

AROUND TOWN



NORTH MONTROSE QUARTERLY NEWSLETTER

June 2010

Real Estate & Area Development

There are numerous city, county and media websites that provide information about hurricane preparation for the individual and the homeowner, but what about the special needs of business owners? The Division of Emergency Management of the Texas Department of Public Safety has published a pamphlet that focuses on how business can prepare for a hurricane. The document is free and can be found at harriscountycityzencorps.com/newsletters/hurricaneplanforbusinesses.pdf

Some key points to note:

* Know the **elevation of your business** above sea level. The elevation is the

major factor in determining your vulnerability to storm surge (tidal flooding) or flooding by area streams and waterways. Information on the elevation can be obtained from property site plans, city building officials, and city or county floodplain administrators.

* Know the **condition of your building**. If your business is located in an evacuation zone, hire an engineering firm to inspect the building and foundation to determine if the structure could withstand the forces of hurricane winds and waves.

* Determine which members of your staff you will need to carry out hurricane preparations and who you can reasonably expect to be available.

* Develop a simple **written plan** which incorporates a set of Hurricane Task Assignments for your staff. Inputs regarding the tasks to be accomplished should be solicited from all of the various work centers at your facility.

* **Identify essential business records** that should be removed from the facility and determine where you plan to take them. Back up computer records on disk or tape and move these with other essential records.

* Assemble equipment and materials to protect windows and other glass by boarding up or taping, and to protect vulnerable doors by bracing.

* Fill vehicle fuel tanks and obtain fuel for the emergency generator, if you have one. Fuel may not be available during the storm or the days immediately following the hurricane.

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If you have not been attending NCMA meetings, here's what you missed

The **March** meeting included presentations from representatives from the city's Department of Traffic Planning and administration. We also got the scoop on the new Carnegie Vanguard Magnet High School that will be built next year on the corner of Taft and West Gray,

In **April**, NCMA hosted a neighborhood social at the Daily Review restaurant. More than 45 of your neighbors joined attended and enjoyed cocktails and hors d'oeuvres on the restaurant's garden patio.

At the **May** meeting, Helena

Stokes spoke about the new African American Library that's located at The Gregory School, 1300 Victor, Houston 77019.

Members also received some timely suggestions concerning how to appeal your property appraisal.

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AROUND TOWN

Don't Believe the Flooding Myths – Insuring Your Home is Well Worth the Cost- Mike Talbott, P.E., Director, Harris County Flood Control District



The belief that flood insurance is too expensive, that not all people are eligible and a false sense of security — the most prevalent flooding "myth."

The price tag carried by Hurricane Ike totaled \$15 billion in damages, making it the costliest storm to hit Texas and the third costliest in the United States, trailing hurricanes Katrina in 2005 and Andrew in 1992.

The official tally serves as a reminder of how costly natural disasters can be. While wind-related damages comprise the bulk of Ike's bill, flooding damages total \$2.2 billion, according to the Insurance Council of Texas, reporting on the amount of claims covered by the [National Flood Insurance Program](#). That amount, however, does not include what [uninsured home and business](#) owners who flooded will pay out of pocket.

Perhaps more staggering than the damages caused by Ike is the number of [people without flood insurance](#). Of the 1.4 million households in Harris County, roughly one in every five is protected with flood insurance. Approximately 290,000 policies are in force Harris County, roughly one in every five is protected with flood insurance. Approximately 290,000 policies are in force.

The number is alarming considering that the average amount of damages expected from flooding in Harris County every year is several hundred million dollars. That amount is reflective of the fact that flooding is the No.1 natural threat to our area.

Notable [historical floods](#) include those of 1929 and of 1935, which severely crippled downtown Houston and threatened to wipe the city off the map — prompting [creation of the Harris County Flood Control District](#) in 1937. In more recent times, Tropical Storm Frances flooded 1,400 homes in 1998, [Tropical Storm Allison](#) flooded 73,000



homes in 2001, and most recently, a non-tropical rainfall event flooded 2,300 homes last April.

Given our area's flooding history and natural risk for flooding, why don't more residents protect themselves with flood insurance? The reasons are speculative, of course, but they most likely boil down to three common misconceptions: The belief that flood insurance is too expensive, that not all people are eligible and a false sense of security — the most prevalent flooding "myth."

Many people are fortunate enough to live in homes that have never flooded or have not experienced flooding in decades. When 30 or 40 years pass and homes remain dry, it's understandable that homeowners might conclude they will not flood. Such was the case last April on the west side of town when 8 to 10 inches of rain fell in 12 hours and 7 inches of rain fell in three hours in isolated areas. Residents scurried to find answers to their "sudden" flooding problem, as many had not seen water in their homes in roughly 30 years. Many were surprised to learn the rainfall they experienced in April was greater than the rain they saw from Hurricane Alicia in 1983, from Allison in 2001 and from Ike in 2008. In fact, the last time their area saw comparable amounts of rain was the early 1980s.

Furthermore, about 70 percent of the homes that flooded last April were not located in a [mapped flood plain](#). Many people believe if they are not located in a mapped flood plain they are not at risk for flooding, and they view flood insurance as an extended warranty on an appliance: comforting yet non-essential. However, they may not realize that [flood insurance rate maps](#) only show flooding

risks from bayous and streams leaving their banks during certain theoretical floods. They do not show [risks from street flooding](#), which occurs when water begins to rise in streets and eventually inundates homes. Unfortunately, half or more of the flooding that occurs in our area falls into this category.

Many also mistakenly believe that if their homes did not flood during [Tropical Storm Allison](#) — an unprecedented storm that dropped 28.5 inches of rain in just 12 hours and 35 inches of rain in five days — they will never flood. But it's important to note that Allison did not distribute rain evenly over the county. Many areas experienced less than 5 inches of rain. Using Allison as a benchmark for flooding risks could be a costly mistake for many.

[Billions of dollars](#) have been spent widening bayous, excavating [storm water detention basins](#) and [helping families move outside the flood plain](#) — projects that have spared thousands of homes from floods. However, more work needs to be done. Everyone in Harris County is at risk for flooding to varying degrees. All are eligible for flood insurance, which is relatively inexpensive, especially for those outside a mapped flood plain. Don't forget that homeowners insurance does not cover flooding.

For those who still may question its worth, let the numbers speak for themselves: In terms of paid flood insurance claims, Houston and Harris County rank third and fourth, respectively, in the nation, trailing only New Orleans and Jefferson Parish in Louisiana.

Flooding is a costly natural disaster. Flood insurance determines who will ultimately pay for it.

AROUND TOWN



“HOUSTON
RECEIVES ITS
HIGH RANKING
BECAUSE OF ITS
HIGH NUMBER
OF BUSINESSES
AND WELL
EDUCATED
POPULATION”

Houston Best City For Young Professionals

Houston was named the best American city for young professionals by [Forbes Magazine](#) last week, according to the [Houston Business Journal](#).

To create the rankings, Forbes started out by eliminating U.S. Metropolitan Statistical Areas with fewer than 1 million people and cities where [Moody's Economy.com](#) predicts job growth will be negative over the next year, notes the Forbes story. Next, the business magazine used five main criteria to carve out its rankings (Houston rankings shown in parentheses):

1. Current unemployment rate (18)
2. Average salary of college graduates (7)
3. Cost of living index (27)
4. Number of the 200 largest U.S. public companies (2)
5. Presence of well-educated students from around the

country (6)

Houston received its high ranking because of its high number of businesses and well-educated population, according to Forbes:

Because of its business-friendly environment and abundance of oil money, 14 of the country's largest companies (as measured by market capitalization) are based in our No. 1 city, Houston. Only New York, N.Y., which ranks No. 4 on our list, boasts more big employers. Houston also shines thanks to high average incomes and a concentration of grads from elite

colleges—and not just from local Rice University, but from across the country.

Finally, Dallas and Austin also represented Texas well, finishing No. 6 and No. 10 on the top ten list:

1. Houston, TX
2. Washington, D.C.
3. Minneapolis, MN / St. Paul, WI
4. New York, NY
5. Boston, MA
6. Dallas, TX
7. Seattle, WA
8. Denver, CO
9. Atlanta, GA
10. Austin, TX

Reprinted from Houston Tomorrow Website



NEARTOWN/MONTROSE - HOUSTON SUPER NEIGHBORHOOD #24

The North Montrose Civic Association is one of 19 civic clubs and home owners association that comprise Houston Super Neighborhood #24. The Super Neighborhood is roughly bounded by Hwy 59 to the south, Allen Parkway to the north, Taft Street, Bagby Street, and main Street to the east, and South Shepherd Drive to the west. Neartown/Montrose is in City Council District D.

Residents and stakeholders (i.e. businesses, faith institu-

tions, schools etc.) of each super neighborhood join ranks and form a super neighborhood council. The council provides a forum where residents and stakeholders can discuss issues impacting their super neighborhood, reach a consensus on projects and develop a super neighborhood action plan (SNAP) for community improvements.

Every year NMCA submits a list of neighborhood improvement projects for inclusion on

the snap list. If you have suggestions for future items for the SNAP list please send them to www.nmca.org or come discuss your ideas at any regularly scheduled NMCA meeting. Additional super neighborhood information:

www.houstontx.gov/planning/suprbhds/recognized_sn.htm



**Take An Interest In Your Neighborhood.
Become a NMCA Member Today!**
<http://www.northmontrose.com>

REAL ESTATE & AREA DEVELOPMENT

NCMA Property Sales Jan-May 2010

Quantity	Square footage		Average List Price
Bungalows	7	1165 – 2502	\$293,342
Single Family	17	2400 – 3900	\$442,405
Townhomes	30	1216 – 3360	\$392,000
Total Sales Year to Date	18		Average Sales Price
Bungalows	0		
Single Family	5	2399 – 3778	\$505,950
Townhomes	13	1890 – 3546	\$338,569
2009 Comparable Sales	48		
Bungalows	7	1158 – 1698	\$270,000
Single Family	9	2208 – 3611	\$479,388
Townhomes	32	1896 – 3852	\$341,368
2008 Comparable Sales	60		
Bungalows	8	1086 – 2681	\$317,512
Single Family	11	1677 – 3024	\$427,991
Townhomes	32	1896 – 3852	\$341,853



Due to the tax credit we should see an increase in quantity this year. Values show a slight increase but that can be contributed to many variables

Coming Attractions

- Whole Foods, Spring 2011— Waugh & West Dallas
- America's Restaurant, Fall 2010 — River Oaks Shopping Center (ROSC)
- Haut Chocolate Delicious Clothes—August 201 ROSC
- V's Barbershop, a Phoenix-based old-time barbershop concept, Summer 2010 –ROSC
- Day Spa Urban Retreat will relocate to West Gray and Shepherd
- A new Tex-Mex spot that will go into the Tower Theatre location on Westheimer near Montrose

NEW
RESTAURANTS,
SHOPPING AND
DAY SPAS IN
OUR AREA

Underground Houston Show at Print Museum

Underground in H-Town is an exhibition that highlights the importance of minority and alternative publications in the construct of local history. The exhibition will present examples of the alternative press from the second half of the twentieth century, with a special focus on the 1960s and

1970s, due to the particularly volatile nature of the times. In addition to increased activism, this time also corresponds to a period in printing history when offset printing becomes more financially feasible for minority communities.

Alternative publications

presented in the exhibition include: Forward Times and Voice of Hope, Space City!, Texas Observer, The Jewish Herald Voice, El Papel Chicano, El Sol De Houston, among others.

Exhibition runs until July 24.
Museum of Printing History,
1234 West Clay St.



New Whole Foods scheduled to pop up at an intersection of Waugh and West Dallas.

REAL ESTATE & AREA DEVELOPMENT

Hermann Park
is the scene for free at
Miller Outdoor Theatre

Houston Police: HPD Dispatch for Emergency/Life Threatening Calls: 911

Non-Threatening Calls: 713- 884-3131

Central HPD: 61 Reisner St. (Downtown, Open 24 hours), 713-247-4400

Neartown (Montrose, 802 Westheimer, Open 6:00 am- 10:00 p.m.) 713-284-8604

<http://www.houstontx.gov/police/contact/substations.htm>

Houston Fire Department

Houston Fire Station #6
3402 Washington
Houston, 77007

Downtown Fire Station #8
1919 Louisiana
Houston, 7702

Libraries near 77019

Freed Montrose Neighborhood Library
4100 Montrose
Houston, 77006

Houston Central Library
500 McKinney
Houston, 77002
832-313-1313

Veterinary Emergency (24 hours)

1111 West Loop South, Suite 200
Houston, 77027
713-693-1100

Recycling

<http://www.houstontx.gov/solidwaste/recycling/>

Westpark Recycling Center
5900 Westpark,
Houston, 77027
Monday through Saturday 8 a.m. - 5 p.m.
PHONE: 3-1-1
<http://www.houstontx.gov/solidwaste/westpark.html>

Fidelity FutureStage Finale

June 30, 8:30 pm

The June 30 Houston Symphony concert featuring the Fidelity FutureStage Music Competition winners will be conducted by Houston Symphony Pops Conductor Michael Krajewski. The concert will showcase the student performers throughout the program, with a grand finale featuring all four acts in "Seventy-Six Trombones" from The Music Man.

Produced by Houston Symphony

July

Starlight Movie Nights: Forbidden Planet

Thursday, July 1, 2010 8:30 pm

The 1956 science fiction classic which introduced Robby the Robot and inspired Star Trek creator Gene Roddenberry and countless space explorers of the past and present.

Presented by Rice University and Miller Outdoor Theatre

Apollo 13

Friday, July 2, 2010

6:00 pm to 8:15pm Touch a moon rock at the free NASA exhibit on the history and future of human space flight

8:30 pm movie

The inspiring true story of the women and men of NASA mission control who heard "Houston, we have a problem," and replied, "Failure is not an option."

Presented by Rice University, NASA Johnson Space Center and Miller Outdoor Theatre

ExxonMobil Star-Spangled Salute

July 4, 8:30 pm

The Houston Symphony, led by Principle Pops Conductor Michael Krajewski, presents a rousing musical salute to Independence day. Hear Tchaikovsky's stirring 1812 Overture and a selection of American favorites followed by a fantastic fireworks display.

Produced by Houston Symphony

Fireworks courtesy of Miller Outdoor Theatre

