

West Bellfort Property Owners Association

www.westbellfortpoa.com

Monthly Newsletter

August 2019



WBPOA BOARD MEETING
Tuesday, Aug 27th 6:30pm
Braesridge Clubhouse
10810 Braesridge Drive @
Bankside



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, Jeanenia 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
Isaac 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

**ROXANNE IS CURRENTLY ON
MATERNITY LEAVE.**

IN HER ABSENCE,

JEANENIA COLEMAN

(email: jeanenia@sterlingasi.com)
or any other Sterling Representative
should be able to assist.

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.

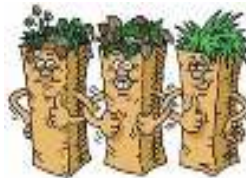


Volunteers Needed to Serve as Block Captains



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, August 27, 2019 at 6:30pm.**



JUNK / HEAVY WASTE PICK UP MONTH!
Northfield III & IV (North of West Bellfort): Aug 9th
Northfield V (South of West Bellfort): Aug 15th

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

August 2019 Pickup Dates:
Aug 1st, 15th, 29th

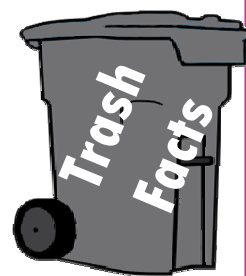
All WBPOA residents are on Schedule A/Thursdays for recycling pickup, which occurs every other week.



- 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

Important Trash Facts:

- Regular pickup 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**
- **TREE / YARD** waste is every “odd” month
- **JUNK / HEAVY** trash pickup is every “even” month
- 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 pickup 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).

Our WBPOA Community

Community Schools

School will be back in session by mid-August, so please be aware of children walking to school. The newsletter editor sees people blast through the stop signs on Braesridge all the time. This is so dangerous for the little ones walking to school! Please SLOW DOWN, pay attention to the speed limit and stop signs in all areas of our neighborhood!



Community Parks

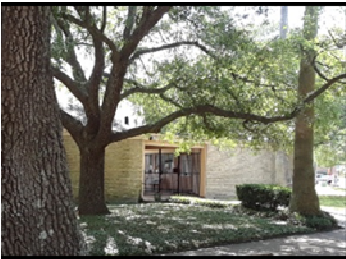
Summer is not over yet!! Come out and play at Kittybrook and Ludington Parks before school gets back in session!
Enjoy a great game of tennis at the community court!



NOTICE: Large amounts of trash are still being picked up at our community parks, especially at Ludington. Your POA dues have to pay for the clean up, so please respect our community parks and ensure to place garbage in the bins that are provided. Thank you!

Community Clubhouses

The holidays are coming up shortly, so be sure to book the clubhouses now for your 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

The pool will be open through September, and is a great way to cool off during the hottest part of the summer. Remember, even though we do have lifeguards, it is absolutely critical to keep an eye on the little ones every second they are around the water. So enjoy the cool water, but be safe and pay attention to the pool rules!



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!



Neighborhood Amenities Highlight – HCC Brays Oaks Campus



August is Back To School season, which is a perfect time to remind those in our WBPOA community that we are lucky to have an HCC Campus very close to us. The Brays Oaks Campus is located at 8855 West Bellfort. While of course the campus offers classes for those working toward a degree, did you know they also offer continuing education and adult education classes? For enrollment information and a list of courses available, visit <https://www.hccs.edu/locations/southwest-college/brays-oaks-campus/>.

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.



Community Dollars

The WBPOA had to order many force mows in July, as some yards were highly neglected. Your POA is required to go through many steps before force mowing, which means some of your POA fees are spent on yards which can quickly get out of hand in summer months. These pictures are only two examples of how quickly yards can get out of control by the time the WBPOA can legally force mow. While the homeowner is responsible for paying back the fees, it can take a long time to get the funds paid back, sometimes even years. The WBPOA Board is asking all homeowners, especially landlords, to keep yards maintained to the high standards of the WBPOA. Please help us save your POA \$\$ and help keep our community looking beautiful by staying on top of your lawn maintenance, and ensure your tenants do the same!

“Before” examples of only two homes. At the one on the right, there is only one tree – the rest are weeds!



“After” –
SO
MUCH
BETTER!



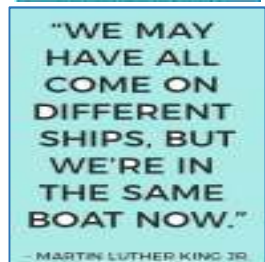
Did You Know?



Well, it is true – you do learn something new every day! The newsletter editor just discovered that there is a splash pad at Marian Park, which is located at 11101 South Gessner, just north of West Belfort! Thank goodness this discovery came while there is still time to enjoy it! Please call the park at 713-773-7015 to confirm times the splash pad is open. In addition to the splash pad, Marian Park offers a playground, volleyball court, lighted sports field, indoor gym, fitness center, meeting room, a hike and bike trail, and an outdoor basketball pavilion.

Community Liaison

As you know, the WBPOA Board has a meeting every month and we encourage members of our community to attend in order that we can hear your needs. However, many within our community are unable to attend the meetings due to work and / or family demands. Also, while you are always welcome to reach out to any Board member at any time, especially your Board President, Barbara Hite, sometimes it is easier to reach out to someone you know well and are comfortable with. As such, in an effort to ensure we keep open lines of communication with all members of our community, Isaac Herbst has offered to serve as a liaison and asked that his cell phone number be published in order to make it easier to reach him. Please feel free to contact Isaac at 212-729-8856 if you have a concern and are unable to attend a meeting. To be respectful of Isaac’s family time and the requirements of Jewish holidays, there will be times when Isaac is unable to answer immediately. However, please leave a message and he will get back with you when he is able to do so. Please also remember you are always welcome to reach out to any Board member, to Roxanne Martinez at Sterling Management, and to attend the WBPOA Board meetings which are typically held at the Braesridge Clubhouse, 10810 Braesridge (@ Bankside) every 4th Tuesday of the month at 6:30pm. Thank you, Isaac, for ensuring our members’ voices are heard!



August 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28 	"some of the best memories are made in flip flops." <small>LOL! lol lol lol</small>			1 Recycle Pick Up	2	3
4	5	6	7	8	9 Junk / Heavy Trash Pick Up North*	10
11	12	13	14	15 Recycle Pick Up Junk / Heavy Trash Pick Up South*	16	17
18	19	20	21	22	23	24
25	26	27 WBPOA Board Meeting Braesridge Clubhouse 6:30pm	28	29 Recycle Pick Up	30	31

* WBPOA – Northfield III and IV (North Side of West Bellfort): Junk Waste 2nd Friday of even months / Tree Waste 2nd Friday of odd months

* WBPOA – Northfield V (South Side of West Bellfort): 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, Isaac Herbst
Pool:	Phil Abrams
Safety:	Barbara Hite, Pesach Baral, Ben Heistein
BLOCK CAPTAINS:	Volunteers Needed!

VACATION WATCH

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.**

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.

Follow us:

@houstontrash f /houstonsolidwaste

www.houstonsolidwaste.org

or call 3-1-1 for additional information.

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.

WEST BELLFORT PROPERTY OWNERS ASSOCIATION, INC. ARCHITECTURAL CONTROL APPLICATION

In accordance with the governing documents of your Association, all exterior improvements and/or changes from the original construction must be submitted for and approved by the Architectural Control/Review Committee (ACC/ARC). Failure to receive approval for the improvement and/or change may result in you having to remove, alter or change the improvement in order to comply with the rules and regulations of the Association. Please complete the application below in its entirety and return to **STERLING ASSOCIATION SERVICES, INC. (SASI)** to 11201 LAKE WOODBRIDGE, SUGAR LAND, TX. 77478 (Phone 832-678-4500) or Facsimile 832-678-4497) Email: Houston@sterlingasi.com

Community Association _____

Property Address _____ Sec/Blk/Lot _____ / _____ / _____

Name _____

Work# _____ Home# _____ E-mail _____

Mailing Address _____

No improvement will be considered and is automatically denied without the following:

- ▶ **A site plan/survey indicating location of the proposed improvement, providing the distance from the structure to the fence and/or lot lines and easements.**
- ▶ **Color swatches and samples or pictures of materials to be used in the improvement (shingle, paint, brick, stain, siding, etc).**
- ▶ **Completion of all applicable areas below of the application.**

Status: _____ / _____ - _____ / _____ / _____ _____ / _____ / _____
Start Stop Date Date of Completion Under Construction

Check one of the following:

- | | | |
|----------------------------|--|---|
| ___ Exterior Paint | ___ Roof (Weatherwood or Driftwood Only) | ___ Pool/Spa |
| ___ Patio (ground) | ___ Sunroom/Patio Enclosure | ___ Permanent Basketball Goal |
| ___ Patio Cover | ___ Gazebo | ___ Portable Basketball Goal |
| ___ Deck | ___ Arbor/Pergola | ___ Room Addition |
| ___ Fence | ___ Mailbox | ___ Driveway/Sidewalk (new & extension) |
| ___ Gates/ Burglar Bars | ___ Solar Screens | ___ Landscape Statuary |
| ___ Window Shades/ Awnings | ___ Playground Equipment | ___ Storm Doors/Windows |
| ___ Other _____ | | |

Size: Height _____ Width _____ Length _____

Location of Improvement:

___ Front of House ___ Back of House ___ Left side of house (stand and face house) ___ Right side of house (stand and face house)

List of Materials with color and/or material samples or photos provided (check all applicable)

- | | |
|-----------------------------------|----------------------------------|
| ___ Base paint color _____ | ___ Trim paint color _____ |
| ___ Garage door paint color _____ | ___ Garage door trim color _____ |
| ___ Stain color _____ | ___ Fence color/material _____ |
| ___ Siding color/material _____ | ___ Roof color _____ |
| ___ Other _____ | |
| ___ Other _____ | |

___ I understand the ACC/ARC are a group of volunteers in the community and will do their best to act as quickly as possible in their determination regarding my application. I hereby certify that the proposed construction/ modification is in full compliance with all the Declaration of Covenants, Conditions and Restrictions and all guidelines currently adopted by the Association. I do understand the committee has 30 days to review the request.

___ I understand that the decisions are determined concerning only my architectural plans submitted. I am responsible to obtain whatever easements, permits, licenses and approvals, which may be necessary to improve the property in accordance with the submitted plans.

Owner's Signature
APPROVED/APPROVED CONDITIONALLY/DISAPPROVED.

Date
ACC COMMITTEE CHAIR SIGNATURE and Date