST

BOOK ONLINE DISCOUNTS 713.266.6667

NEW CUSTOMERS - SAVE 15% reserve@act-btlimos.com

REPEAT CUSTOMERS - SAVE 5% **ACT-BTLIMOS.com**

Our customers never wait on us... we wait on them!



The Shepherd Forest Times is produced at no cost to the Shepherd Forest Civic Club by Dylan Moore Marketing Design.



PLEASE CONTACT

BRENDA AGUILAR

AUTHORIZED SCENTSY VENDOR

832.547.3401

BAGUILAR.SCENTSY.US

CONGRATULATIONS TO MAY YARD OF THE MONTH WINNERS

Section 1, The Lima Family - 938 Stonecrest

Section 2, The Oliver Family - 3019 Guese

Section 3, Bob Hammond & Ken Mingus - 4302 Marlborough

Colorful new landscaping at the home of Bob & Ken, Sec. 3 >>



CITY TREE WASTE & JUNK WASTE COLLECTION

Section 1 & 2 Pickup - 3rd Thursdays

(5/17) (6/21) (7/19)

Section 3 Pickup - 4th Tuesdays

(5/22) (6/26) (7/24)



SAVE THOSE ALUMINUM CANS!

Got Cans? Call Section 3 Resident John Carter at 713-682-5111. He will pick up to recycle - and contributes the proceeds to SFCC!

MONTHLY NEWSLETTER DELIVERY

We are always in need of additional newsletter carriers - if you are interested in volunteering, please contact Mary Lamb at Lambmn1011@aol.com or text 281-488-3216.

CIVIC CLUB OFFICERS & DIRECTORS

PRESIDENT - Bid Nutt (Sec. 3) - 713-681-9367

VICE PRESIDENT - Patricia Williams (Sec. 1)

SECRETARY - Payton Arens (Sec. 1) - 713-569-2750

TREASURER - Mark Landress (Sec. 1) - 713-880-4847

COP COORDINATOR - Debby Fischer (Sec. 3) - 434-221-6222

BEAUTIFICATION - Susan Steving (Sec. 2) - 713-299-9489

BOARD OF DIRECTORS

Glenn Cessna (Sec. 2) 832-659-2069

Mary Lamb (Sec. 1) 281-488-3216

Krista Ripper (Sec. 3) 979-739-9299

Delinda Holland (Sec. 2) 713-416-1888

Kelly Bena Moore (Sec. 3)



SHEPHERD FOREST CIVIC CLUB P.O. BOX 925282 HOUSTON, TX 77292-5282

VISIT US ONLINE AT **SHEPHERDFOREST.ORG**

FACEBOOK.COM/GROUPS/SHEPHERDFOREST