

## **Traffic & Security Report 4/2023**

### **Sexual Assault:**

03/07/2023- 5000 Wigton Dr. – A female friend was brought to the residence after drinking. The female complainant fell asleep in the same bed as the female and male homeowner. The male homeowner was charged with Forcible Fondling.

### **Aggravated Assault on Peace Officer/ Evading Arrest:**

03/27/2023- 10000 Balmforth Ln. – A resident reported a suspicious male inside a vacant home. Pct. 5 units arrived and confronted the male at the location. The suspect took out a knife and threatened to kill the deputies. The male then fled on foot and was later apprehended without further incident. The suspect was arrested.

### **Burglary of Habitation:**

03/09/2023- 5700 Darnell St. - The homeowner was on vacation and returned home and found a small rear window broken. There was nothing taken from the residence. The homeowner declined a police report. Deputy informed the homeowner about the Pct. 5 Vacation Watch program.

03/16/2023- 5100 Braesvalley Dr. - The homeowner arrived at his residence, which is undergoing renovations, and saw his garage door pried open. He discovered tools missing from the garage that was valued at \$1,400.00.

03/26/2023- 5000 Yarwell Dr. - Deputies were dispatched to a suspicious male call. Upon arrival, deputies observed an opened side window and a male inside the vacant residence. The suspect was seen exiting the house and managed to elude police. The same suspect was arrested the following day for aggravated assault on a peace officer and evading at the 10000 block of Balmforth Ln.

### **Burglary to Motor Vehicle:**

03/01/2023- 5000 Dumfries Dr. – The homeowner forgot to lock his vehicle. Sometime during the night, an unknown Hispanic male was seen via surveillance cameras taking items inside the vehicle and leaving in a grey Chevy Impala.

### **Construction Theft:**

03/20/2023- 4900 Braesvalley Dr. – The contractor reported a theft of tools from a storage container at the construction site.

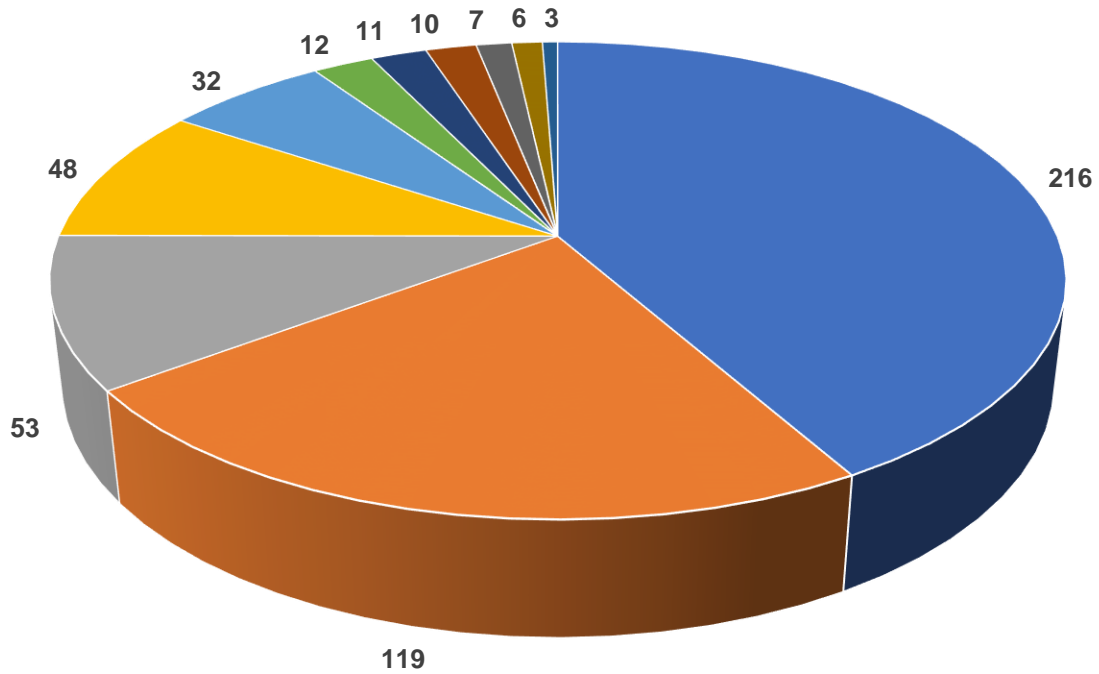
03/29/2023- 5200 Braesvalley Dr. – The homeowner noticed some tools and construction materials missing from his house that is being renovated. The homeowner had cameras, but they were not working, and the security fencing around the property was not completely enclosed.

## What can we do?

### 281-463-6666 PCT 5 Dispatch

- Locking vehicles in driveways and out front, with valuables either removed, or out of sight.
- Protect vehicle with FOB's and push button starting, RFID blocks!
- Keep garage doors closed at night.
- Call in suspicious people and or cars in the neighborhood
- Install doorbell cameras or video monitoring systems
- Install alarm systems with Pct 5 listed as contact!
- Call Pct 5 for vacation watch when out of town.
- Remind your contractors to close their windows and lock their vehicles, to prevent theft of wallets, cellphones and tools. As well as the following to secure sites;
  - ***Cameras [even game cameras]***
  - ***Fencing with heavy duty lock and chain***
  - ***No trespass warnings***
  - ***Emergency contact number somewhere onsite so Pct5 can get in contact with a contractor.***

# Mar 2023 Pct 5 Report



- CONTRACT CHECK
- INFORMATION CALL
- CHECK PARK
- ALARM LOCAL
- CIVIL PROC/SVC
- SOLICITORS
- VACATION WATCH
- MEET THE CITIZEN
- SUSPICIOUS PERSON
- VEHICLE SUSPICIOUS
- TRAFFIC STOP

# Summary Statistics

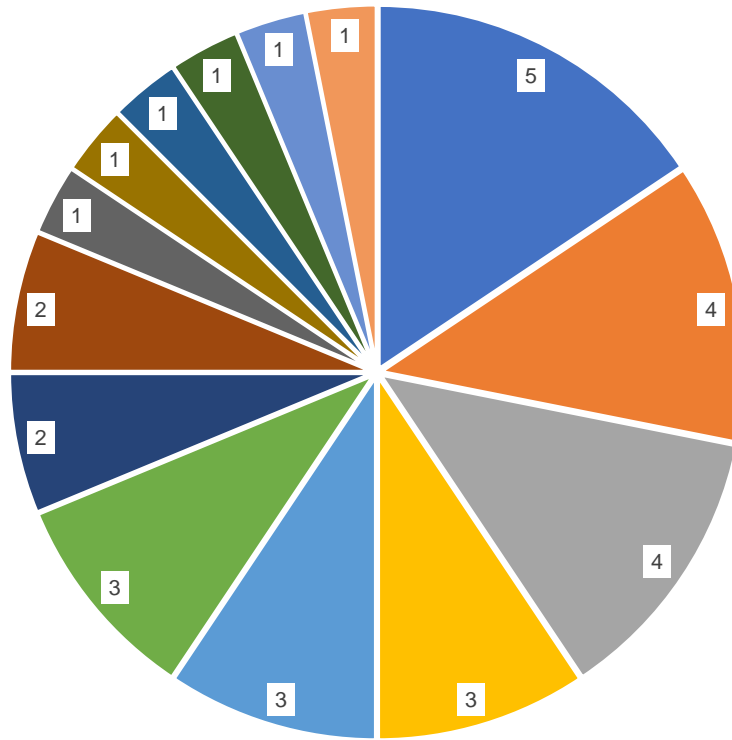
<https://communitycrimemap.com/>

**LexisNexis – Community Crime Map - HPD reports [Mar 1 - 31 2023]**

IR Number	Incident Type	Location	Date	Time	Address
43127623	Aggravated Assault	Residence, Home (Includes Apartment)	3/27/2023	10:00 AM	100XX 10099 BALMFORTH LN, 77096
32588123	All Other Larceny	Residence, Home (Includes Apartment)	3/6/2023	11:00 AM	52XX 5299 JASON ST, 77096
35349023	All Other Larceny	Department, Discount Store	3/11/2023	4:00 PM	7XX 799 MEYERLAND PLAZA, 77096
39479723	All Other Larceny	Residence, Home (Includes Apartment)	3/14/2023	5:00 PM	49XX 4999 BRAESVALLEY DR, 77096
43154423	Arson	School-Elementary/Secondary	3/27/2023	9:00 AM	104XX 10499 MANHATTAN DR, 77096
38167023	Burglary, Breaking And Entering	Residence, Home (Includes Apartment)	3/16/2023	6:00 PM	51XX 5199 BRAESVALLEY DR, 77096
42912423	Burglary, Breaking And Entering	Residence, Home (Includes Apartment)	3/26/2023	9:00 PM	50XX 5099 YARWELL DR, 77096
33011723	Counterfeiting, Forgery	Residence, Home (Includes Apartment)	3/7/2023	12:00 AM	6XX 699 MEYERLAND PLAZA, 77096
44004823	Counterfeiting, Forgery	Highway, Road, Street, Alley	3/28/2023	9:00 PM	52XX 5299 BEECHNUT ST, 77096
36784123	Destruction, Damage, Vandalism	Parking Lot, Garage	3/14/2023	5:00 PM	7XX 799 MEYERLAND PLAZA, 77096
41886223	Destruction, Damage, Vandalism	Parking Lot, Garage	3/24/2023	6:00 AM	49XX 4999 BEECHNUT ST, 77096
43258523	Destruction, Damage, Vandalism	Residence, Home (Includes Apartment)	3/27/2023	1:00 PM	47XX 4799 BEECHNUT ST, 77096
36275123	False Pretenses, Swindle	Residence, Home (Includes Apartment)	3/13/2023	3:00 PM	49XX 4999 VALKEITH DR, 77096
32914923	Forcible Fondling	Residence, Home (Includes Apartment)	3/6/2023	8:00 PM	50XX 5099 WIGTON DR, 77096
29980323	Intimidation	Highway, Road, Street, Alley	3/1/2023	12:00 PM	48XX 4899 BEECHNUT ST, 77096
33050823	Intimidation	Department, Discount Store	3/7/2023	2:00 PM	5XX 599 MEYERLAND PLAZA, 77096
37177323	Intimidation	Service, Gas Station	3/15/2023	2:00 PM	47XX 4799 BEECHNUT ST, 77096
40529723	Intimidation	Residence, Home (Includes Apartment)	3/22/2023	5:00 AM	97XX 9799 RUNNYMEADE DR, 77096
39827523	Motor Vehicle Theft	Parking Lot, Garage	3/19/2023	12:00 AM	5XX 599 MEYERLAND PLAZA, 77096
37156123	Shoplifting	Department, Discount Store	3/15/2023	11:00 AM	7XX 799 MEYERLAND PLAZA, 77096
39626923	Shoplifting	Department, Discount Store	3/16/2023	6:00 PM	7XX 799 MEYERLAND PLAZA, 77096
40129823	Shoplifting	Department, Discount Store	3/21/2023	2:00 PM	7XX 799 MEYERLAND PLAZA, 77096
42743123	Shoplifting	Department, Discount Store	3/25/2023	2:00 PM	52XX 5299 N BRAESWOOD BLVD, 77096

IR Number	Incident Type	Location	Date	Time	Address
45845823	Shoplifting	Department, Discount Store	3/31/2023	7:00 PM	7XX 799 MEYERLAND PLAZA, 77096
44244723	Theft From Building	Residence, Home (Includes Apartment)	3/28/2023	5:00 PM	52XX 5299 BRAESVALLEY DR, 77096
30535223	Theft From Motor Vehicle	Highway, Road, Street, Alley	3/2/2023	1:00 PM	50XX 5099 DUMFRIES DR, 77096
43444023	Theft From Motor Vehicle	Parking Lot, Garage	3/27/2023	8:00 PM	86XX 8699 ENDICOTT LN, 77096
44299623	Theft From Motor Vehicle	Parking Lot, Garage	3/29/2023	1:00 PM	47XX 4799 BEECHNUT ST, 77096
31030423	Theft Of Motor Vehicle Parts Or Accessory	Parking Lot, Garage	3/3/2023	11:00 AM	49XX 4999 BEECHNUT ST, 77096
32689223	Theft Of Motor Vehicle Parts Or Accessory	Other, Unknown	3/6/2023	10:00 AM	49XX 4999 BEECHNUT ST, 77096
35360223	Theft Of Motor Vehicle Parts Or Accessory	Highway, Road, Street, Alley	3/11/2023	6:00 PM	46XX 4699 S BRAESWOOD BLVD, 77096
35140523	Theft Of Motor Vehicle Parts Or Accessory	Parking Lot, Garage	3/11/2023	8:00 AM	3XX 399 MEYERLAND PLAZA, 77096

LexisNexis Meyerland Mar 2023



- Shoplifting
- Intimidation
- Theft Of Motor Vehicle Parts Or Accessory
- All Other Larceny
- Destruction, Damage, Vandalism
- Theft From Motor Vehicle
- Burglary, Breaking And Entering
- Counterfeiting, Forgery
- Aggravated Assault
- Arson
- False Pretenses, Swindle
- Forcible Fondling
- Motor Vehicle Theft
- Theft From Building

# Meyerland Property Challenges

Non occupied homes and potential for illegal residents or  
squatters to takeover

# Current Situation

- We have recently observed within the past several months incidences where a property owner discovered illegal residents [squatters] living in their property
  - These invasions are without any approval of, or endorsement of the property owner
  - What has occurred has been essentially a criminal trespass that is categorized as a civil issue, not criminal
  - When this is considered as a civil process, it requires a homeowner to go to Harris County Court and get an eviction notice, allowing law enforcement to remove them from the premises
  - This civil action requires time and effort to complete, meanwhile the illegal residents are remaining onsite
- Most recently a S Braeswood home, highlighted on ABC 13 showed squatters with a non legally binding lease, living on the property and even changing the locks, locking out the property owner
- Through pressure from ABC 13 reporter Miya Shay, HPD elected to pursue a criminal response and quickly were able to remove the illegal residents
- Whether it was the threat of criminal charges or an outstanding Harris County warrant on one of these people, they left the property



# Current Situation

- A few weeks ago Precinct Five Deputies responded to a homeless male found inside a vacant home that was for sale, located on Balmforth Lane near Godwin Park
- The homeless male had *entered a vacant home through an unsecured rear window on the property*
- After residents reported the homeless male to Pct 5, the male suspect who had been arguing with neighbors on Balmforth Lane and apparently had broken into another home on the previous day on Yarwell Drive
- Police made contact with the male who brandished a knife and threatened to kill Deputies
- After running away from police and jumping several backyard fences in the neighborhood, the suspect was eventually captured and arrested, through the efforts of HPD and Pct 5 Deputies

# What can we as residents and property owners do to prevent this situation?

- Inspect your property periodically or have someone inspect it for you
- Pick up all newspapers, packages, and mail, consider forwarding all mail to a post office box or an alternative address
- Make sure all doors, windows and fence doors are properly secured
- Have adequate lighting, especially during the nighttime hours. (Motion detection lighting)
- Install working surveillance equipment and an alarm system that can be monitored remotely
- Post, ***No Trespassing*** signs on your property and make sure they are visible
- Get to know your neighbors and provide them with your contact number so they can inform you of any suspicious activity on your property and if police are needed to share your contact information with them
- Consider allowing neighbors to park a vehicle in your driveway, giving the impression that someone is living at the location.
- Consider installing electronic gates to prevent individuals from accessing the back of your property.

# How to Deal with unauthorized people “Squatters” on your property

- Immediately call the police to report any Squatters. (Harris County Constable Precinct Five Dispatch 281-463-6666.)
- Avoid any contact with the Squatters if possible, without law enforcement present
- Never make any monetary deals with them to leave the property
- If the Squatters refuse to leave or the Squatters themselves are victims of a fraudulent rental or lease agreement, you must immediately start the eviction process
- Seek legal advice from an attorney or contact Harris County Precinct Five Civil Division Monday through Friday, 9 AM – 4 PM at 832-927-6700 and select Option # 02
  - They can answer any questions concerning the eviction process
- The eviction process can and might take several months
- Deputies will receive a Judge's court order, Writ of Possession, which allows a Pct. 5 Deputies to enter the residence and evict everyone on the property and remove their personal belongings from inside the home
  - Individuals refusing to leave the property are subject to arrest for criminal trespassing
  - Deputies will secure the property and the rightful owner regains ownership of the property.

Questions?