



West Bellfort Property Owners Association

www.westbellfortpoa.com

Monthly Newsletter



WBPOA BOARD MEETING

Tuesday, April 30th 6:30pm
Braesridge Clubhouse
10810 Braesridge

April 2019

Spring has begun!! Which means lots of yardwork and gardening – see page 4 for reminders on the importance of maintaining curb appeal. Don't forget to submit the ACC form for any changes to ANY exterior part of your home (see back of newsletter)!

This Month's Highlights

See page 5 for more details on:

- Register your children for an Easter Egg Hunt on Saturday, April 13th!
- Free fire safety class on Saturday, April 13th
- Spring is here!! Celebrate by enjoying great music at the Willow Waterhole Music Fest – April 13th and 14th! See flyer at back of newsletter
- It's National Poetry Month! Enjoy the enclosed poem – then find or create your own and participate in "Poem in Your Pocket" day on April 18th!!
- The 34th Annual BP MS 150 is scheduled for April 27th and 28th. Read more on how to sign up as a volunteer, donate or register as a rider!
- April is National Donate Life Month. See information on how to become an organ donor

2019 POA DUES

THE 2019 WBPOA DUES ARE NOW PAST DUE. If for any reason you did not receive your notice, contact Sterling ASI as soon as possible at (832) 678-4500 and ask for Roxanne, Amy or anyone at Sterling, who will be more than happy to assist you. For the POA to best serve the community and properly maintain our amenities, POA dues are to be paid promptly. Non-payment of dues severely impacts our community, as we cannot maintain the common areas, clubhouses, parks, pool and tennis court without your dues. As such, non-payment of dues will restrict use of community amenities as it is not correct to allow usage to those whom are not paying for the upkeep.

POA DUES – ADDITIONAL INFORMATION

Payment coupons for POA dues were are not an agreement to enter into a payment plan; however, there is a payment plan option. However, you must have selected the payment plan option before the end of February. If for any reason you were not be able to make payments or select the payment plan option prior to the deadline, then please contact Sterling or your POA Board AS SOON AS POSSIBLE, as it is imperative that the HOA receives payments so as to stay in line with the 2019 Budget. If you lost the payment coupon, you are welcome to pay via the WBPOA website or to mail your payment to the following:

West Bellfort POA
c/o Sterling ASI
PO Box 38113
Houston, Texas 77238-8113

Please specify the property address you are making payment for in the memo line of the check; alternatively, you are welcome to include a separate piece of paper with the address and any other particulars to ensure your payment is properly applied.

WBPOA BOARD MEMBERS:

- Barbara Hite, President
- Jeannette Calhoun, Vice President
- Phil Abrams, Secretary
- Marc Warren, Treasurer
- Mari Angelo, Board Member
- Pesach Baral, Board Member
- Asher Belles, Board Member
- Joy Cunningham, Board Member
- Ben Helstein, Board Member
- Issac Herbst, Board Member
- Eleni Saatsoglou, Board Member
- Allen Segal, Board Member
- Marcy Williams, Board Member

WBPOA MANAGEMENT COMPANY

Roxanne Martinez, CMCA, AMS
Sterling Association Services
6842 N Sam Houston Parkway N
Houston, TX 77064
Phone 832-678-4500
Fax: 832-678-4510
Email: roxanne@sterlingasi.com
Alternatively can ask for Jeanenia Coleman or any other Sterling Representative

Ludington Clubhouse Rental

Joy Cunningham 713 / 417-8154
Joycunningham@sbcglobal.net

Braesridge Clubhouse Rental

Jeannette Calhoun 713 / 203-2407
jcalhoun@insurepointe.com

WBPOA is patrolled by :

Harris County Constable
Precinct 7
Constable May Walker
Precinct 7 Dispatch 713-643-6602

Deputies assigned to WBPOA:

Sgt. J. Meek
Deputy Ferrettis
Deputy Manzanare
Deputy Pyland

Please contact your alarm company and have the Constable's precinct listed as the first police authority contact.

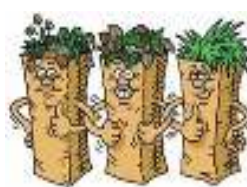


Volunteers Needed to Serve as Block Captains



Block Captains are residents who volunteer their time and efforts to The community to serve as “point persons” between the residents, the POA Board, its committees and The property management team.

You will not be asked to do anything that puts yourself in harm’s way. The time involved is minimal. By serving as the “eyes and ears” of The community, you will play a big part in keeping it safe, friendly and beautiful. You can even “co-share” and team up with a neighbor. If you have an interest in serving as a Block Captain, please contact any of the Board members or Roxanne Martinez of Sterling Management, or attend the upcoming WBPOA Annual Homeowners Meeting on **Tuesday, April 30, 2019 at 6:30pm.**



JUNK/HEAVY WASTE PICK UP MONTH!
Northfield III & IV (North of West Bellfort): Apr 12th
Northfield V (South of West Bellfort): Apr 18th

Tree / Yard Waste
ODD months
January / March /
May / July /
September / November

Junk / Heavy Waste
EVEN months
February / April / June /
August / October /
December



Recycling in WBPOA

April Pickup Dates:
Apr 11 & Apr 25

All WBPOA residents are on Schedule A/Thursdays for recycling pickup, which occurs ever other week.



Important Trash Facts:

- Regular pick up every Thursday
- Bins may be set out at the curb the evening before
- Bins **MUST** be removed from curb by Thursday evenings
- **Bins MUST always be stored out of site**
- **JUNK / HEAVY** trash / waste pickup is other month (“even”s)
- Junk / heavy trash can be taken to:
Southwest Trash Depository / Recycle Center
10785 Southwest Freeway
Hours: Wed – Sun, 9am to 6pm
Accepts junk and tree waste and recyclables



If for any reason a household has too much trash to fit inside the black garbage bin, residents can purchase city stickers to place on the outside of large plastic garbage bags. The stickers can be purchased from Fiesta or Seller’s Brothers customer service windows or at hardware stores. The stickers **MUST** be visible street side, or the bags will not be picked up.

Residents with physical limitations can contact 311 and complete a Solid Waste Pickup Request Form (for either regular trash or recycles, or both) to qualify for special pick up services. If qualified, city services will then pick up from the residents’ specified locations and return them to the same location when emptied. The location **MUST** be out of sight from the street, but accessible to the city services (ie, behind unlocked fence gate).

Important Recycling Info:

- Use the Green Bin for recycling **ONLY**
- **NO GLASS** in the recycling bins
- Recycle Schedule A – every other week
- Pickup on Thursdays
- Bins may be put at the curb late Wednesday evenings and must be at curb by 7:00am Thursdays
- Bins **MUST** be removed from the curb on Thursday evenings
- **Bins MUST be stored out of sight.**
- Glass may be taken to:
 - Westpark Consumer Recycling Center, 5900 Westpark, Houston, TX 77057

Our WBPOA Community

Community School

Here lately, it seems as if there have been many more incidents of drivers running the stop sign at Braesridge and Teal Run Drive. Drivers are also driving much faster than the posted 20 MPH in the school zone. We ask that you please STOP, and SLOW DOWN as there are many children who walk to the Sephardic Gan/Torat EMET School located on the corner of Braesridge and West Belfort. Our children are the most precious members of our community – please do your part in keeping them safe!!



Community Parks

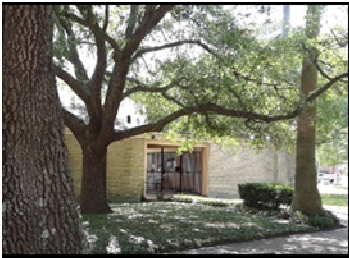


Spring has sprung!!! Time to get out and enjoy Kittybrook and Ludington Parks! The weather is perfect for a family fun day in the sun!!

Shake off the last of the winter blues by challenging your friends to a game of tennis!! Our community tennis court is always at your “serve”-ice!



Community Clubhouses



Don't forget our clubhouses are always ready to host your Spring family events! Please contact Joy Cunningham to book the Ludington Clubhouse or Jeannette Calhoun for the Braesridge Clubhouse. Their contact details are on the front of the newsletter.



Ludington Pool



WOW!!! Can you believe it?? Summer is around the corner and it is almost time for the pool to open!! Letters with the pool schedule will be mailed soon, and will have the dates in May for pool tag pick up (which will also be announced in the next newsletter)! Reminder: All outstanding balances / POA dues must be paid in full to obtain tags.

Community Involvement

We want you.... to be an active member of your community!! Come to a Board meeting, contact one of your POA Board Members or Roxanne Martinez of Sterling Management to find how you can serve on one of the Board committees or serve as a Block Captain!



Our WBPOA Community

Your Community Dollars

Your Community Dollars (POA dues) have been very busy!! The pool pump has been replaced, the landscaping timbers at Ludington Park have been replaced, the areas at 7719 Ludington and the Ludington/Fondren entrance have received their annual sprucing up (fertilizing, mulch, etc.). Porter services have been added to the landscaping contract this year to pick up litter at key points in the neighborhood where debris is the heaviest issue. The updates to the common areas are a continual process, but check out the pictures below of all the hard work that has been done so far!!!

Since our community is 40+ years old, much of the common areas have reached the stage where they need significant maintenance and upgrades. Your WBPOA Board is charged with the responsibility of ensuring our community stays aesthetically pleasing not only to protect home values, but also to keep it as secure as possible. If ever you wish to know how your Community Dollars are being spent, please come to any Board meeting, which is typically held the 4th Tuesday of every month at 6:30pm at the Braesridge Clubhouse. **Due to Passover, this month's meeting will be Tuesday, April 30, 2019 at 6:30pm.**

Wow! Fresh mulching makes the Ludington Clubhouse sign look brand new!



New landscaping timbers have really freshened up Ludington Park!! Just in time for the warmer weather and ready for the kids to come out and play!!!

Fresh mulch makes for a welcoming appearance at the entrance at Fondren and Ludington – and fertilizer will make for some pretty blooms soon!



THE IMPORTANCE OF CURB APPEAL

Your home is one of the most major investments you will make in your lifetime. Maintaining a home from the inside out is critically important to retaining its value over time. The more mature your home becomes, the more important it is to maintain it. This applies to your curb appeal as well.

Curb appeal is very important, not just for the appearance of your home, but for the entire neighborhood. Keeping up the appearance of the exterior of your home may not be as exciting as decorating the interior, but in many ways it is much more important. If a majority of the homes in the neighborhood are allowed to fall into poor condition, this screams “we don’t care about our homes”.

Attached to this newsletter is some further information about curb appeal. It should start with the condition of your house, the grass, landscaping, plants, fencing, etc. Little things like keeping bins out of sight, cleaning leaves out of the gutters, power-washing mold and fungus off the bricks or hosing the driveway may seem insignificant, but it all adds up to an attractive, well-kept appearance. Things like loud exterior paint colors, broken down cars, piles of trash, boats in driveway, falling gutters, broken fences can make your house look trashy and ill-maintained... and makes the entire neighborhood look trashy and ill-maintained. Worn down houses invite things like rodents, snakes and crime!

Your POA Board is charged with protecting the overall value and appearance of the neighborhood. Their duty is to ensure all homeowners follow the deed restrictions. The Board and property management company are not being “mean” by enforcing the rules and regulations – they are doing it because they care about the community and wish to protect not only your home values, but our neighbors as well. A poorly maintained community is a magnet for the criminal element. So by simply maintaining your home, inside and out, you are actively participating in maintaining your home value, the overall home values in the neighborhood and helping to reduce crime. Therefore, please do your part by respecting the rules and regulations of WBPOA. **REMINDER: any improvements or major exterior work to your home (front and back) including painting, landscaping, etc. must be approved by the ARC Committee. The ARC Committee approval form is located at the back of this newsletter.**

Grocery carts = convenient in stores In WBPOA = eyesores!

If you see empty grocery carts in the WBPOA subdivision, please call and report to:

Fiesta Mart: 713-272-2700
Gray and red or has Fiesta logo



Walmart: 713-771-4740
Green and gray or has Walmart logo

Joe V's: 713-721-0100

Texas Transportation Code - TRANSP § 545.302

Stopping, Standing, or Parking Prohibited in Certain Places

The City of Houston and the WBPOA are very strict about enforcing the State’s neighborhood parking regulations. Non-adherence to these regulations will result in a parking violations / fines from the City, as well as violation notices from WBPOA. **The homeowner illegally parked or whose tenants are illegally parked will be financially responsible for any resulting fees incurred by the WBPOA to enforce the regulations.**

Under 545.302(a), An operator may not stop, stand, or park a vehicle in the following manners:

1. on the roadway side of a vehicle stopped or parked at the edge or curb of a street;
2. on a sidewalk;
3. in an intersection;
4. on a crosswalk;
5. between a safety zone and the adjacent curb or within 30 feet of a place on the curb immediately opposite the ends of a safety zone, unless the governing body of a municipality designates a different length by signs or markings;
6. alongside or opposite a street excavation or obstruction if stopping, standing, or parking the vehicle would obstruct traffic;
7. on a bridge or other elevated structure on a highway or in a highway tunnel;
8. on a railroad track; or
9. where an official sign prohibits stopping.

(b) An operator may not, except momentarily to pick up or discharge a passenger, stand or park an occupied or unoccupied vehicle:

1. in front of a public or private driveway;
2. within 15 feet of a fire hydrant;
3. within 20 feet of a crosswalk at an intersection;
4. within 30 feet on the approach to a flashing signal, stop sign, yield sign, or traffic-control signal located at the side of a roadway;
5. within 20 feet of the driveway entrance to a fire station and on the side of a street opposite the entrance to a fire station within 75 feet of the entrance, if the entrance is properly marked with a sign; or
6. where an official sign prohibits standing



See a summary of the
parking regulations
attached to the
newsletter for a quick
reference.



2019 BP MS 150 / April 27 – 28, 2019



Started in 1985, the BP MS 150 has become an extraordinary experience marked by passion, inspiration, determination and fun! Want to participate as a rider and feel the electricity at the starting line?? Or do you prefer be part of the remarkable support to the riders as they journey in a united mission to end MS by either donating to a rider or volunteering? Then visit <https://secure.nationalmssociety.org> and select "Find an Event" for Houston's ride!!

THIS TRAINING CAN HELP SAVE LIVES & PROTECT PROPERTY.

FREE FIRE SAFETY WORKSHOP

SATURDAY 9:30–12noon
April 13th, 2019

Quail Run Community Center
16748 Quail Park Drive
Missouri City - 77489
refreshments provided

with instruction by **ALBERT BENNETT**
City of Houston
Community Liaison

Fire Safety training is designed to help prepare you and your family on what to do to prevent and how to react in the event of a fire.

Wendee Chiles-Tatum
District K Council Member

For more information contact DistrictK@HoustonTX.gov or 832.393.3016

Free fire safety training Saturday April 13th 9:30am to 12:00pm Call 832-393-3016 for more information.

<https://www.eventbrite.com/e/community-egg-hunt-tickets-59420239536>

The Easter Bunny is coming!! Saturday April 13th Be sure to register today!!

COMMUNITY SATURDAY APRIL 13th EGG HUNT

BILLY REAGAN K-8 EDUCATIONAL CENTER

Free Egg Hunt & Crafts

Children 1-3 Years old: 9:45 AM
Children 4-6 Years old: 10:15 AM
Children 7-9 Years old: 10:45 AM

Gates open at 9:30 am
Reserve your space @ <https://www.eventbrite.com/e/community-egg-hunt-tickets-59420239536>
4842 Anderson Rd. Houston, TX 77053
Contact: jvans18@houstonisd.org
Phone: (346)291-5843



April 13 & 14 -- See more details in attached flyer!



Before doing any new landscaping or other work on the exterior of your home, please remember to submit an ARC application (found at the back of this newsletter)



Showery Time

by Evelyn Stein

The April rain-drops tinkle
In cuckoo-cups of gold,
And warm south winds unwrinkle
The buds the peach-boughs hold.

In countless fluted creases
The little elm-leaves show,
While white as carded fleeces
The dogwood blossoms blow.

A rosy robe is wrapping
The early red-bud trees;
But still the haws are napping,
Nor heed the honey-bees.

And still in lazy sleeping
The apple-buds are bound,
But tulip-tips are peeping
From out the garden ground.

And yonder, gayly swinging
Upon the turning vane,
A robin redbreast singing
Makes merry at the rain!

NATIONAL DONATE LIFE MONTH



April is National Donate Life Month! One donor can save 8 lives by donating 8 lifesaving organs. If you are interested in learning more about organ donations and how to register, please visit www.organdonor.gov or www.donatelife.net.



April 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 April Fool's Day	2	3	4	5	6
7	8	9	10	11 Recycle Pick Up	12 Heavy/Junk Waste Pick Up North*	13 Willow Waterhole Music Fest Fire Safety Class Easter Egg Hunt
14 Palm Sunday Willow Waterhole Music Fest	15 INCOME TAXES DUE	16	17	18 Maundy (Holy) Thursday Heavy/Junk Waste Pick Up South*	19 Good Friday	20
21 Passover Easter	22 Passover	23 Passover	24 Passover	25 Passover Recycle Pick Up	26 Passover	27 Passover BP MS 150
28 BP MS 150	29	30 WBPOA Board Meeting Braesridge Clubhouse 6:30pm				

* WBPOA – Northfield III and IV (North Side of West Belfort): Junk Waste 2nd Friday of even months / Tree Waste 2nd Friday of odd months
 * WBPOA – Northfield V (South Side of West Belfort): Junk Waste 3rd Thursday of even months / Tree Waste 3rd Thursday of odd months

WBPOA ASSOCIATION COMMITTEES

Please come to a Board Meeting if you wish to serve on a committee or as a Block Captain

Architectural Review (ARC):	Barbara Hite, Jeannette Calhoun, Eleni Saatsoglou, Allen Segal, Marc Warren, Marcy Williams
Clubhouse:	Jeannette Calhoun, Joy Cunningham
Landscape:	Marcy Williams
Newsletter:	Mari Angelo
Parks & Recreation:	Asher Belles, Issac Herbst
Pool:	Phil Abrams
Safety:	Barbara Hite, Pesach Baral, Ben Helstein
BLOCK CAPTAINS:	Volunteers Needed!



WBPOA residents can request vacation watches from Constable Precinct 7 for vacation planning needs. You can register for a deputy vacation watch by visiting the Precinct 7 website <https://constable7.harriscountytexas.gov> and select "Vacation Watch". Forms need to be completed at least 7 days in advance.



See Something, Say Something!

We have a great team of deputies who watch over our neighborhood, **BUT THEY CANNOT HELP YOU IF YOU DO NOT CALL.** Although getting on Nextdoor Northfield is helpful in alerting the community, it is not helpful to our constables – they don't read Nextdoor! So do your part by reporting suspicious activity directly to the authorities. Be sure to have the Constable Dispatch the first law enforcement contact for your home alarms. As always, if you see something suspicious, be sure to report it immediately –our patrol officers are quick to respond and will address issues ASAP. This also helps track what is happening around the area. **If you plan a trip out of town, please get registered with Precinct 7 for a vacation watch – our patrol officers will be happy to help keep an eye on your home.**

• blues • jazz • latin • rock • r&b •
 • country & western • big band • cuban •

Willow Waterhole 2019 MUSICFEST

Saturday & Sunday

April 13th & 14th
 noon-8^{pm} & noon-6^{pm}

TWO DAYS OF
FREE LIVE MUSIC
in a
RELAXING SETTING!

Willow Waterhole
 5300 Dryad Dr., Houston, TX 77035
 SEE PARKING MAP AT:
WillowWaterhole.org/musicfest-parking

**PROFESSIONAL
 BANDS &**
 AREA SCHOOLS
PERFORMANCE ART
 BOTH DAYS 2PM TO 6PM



»»» **HOUSTON'S FINEST FOOD TRUCKS!**
BRING YOUR FAVORITE CHAIR OR BLANKET.

Learn more at WillowWaterhole.org Fan us at [facebook.com/willowwaterhole](https://www.facebook.com/willowwaterhole)
 Willow Waterhole MusicFest 2019 is funded in part by the City of Houston through Houston Arts Alliance.



Recycle More

The City of Houston accepts recyclables at curbside, the Neighborhood Depository/Recycling Centers and drop-off facilities.

Examples of acceptable plastics and materials:



1 Plastics
Soft drink and water bottles



2 Plastics
Milk jugs, juice bottles, and food containers



3 Plastics
Detergent bottles shampoo bottles



4 Plastics
Condiment bottles



5 Plastics
Yogurt containers and empty medicine bottles



6 Plastics
Styrofoam blocks
(Not Accepted in Curbside Recycling Program. Accepted at the Westpark Recycling Center and ESC - South only)



7 Plastic
Large water bottles



Mail, Envelopes, and Paper



Newspapers, Magazines, Telephone Books and Catalogs



Aluminum & Tin Cans



Flattened Cardboard



Glass
(Not Accepted in Curbside Recycling Program. Accepted at Neighborhood Depository/ Recycling Centers and drop-off facilities.)



Used Motor Oil
Do not place in recycling bin. Place on curb or bring to Westpark or ECSs.

2019 Bi-Weekly Collection Schedule

Schedule A

Schedule B

○ City Holiday *(Follow the adjusted "Holiday Schedule")

January						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

February						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28		

March						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

April						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

May						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

June						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

July						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

August						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

September						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

October						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

November						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

December						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

- If your collection day is during the "A Week" then follow the schedule for the shaded yellow week. Ex: Thursday A service days in January are the 3rd & 17th.
- If your collection day is during the "B Week", you will follow the unshaded week's schedule. Ex: Tuesday B service days in January are the 8th and 22nd.

*For the Holiday Schedule and additional information, visit our website at www.houstonsolidwaste.org or call the Houston Service Helpline 3-1-1.

Follow us:

@houstontrash /houstonsolidwaste

www.houstonsolidwaste.org

or call 3-1-1 for additional information.

