

West Bellfort Property Owners Association

www.westbellfortpoa.com

Monthly Newsletter

AUGUST 2021



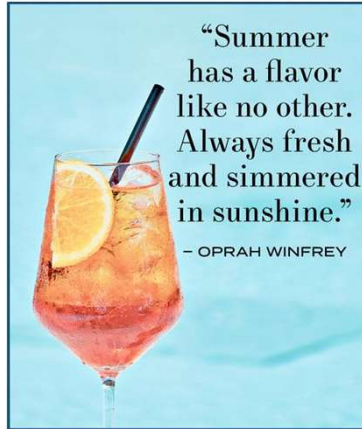
WBPOA BOARD MEETING

Tuesday, August 24, 2021

6:30pm

Via Conference Call*

*Meetings continue to be held via conference calls based on CDC and CofH guidelines as to gatherings. Homeowners are encouraged to attend calls; please contact Sterling Management for call details.



WBPOA BOARD MEMBERS:

Barbara Hite, President
Jeannette Calhoun, Vice President
Phil Abrams, Secretary
Marc Warren, Treasurer
Mari Angelo, Board Member
Asher Belles, Board Member
Holly Burns, Board Member
Joy Cunningham, Board Member
Neal Harris, Board Member
Isaac Herbst, Board Member
Mary James, Board Member
Eleni Saatsoglou, Board Member
Marcy Williams, Board Member

IMPORTANT!

DUE TO THE ONGOING COVID-19 ISSUES, YOU ARE ASKED TO PLEASE AVOID THE COMMUNITY PARKS AND TENNIS COURT AT THIS TIME AS THEY REMAIN CLOSED. SHOULD YOU IGNORE THIS REQUEST, YOU DO SO AT YOUR OWN RISK. THE CLUBHOUSES REMAIN CLOSED ALTHOUGH THERE ARE PLANS TO RE-OPEN THOSE FOR LEASE VERY SOON.

2021 POA DUES

If you have not yet paid your 2021 dues, we understand with the current COVID-19 crisis some may be experiencing unforeseen financial difficulties. If this applies, please contact Sterling ASI as soon as possible at (832) 678-4500 and ask for Roxanne, Cindy or anyone at Sterling for assistance in arranging a payment plan. While the Board is understanding of these unprecedented times, for us to best serve the community and properly maintain amenities, POA dues must be paid. Non-payment of dues severely impacts our community, as amenities cannot otherwise be maintained. Therefore, 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. As stated above, if for any reason you were not be able to pay your dues, 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 2021 Budget; the payment coupons have been mailed already, but you are also 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 MANAGEMENT COMPANY

Roxanne Martinez, CMCA, AMS
Sterling Association Services
6842 N Sam Houston Parkway W
Houston, TX 77064
Phone 832-678-4500
Fax: 832-678-4510
Email: roxanne@sterlingasi.com
Any other Sterling Representative should be able to assist as well.

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. Tanita Roe
Deputy Garcia
Deputy Lewis
Deputy Manzanare

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



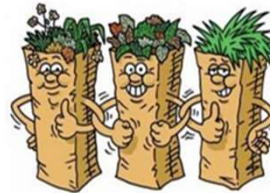
Volunteers Needed to Serve as Block Captains



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 virtual WBPOA Board Meeting on **Tuesday, August 24, 2021 at 6:30pm.**

HELLO August



JUNK / HEAVY WASTE PICKUP MONTH!
Northfield III & IV (North of West Bellfort): Aug 13th
Northfield V (South of West Bellfort): Aug 19th

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 2021 Pickup Dates:
Aug 12th and 26th



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**
- 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



Important Recycling Info:

- Use the Green Bin for recycling ONLY
- 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.**
- Recycling may also be taken to:
 - Westpark Consumer Recycling Center, 5900 Westpark, Houston, TX 77057

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).

WBPOA TENNIS COURT SURVEY

The WBPOA Board wants to hear from you regarding the tennis court located at the Kitty Brook Park. Should it remain a tennis court or become something else? Click on the link below, or copy over the link to your browser and take our survey and let us know your thoughts! Please limit responses to four per household.



[West Bellfort POA Tennis Court Survey](https://docs.google.com/forms/d/e/1FAIpQLSeLJGVX0isofZKrwWJopRbmIvarLiJlqX6oWFDEF1CmvX0CuQ/viewform)



<https://docs.google.com/forms/d/e/1FAIpQLSeLJGVX0isofZKrwWJopRbmIvarLiJlqX6oWFDEF1CmvX0CuQ/viewform>

REFRESHING & EASY LEMON ICE BOX PIE

Ingredients

Crust

- 1 1/2 cups graham cracker crumbs (10 to 12 whole crackers)
- 1/4 cup packed light or dark brown sugar
- Pinch of salt
- 6 tablespoons unsalted butter, melted



Filling

- 8oz cream cheese, softened
- 1 can (14 oz) sweetened condensed milk
- 1/2 cup freshly squeezed lemon juice
- 1 tablespoon grated lemon peel

In medium bowl, mix Crust ingredients. Press evenly into ungreased 9-inch pie plate. Refrigerate 1 hour.
In large bowl, beat filling ingredients until smooth. Spread evenly in crust. Refrigerate 6 hours or until set.
Serve with whipped cream if desired



Before doing any new work to the exterior of your home (landscaping, roofing, windows, etc.), you must obtain approval from the Board by completing an ARC application. A copy is found at the back of this newsletter.

DEED COVENANTS & RESTRICTIONS

WBPOA is a deed restricted community and its Board is responsible for ensuring the restrictions are followed by all homeowners and / or their tenants. Real estate agents are required to provide copies of deed covenants to all home buyers. Homeowners are legally responsible for any non-compliance of the restrictions by tenants. For a full list of restrictions, please refer to the WBPOA Deed Covenants provided by your realtor; alternatively, the deed restrictions and other association documents may be found at www.westbellfortpoa.com (under "Documents") or please contact WBPOA's property management company, Sterling Association Services, at 832-678-4500, or contact any of your Board Members. Non-compliance of WBPOA's Deed Covenants allows the WBPOA to implement fines, fees and other rights to enforce deed restrictions; non-payment of such grants additional rights and powers to the WBPOA.

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.





August 2021

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	4	5	6	7
8	9	10	11	12 Recycle Pick Up	13 Heavy / Junk Waste Pick Up North*	14
15	16	17	18	19 Heavy / Junk Waste Pick Up South*	20	21
22	23	24 WBPOA Board Mtg Virtual Call 6:30pm Get details from Sterling Mgmt	25	26 Recycle Pick Up	27	28
29	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, Marc Warren, Marcy Williams
Clubhouse:	Jeannette Calhoun, Joy Cunningham
Landscape:	Marcy Williams
Newsletter:	Mari Angelo
Parks & Recreation:	Asher Belles, Isaac Herbst, Neal Harris
Pool:	Phil Abrams
Safety:	Barbara Hite
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!

PLEASE NOTE: Our deputies are diligent about patrolling our community, but they need our help. If you see something that does not look right, please call Dispatch at 713-643-6602 – you do not have to give your name or other details, simply report the action. If the matter turns out to be nothing, no harm done! Also, our deputies are listed on the front of this newsletter. There are ADDITIONAL Precinct 7 deputies who are not assigned to our neighborhood; however, the fact they are with the same Precinct only enhances our patrol. Should you have any concerns about our coverage, please contact Barbara Hite, your Board president, any Board member or Sterling ASI. You are also welcome to come to a Board meeting to express your concerns. **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.

YES! Recycle these items.

Place all items loose, unbagged in recycling cart.



Plastic



Kitchen, Laundry, Bath: Bottles and Containers
empty and rinse



Paper



Mixed Paper, Mail, Newspaper, Magazines, and Flattened, Clean Cardboard



Glass



Bottles and Jars
empty and rinse



Cartons



Food and Beverage Cartons
empty and rinse



Cans



Aluminum and Steel Cans
empty and rinse

NO! Do not recycle these items.



No Shredded Paper



No Tangles (no hoses, wires, chains, or electronics)



No Household Items or Furniture (drop-off only)



No Scrap Metal/Wood



No Batteries or Electronics (drop-off only)

Follow us:

[@houstontrash](https://twitter.com/houstontrash) [/houstonwaste](https://www.facebook.com/houstonwaste)

www.houstonsolidwaste.org

or call 3-1-1 for additional information.

2021 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 14th & 28th.
- 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 5th and 19th.

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



City of Houston
Solid Waste Management
Department

**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:**
- | | | |
|---|---|--|
| <input type="checkbox"/> Exterior Paint | <input type="checkbox"/> Roof (Weatherwood or Driftwood Only) | <input type="checkbox"/> Pool/Spa |
| <input type="checkbox"/> Patio (ground) | <input type="checkbox"/> Sunroom/Patio Enclosure | <input type="checkbox"/> Permanent Basketball Goal |
| <input type="checkbox"/> Patio Cover | <input type="checkbox"/> Gazebo | <input type="checkbox"/> Portable Basketball Goal |
| <input type="checkbox"/> Deck | <input type="checkbox"/> Arbor/Pergola | <input type="checkbox"/> Room Addition |
| <input type="checkbox"/> Fence | <input type="checkbox"/> Mailbox | <input type="checkbox"/> Driveway/Sidewalk (new & extension) |
| <input type="checkbox"/> Gates/ Burglar Bars | <input type="checkbox"/> Solar Screens | <input type="checkbox"/> Landscape Statuary |
| <input type="checkbox"/> Window Shades/ Awnings | <input type="checkbox"/> Playground Equipment | <input type="checkbox"/> Storm Doors/Windows |
| <input type="checkbox"/> 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)**
- | | |
|--|---|
| <input type="checkbox"/> Base paint color _____ | <input type="checkbox"/> Trim paint color _____ |
| <input type="checkbox"/> Garage door paint color _____ | <input type="checkbox"/> Garage door trim color _____ |
| <input type="checkbox"/> Stain color _____ | <input type="checkbox"/> Fence color/material _____ |
| <input type="checkbox"/> Siding color/material _____ | <input type="checkbox"/> Roof color _____ |
| <input type="checkbox"/> Other _____ | |
| <input type="checkbox"/> 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 Date
APPROVED/APPROVED CONDITIONALLY/DISAPPROVED. _____
ACC COMMITTEE CHAIR SIGNATURE and Date