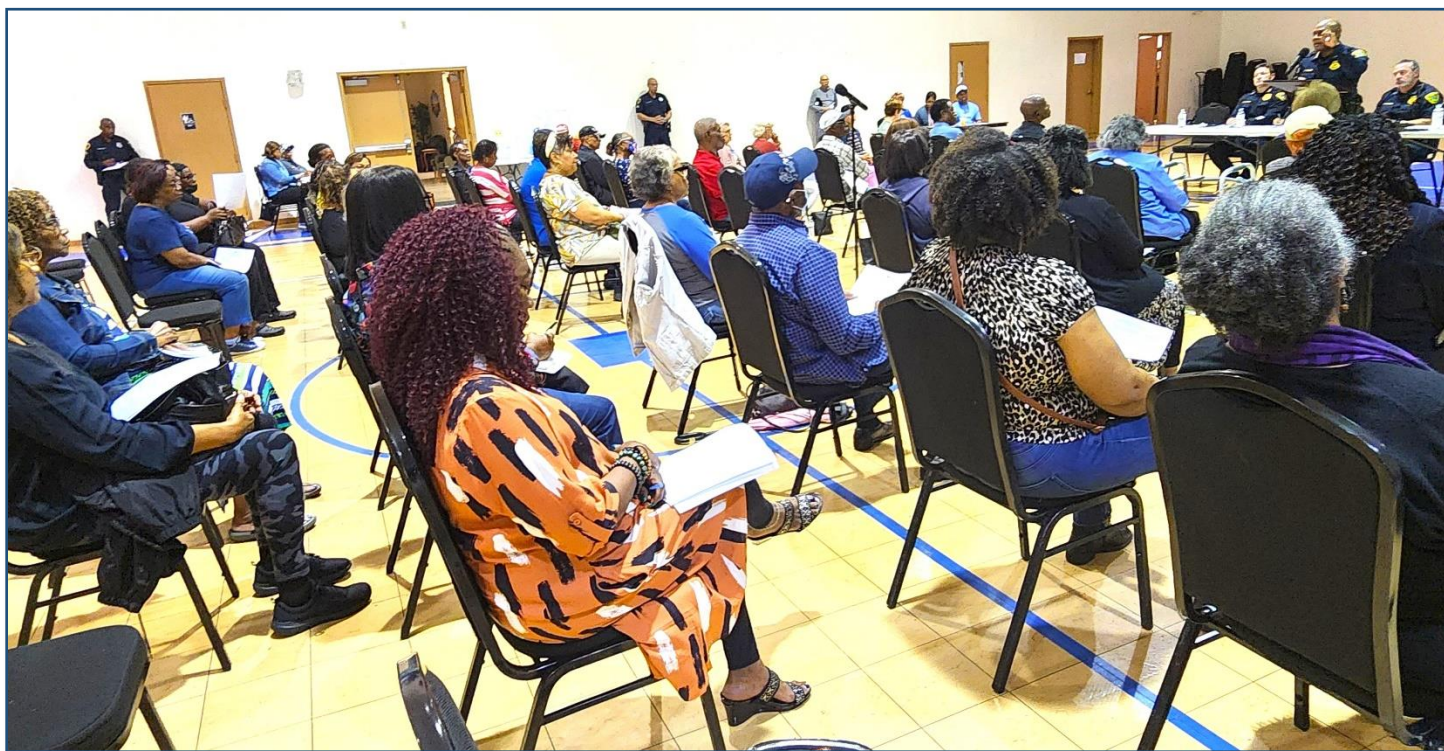




HPD AGREES TO COME INTO QUAIL RUN AND CLEAN HOUSE



Editorial - "Enough is Enough"

HPD came to Quail Run. They listened and now they are actively doing what we have been asking them to do for several years. It is an open secret that from Almeda to South Main, Sunny's is the only Convenience Store, along that long street corridor, that allows excessive loitering and has the perceived reputation for being a drug "Drop Spot". Despite pleas from the Quail Run community, the owner of Sunny's and the Sunny's store clerk has repeatedly refused to address the unwanted loitering, open container drinking, disproportionate gambling and perceived drug dealing that occurs on its premises. Quail Run, and the surrounding communities,

are not a Houston "Hot Spot" (an area with a high concentration of crime). Because of this, HPD hasn't in the past, devoted significant resources to this area. Well, that is about to change. Quail Run has been hosting and attending Law Enforcement forums because Quail Run and other Fort



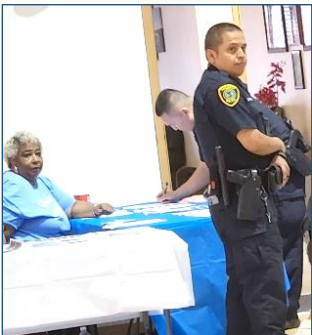
Bend Houston communities are getting fed up. Fed up with all the nuisance businesses on streets and roads like W. Fugua, Blue Ridge and Griffin Willow Road. Fed up with the speeding, tire burn marks, random gunshots and fed up with the Halfway/Group home residents loitering. In February and March, Law Enforcement Forums were held in the Quail Run Community Center. One was hosted by Quail Run and the other was hosted by SNC #41. **On May 14th, several Law Enforcement representatives will be at Quail Run's May Annual Meeting.** The following is a recap of what was discussed at the February and March Law Enforcement



forums and what will happen as a result of those discussions.

A Report on **February's** Law Enforcement Forum

HPD Is A No Show



Quail Run held a Law Enforcement Forum in February to give the community an opportunity to ask local Law Enforcement agencies their pressing questions. **Noticeably absent was HPD.** Because HPD was the main reason the forum was put together, attending audience members were very upset. One audience member remarked, *"Their (HPD) absence here today speaks volumes."* Late into the meeting two HPD *"boots on the ground"* officers did show up to the meeting. Unfortunately, they were not in any administrative positions. Consequently, they could not constructively contribute to the conversations. One of the officers, who spoke to the audience, talked about growing up on the South Side of LA and that he has done Block Walking. He also talked about his faith. The public and Law Enforcement officials that did show up were: a representative from the Houston Fire Department; Precinct 2, Place 1, Judge Roderick Garner (*the moderator*); Precinct 2, Fort

Bend County Constable Darryl Smith; and Captain Josh Dale from the Fort Bend County Sheriff's office. *The following are remarks made by Constable Darryl Smith and Sheriff Captain Josh Dale.*

Fort Bend Constable Darryl Smith – "We are Secondary"

We are not the primary (*Law Enforcement*), we are the secondary. We primarily serve courts, civil processes, mental health and CIT units. In response to Quail Run concerns about the Sunny's Convenience Store, Constable Smith relayed that they have cleaned up 80%

of the problems at the store. He said that Pastor Young, pastor of the Missouri City Baptist Church was well aware of his efforts to clean up that store. He also stated that his department has saved Quail Glen a half million dollars since he has been in office. We do proactive patrols in the neighborhood, he stated, as well as make the community aware of safety issues.



Fort Bend County Sheriff Captain Josh Dale – "Unincorporated Areas"

Our primary responsibility role as Law Enforcement officers is to unincorporated areas. Some cities, such as Pearland, Missouri City, etc. have their own Law Enforcement agencies and some don't, such as

Kendleton. When you (*in this area*) dial 911, we don't get those calls. We don't hear Houston calls because they do not use our dispatch. Fort Bend County utilizes our dispatch. Fulshear Constable's office utilizes our dispatch. We will not hear Houston because they are not on our dispatch channel. If a City needs our assistance then they have to call our dispatch.



A Report on February's Law Enforcement Forum, cont'd

February Audience Member Comments and Questions to Smith and Dale



Regarding Patrolling schools

Smith

We patrol during school hours. We go into the schools and talk to the students and let them know if something goes wrong, who to contact. We are visible at Little League games, Football games. Our kids are our most valuable commodity.

Dale

We patrol schools. We are aware of what happened at Uvalde. We do go by and check during school hours. If we see anything we let the Administration know. We talk to local business owners to see if they will allow us to tap into their cameras.

Regarding Gunshots

A few Audience members from various Fort Bend Houston neighborhoods made comments about their gunshot experiences in their community. They were all adamant that they wanted HPD to start responding to their concerns.

Smith

That is HPD's responsibility.

Dale

We don't go inside the city to clean up house because it is disrespectful to them (*that city's Law Enforcement Agency*).

Regarding Sunnys

Smith

The neighborhood can see the difference morning, noon and night at Sunny's. We work along with Sunny's. If they are not doing any type of criminal activity, we can't mess with them.

Regarding Arrests Made by Constable Smith

Smith

I have made zero. Not my job to make any arrests. (We) Stay in our lane.

Perdita "DiDi" Chavis, District K Chief of staff

Suggested that you (audience members) attend PIP meetings. Martha (*Castex-Tatum, District K Council person*) is aware of that convenience store, the problems at that hotel.....



A Report on March's Law Enforcement Forum



“SUNNY’S, GET RIGHT OR SHIP OUT”

Apologies

HPD Police Chief Troy Finner was very apologetic in regards to Commander Daryn Edwards, who commands the Southwest Division, who unintentionally dropped the ball in terms of attending Quail Run’s February Forum. They both apologized profusely and made it clear, *“You are important to us. Each and every community.”* Because of the sheer amount of information that was shared during this forum, the following HPD and audience members comments and questions have been summarized and shortened.



A Report on March's Law Enforcement Forum, cont'd



HPD Chief Troy Finner

Thank you. I want to apologize to you. I know the voting power out here. We want to be responsive to anything you have going on. Most important to us is your concerns. I have pride in our department. Pride in our city. Chief Finner briefly addressed the HPD scandal concerning the HPD codes found on some suspended incident reports. After addressing that issue he went on to say that they needed to start prioritizing. They have to address the hot spots in the city. He said that they have identified 3 locations in Fort Bend Houston that they have prioritized and are working on. He made mention that Sunny's was one of the three. In reference to Sunny's he said, "Get right or ship out". This was met with loud appreciative applause. He also said, "I want a report card." He said there will be sustained HPD action at that store. He also said I want to be a strong advocate for this area. He acknowledged that Fort Bend Houston SNC #41 cared enough to come out. He reiterated we have 3 or 4 identified locations in this area to clean up. If anyone has any other concerns that we may not be aware of - please contact us and let us know. (Chief Finner shown with QRCC Member Mr. Foster.)

HPD Southwest Division Commander Daryn Edwards

I apologize. I didn't put (Quail Run's February's forum) on my calendar. Again, I really want to apologize to you. I'm so sorry. I was on vacation in Utah. I'm new to this part of the city but a lot of my bosses know about this area. Commander Edwards asked that audience members send him their main concerns. His email address is:
Daryn.Edwards@Houstonpolice.org.



A Report on **March's Law Enforcement Forum, cont'd**

Quail Run	Concerning a partnership with HPD and the Constable's office. Is there a disconnect? Do you collaborate?
Chief Finner	<i>Do not want to say anything negative concerning that. We do collaborate.</i>
Quail Run	What if you came into this building at night and there was a shooting and it turned into an Uvalde. Could you handle that?
Chief Finner	<i>We are trained to deal with active shooter situations. We have individuals who teach survival..... and active shooter. We learned from Uvalde.</i>
Southwest Crossing	We are challenged by gunshots. Would like the technology (Shot fire Technology) put in the area to address that, specifically in a 5 mile radius. We have identified 11 pm to 4 am as the time when patrols are most needed in our area. Don't need lunch time or going to work time patrols.
Chief Finner	<i>That technology is expensive. \$750,000. There are naysayers about that technology.</i>
Ridgegate	I hear random gunshots usually between 7 pm to 11 pm. This is very emotional to me. Can't have extended family over. Been here 37 years. I rarely see a police officer.
Chief Finner	<i>I understand discharging firearms is a problem. In some respects it is a cultural thing. Oftentimes its due to a moving target. Please get with the commander to further address your concerns.</i>
Briargate	I'm concerned about the turnover at the Command Center. Always a new commander seems like year after year.
Chief Finner	<i>Can't control turnover. So many commanders are retiring. Have to replace them but there are limited resources out here. Some may start work at one location, then find work at another location.</i>
Briargate	Commented on the future of the City and that there is a shortage of police. Mentioned that FBSNC#41 has an education committee. She mentioned the Judges, Justice of the Peace, etc. who are partnering with them to improve education in the Fort Bend Houston area.
Chief Finner	<i>When we were growing up there was a village. That village may be gone.</i>
Briar Village	We have a problem with gunshots in our area. Trying to figure out where gunshots coming from and if they are coming back. We call, but we don't know who is supposed to respond to our area.
Chief Finner	<i>Brief answer about dispatch confusion. (Note from the Quail Quill: In February's Law Enforcement forum audience members discussed the fact that Quail Run and Fort Bend Houston is in the City of Houston. But because we are also in Fort Bend, there have been times when Quail Run residents have called 911 and were told by the dispatcher that they are in Fort Bend and not Houston, so therefore they must call Missouri City PD and not HPD. Then when that person calls MCPD, they are told to call Houston. This is a problem for this area. Quail Run and other Fort Bend Houston communities have been told that if we call 911, it is important to specify that you live in Fort Bend Houston.)</i>
Ridgegate	We have a problem with speeding. Cars are going 60 to 50 miles per hour down South Post Oak and the W. Ridgecreek area. We also have 18 wheelers coming through our neighborhood.
Chief Finner	<i>We need to enforce traffic--not for revenue, but for safety. Now if we do this, don't get upset when we write tickets and it ends up that you or a family member or friend gets that ticket.</i>
Quail Village	Behind Willowridge, next to the Pinnacle Center, rapid fire by the Fort Bend Sports Complex can be heard. They are having a field day.
Chief Finner	<i>This is something that is happening all over the City and Nation.</i>
Quail Glen	We have problems with fireworks on New Years and the 4 th of July. People come from other neighborhoods to do fireworks. Can you partner with us to help us with this problem?
Chief Finner	<i>Same philosophy, what goes up, must come down. We have so many calls coming during New Year's and 4th of July.</i>

A Few Audience Comments

Briargate	Need something done about Studio 2000 and the smoke shop. Yall need to put up cameras, close down that strip center. This needs to be one of your two to three priorities. Also in my community they are turning onto our streets and doing donuts.
Quail Run	Back where the drainage ditch (in Quail Run), people are out there shooting guns at night from about 10 pm to 2 pm. We also have a problem with speeding on Quail Hill and Quail Place.
Quail Village	They (cars) come through our neighborhood trying to beat the traffic. Speeding in our community is a big problem. We also have some drug problems.

A Few More HPD Chief Troy Finner Comments

Talked about the Ring Doorbell problem. He said that the company used to give law enforcement access to their system. Now they have removed police from their system. We have to get an affidavit to get access. This just happened a few months ago. Now if we need access, the homeowner has to give it to us. Chief Finner also let the audience know that their needs to be a plan to address community problems. He said what needs to happen is that we need to get with our counterparts and get a plan. He also made mention that the State of Texas comes in dead last for mental health. Need a wraparound approach and not just continuing to treat the symptoms and not the illness. Lastly, he made it clear that his officers will be actively addressing three locations-- with Sunny's being one of them.

“We Have A Quail Run Winner”

In the last issue of the Quail Quill it was reported that the Fort Bend Houston Super Neighborhood Council #41 was doing a fundraiser for their organization. FBHNSNC#41 is a City of Houston affiliated organization that does advocacy work for all neighborhoods in Fort Bend Houston, including Quail Run. Purchasing a ticket

Mary Lou



would have made you eligible to win one of four prizes—one of two laptops, a \$100 Gift Certificate and the grand prize—a 70 inch Smart TV. Congratulations to Quail Run resident Doc Holliday for winning the Grand Prize. A big “Thank You” to QR resident Eleanor Bradley and Mayfair resident Mary Lou Ballow, along with all of the other hard working volunteers, for doing such an outstanding job in making this raffle a success.



Quail Run's 2023 "Light Up and Win" Contest Winners

Congratulations to 2023's "Light Up and Win" Contest winners. You did a wonderful job. Thank you for your hard work. A Yard of the Month is awarded each quarter. The 4th quarter (Oct/Nov/Dec is the designated "Light Up and Win" contest). 2023's winners were on Quail View Drive, Beretta Ct and Quailcrest Court. They were rewarded a gift card.



Remembering Another Quail Run Warrior, Mrs. Verna Eaglin-Blue



It is with great sadness that the Quail Quill announces the passing of former Quail Run Board Member Verna Eaglin-Blue. The changes that have occurred in Quail Run are not organic changes. They are changes that have occurred because of community warriors like Verna Eaglin-Blue. In 2016 Mrs. Blue was one of the original dedicated small group of residents (*Eleanor Bradley, Emma Simms, Shirley Anderson, Cheryl Parker*) who began meeting in the

home of Mrs. Marilyn Thomas. Mrs. Blue began attending the meetings because, like the others, she could see that Quail Run was going into a deep decline and residents needed to do something to stop it. During one of the meetings at Mrs. Thomas's house, meeting participants decided that Quail Run needed new Board Members. They selected Mrs. Eaglin-Blue and Mr. Rainwater as the two people they wanted to run for the Board. Both accepted and with the help of the QRCC in 2016 they became the newest Quail Run Trustees (board members). After being elected as Trustees, the Board then elected

Mrs. Eaglin-Blue as Secretary and Mr. Rainwater as Treasurer. Mrs. Blue not only served on the Board, but as a Board Member, she had no problem participating in community activities that were not administrative related. Some of you may remember that Sunny's used to have a pink donation box on its property and because of the location of that box, people used to dump their heavy trash there. Mrs. Blue supported the QRCC in its efforts to get that donation box removed and the Sunny's property cleaned up. As a Board Member,



some of the early administrative things that Verna supported on Quail Run's behalf were: a more proficient Quail Run Rental business Accounting system, healthier Quail Run financial business practices, renovation of Quail Run's aging pool, Board and community transparency concerning Quail Run's finances, the creation of a reserve fund—the list goes on. To illustrate what a Quail Run firebrand Mrs. Blue was and how dedicated she was to improving Quail Run, the



following is a direct **2016** quote from her, "I don't want to be lumped in with people who are supposed to think for themselves but in essence rather pass the buck and simply use lip service while our community building and finances go down the tube. There is no good excuse to me as to why we have no reserves, can't explain our financials to our community, no handle on our expenses, no Board-created budget, no in-house on-premises orientation book for new board members, nor no over-site as to what comes in and how it's handled or goes out. The situation we are now in doesn't call for bench warmers or rubber stampers. I'm impressed with results. I'm impressed when things are accomplished and goals are met. Lip service and excuses helps no one." Well said Mrs. Blue. Mrs. Blue left the Board in 2017 due to illness. Thankfully, many of the things that Mrs. Blue mentioned in 2016, that she was so passionate about, the Board has accomplished. The community will never forget a warrior like Mrs. Blue and wants to forever thank her for her service. Mrs. Eaglin-Blue passed on March 25, 2024.

Caring About Your Community

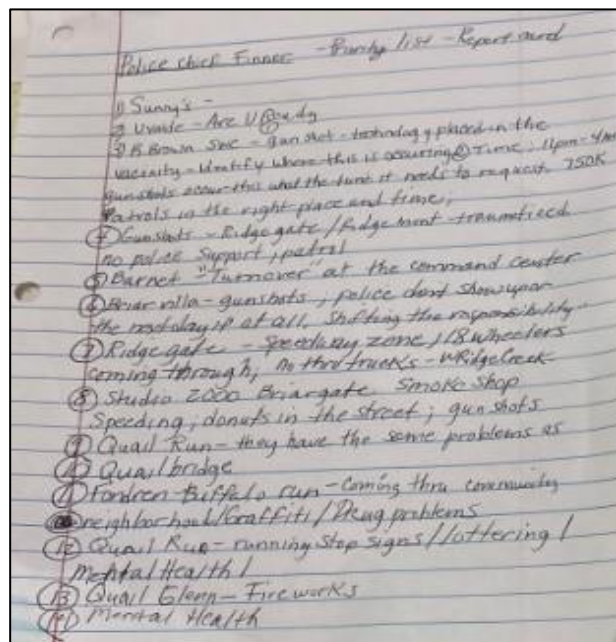
Editorial: A lot of communities have seen all the positive changes that have occurred in Quail Run thanks to Quail Run's board. They have started to wonder why the changes that have occurred in Quail Run have not occurred in their communities. There are several communities in this area who are currently rising up against their HOAs. After a contentious year, one local HOA has just voted in a new Board. Quail Run has been lucky in that it has had some incredible warriors who for



years have been working hard to make sure that Quail Run doesn't join the ranks of other

declining majority minority urban neighborhoods. As a resident if you are unhappy about anything that is going on in your community then join these warriors and speak up--make your voice heard. Being a keyboard warrior complaining to social media about the problems in your community may be therapeutic, but it doesn't move the needle. What does move the needle is standing up to the elected public officials who are responsible for your community. There is strength in numbers. Just showing up to a meeting (that includes your political elected public officials) gives a voice to

your concerns. You, as a resident, control the conditions in your community. When you choose to be silent, your silence is your complicity in contributing to your community's decline. During the March HPD meeting, residents took notes about the problems that they would like HPD to address. A shout out to Quail Run's Mrs. Darlene Reed who meticulously took meeting notes that she intends to share with HPD.



Thank You, Mrs. Reed. You are one of the reasons why Quail Run is still thriving and why some in Fort Bend Houston are refusing to go down without a fight.

QUAIL RUN HAD A CLASS ON THE IMPORTANCE OF LEGACY BUILDING

Investors and Developers tend to prey on communities who do not understand the importance of Legacy Building. Those of you who are familiar with a "Transfer of Death Deed" know that it is one of the important tools in the Legacy Building toolbox. If you have a Death Deed, it overrides a Will and having to go through Probate. The QRCC (Eleanor Bradley, Shirley Anderson, Gloria Smith) bought DON to the Quail Run Community Center to give Quail Run and other interested communities a class on Legacy Building. Mrs. Myra Hypolite from DON brought along experts who shared valuable

information concerning protecting your assets as you age and transferring your property upon death. Three notaries were present at the Workshop who assisted in helping interested residents fill out their transfer of deed paperwork.



Quite a few homeowners attended this workshop. She emphasized to the homeowners in reference to passing on their property to their heirs, "Do you want to spend \$40 at the county clerk's office after getting it notarized for free at your banking institution or do you want your heirs to pay lawyers \$4,000 or more to have your assets probated in the courts—which could take two years or more following your death." She went on to talk to those who may be interested in having a Trust. She suggested that they seek out an "Elder Law Attorney". She also made mention that for those who may want to enter a senior facility five years out, the state has a five year look back to see when all of your property was transferred. If it had not been transferred five years out, then that is something that will disqualify you from Medicaid.

Senior Citizen facilities are costly and paying out of pocket often leads to financial disaster. She also spoke on the importance of protecting your property value to help lower your taxes as well as how the state will come after your heirs for any taxes that was deferred during your lifetime. The workshop also discussed the fact that if heirs aren't able to come up with the monies to pay real property tax deferred, your heirs could lose the property you worked so hard for. She said that low cost or free legal advice regarding wills/estate planning, transfer of death deed and other legal matters is available. She referenced Houston Lawyer Referral Service, Lone Star Legal and others. NRCDC information is available online or in person regarding Asset Protection. The NRCDC





series stands for Neighborhood Recovery Community Development Corporation. You can attend online or in person the third Thursday of the month at 1 pm. You can register for the event at <http://www.NRCDC.org> or call (713) 526-5232. Quail Run, in appreciation of those who came out, served refreshments at the workshop. **A big Thank You to Quail Run's Linda Landry for this very important report.** And, a big Thank You to the QRCC for organizing this event.

Pool Renovations

Financially not all needed community projects can be accomplished in one year, but every year a new project is done to help elevate and keep the community functioning at a comfortable financial level. More updates have recently been done to the infrastructure of the pool. Aesthetics wise, new pool decking tile and decking concrete has been laid. Quail Run's pool supply storage and pool pump area has always been an eyesore. Finally this year that area has been completely renovated with a new pool shed and a new pool pump cover. In the coming years some of the renovations that the Board is working towards is Quail Run having new in ground pool canopies, kiddie splash pad, playground equipment, building interior renovations, iron fencing around the building and extended building parking.



Quail Run's Upcoming Events

You are
invited

The text "You are invited" is written in a bold, black, cursive script. The letters are thick and have a slightly textured, hand-painted appearance. Below the text is a thick, horizontal brushstroke underline that tapers at both ends.

Please Join us for Quail Run's Clean-up Day

Quail Run's annual Clean-up Day is held in affiliation with the City of Houston's "Keep Houston Beautiful" Campaign. Neighborhoods all over Houston participate in this campaign the first Saturday in April yearly.



City of Houston/Quail Run will provide trash bags, gloves, etc.

An early Lunch will be available.

April 6, 2024 Saturday Begins at 8 am

Meet up with other Quail Run volunteers at the Community Center to clean up our parks, the edge of our bayous, our entrance and exit esplanades and near Sunny's.



OR, you can volunteer to walk your street and pick up trash along your street and any adjoining streets.



OR, in solidarity with the community, use this day as a personal day to do some home improvements or spring cleaning.



2024 Fort Bend ISD Candidates Forum



Adam Schoof



Angel Hicks



Ferrel Bonner



Kristen D. Malone



M. Asher Baptiste



Rizvan Quadri



Simran Patel



Kristin Tassin



Manisha Gandhi

Come out

April 16, 2024 @ 7 pm

**And meet the people who want the chance
to shape FBISD's Educational Future**



Hosted at the

Quail Run Community Center

16748 Quail Park Drive

Missouri City, Tx 77489

**Candidates running for the Board of Trustees
(BoT) Positions 2 & 6 have been invited**

QUAIL RUN'S ANNUAL MEETING

(Two Part Meeting)

WHEN

Tuesday May 14, 2024

First Part

Annual Meeting Starts

@ 5:30 pm

Second Part

Guest Forum Starts

@ 6:30 pm

WHERE

Quail Run

Community Center

All Residents Welcome

Elect your 2024 Board Members

Your chance to decide who you want to be your Board Trustees.



Featured Guests

Your chance to **talk to** the public officials who are responsible for your community (*safety, streets, group homes, hoarders, speeding, etc.*)

HPD Chief Troy Finner

**Fort Bend County Sheriff
Eric Fagan**

**District K Council Person Martha
Castex-Tatum**

**Fort Bend County Constable
Darryl Smith**

There will be Food & Prizes

Your chance to win a prize.



New Community Information

Your chance to meet, hear from and talk to your Board Members.



Quail Run's 2024 Memorial Day Pool Opening Weekend

Details coming soon.

Ongoing Local Meetings

HPD PIP, FBHSNC#41, FBISD, QRCC, NAACP, PTAs

Be the Change You Wish To See in the World

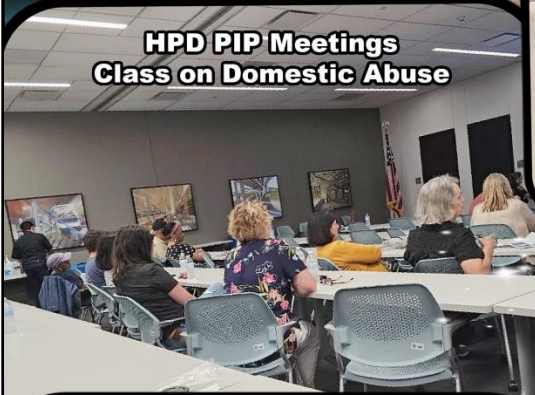
NAACP Meetings
Class on how to manage race based traumatic stress



QRCC Meetings
Quail Run residents volunteering to be of service to their community.



HPD PIP Meetings
Class on Domestic Abuse



Marshall HS PTA Meeting



FBISD Meetings
Meeting the new FBISD Superintendent



Alone we can do so little. Together we can do so much.

The Quail Quill

Your Neighborhood Newsletter



Quail Run Community Center
16748 Quail Park Drive
Missouri City, Texas 77489

2024 HOA Meetings



Jan 9 **Jul 9**
Mar 12 **Sep 10**
May 14 **Nov 12**

Tue @ 7 pm



Quail Run Important Contact Information

Quail Run Community Center	(281) 437-7500
Quail Run Community Website	quailruncai.com
Quail Run Management/UPMC	1 (855) 877-2472
Quail Run Management/UPMC online	quarunim@ciramail.com
Quail Run Community Email	quailrun16748@gmail.com
Emergency Police/Fire	911
Non-Emergency Police	(713) 884-3131
Illegal Activity/Anonymous Tip	(713) 222-8477
Drug Activity/Anonymous Tip	(713) 466-3673
Fort Bend Constables	(281) 403-8010
City of Houston	311
City of Houston online	www.houston311.org
CenterPoint	(713) 207-2222
Water Department	(713) 371-1400
District K Office	(832) 393-3016
District K Office online	DistrictK@HoustonTX.gov
Ft. Bend Women's Shelter	(281) 344-5750
Crisis Intervention	(713) 468-5463
MHMRA Psychiatric	(713) 970-4600
Group/Halfway House Complaint	(832) 394-4248
Animal Adoption/Shelter	www.houstonbarc.com
Environmental Complaints	(713) 767-3714

HPD Alert Slip - www.houstontx.gov/police/alert_slip

Editor - gloria ballenger-rainwater