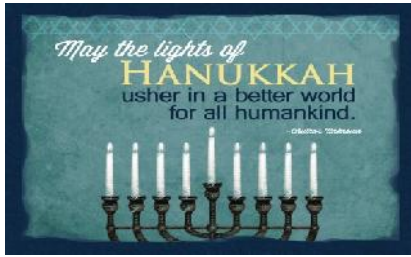


West Bellfort Property Owners Association

www.westbellfortpoa.com

Monthly Newsletter

December 2017



WBPOA BOARD MEMBERS:

Barbara Hite, President
Jeannette Calhoun, Vice President
Phil Abrams, Secretary
Marc Warren, Treasurer
Mari Angelo, Board Member
Asher Belles, Board Member
Joy Cunningham, Board Member
Dyaz Godfrey, Board Member
Glenn Gundy, Board Member
Neal Harris, Board Member
Zally Lazarus, Board Member
Jonah Nathan, 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 Amy Duran
or any other Sterling
Representative

**The Annual WBPOA Homeowners Meeting is
Monday, December 4, 2017 at 6:30pm,
Braesridge Clubhouse**

2018 POA DUES ARE DUE NOW!

Payment coupons for the 2018 POA Dues have been mailed!
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.

Non-payment of dues will also restrict your use of community amenities as it is not right to allow usage if you are not paying for the upkeep. As such, please ensure you pay your POA dues as soon as you receive your invoice. **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.** See box below for more helpful details.

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

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



For vacation planning needs, please be sure to register for a deputy vacation watch by visiting the Precinct 7 website and select "Vacation Watch" – or visit <https://constable7.harriscountytexas.gov/Pages/VacationWatchRequest.aspx>

POA DUES – ADDITIONAL INFORMATION

Payment coupons are included with the invoice for your POA dues to be paid in advance. **Those coupons are not an agreement to enter into a payment plan, but there is a payment plan option.** However, you **MUST** notify the management company that you are selecting this option before January 2018 by sending in your first payment by the date specified on the coupon. **If for any reason you cannot make payments by end of January 2018 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 2018 Budget.** Should you lose the payment coupon, you are welcome to mail your payment to the following:

West Bellfort POA
c/o Sterling ASI
PO Box 38118
Houston, Texas 77238-8118

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 is patrolled by :
Harris County Constable Precinct 7
Constable May Walker
Precinct 7 Dispatch 713 / 643-6602

Deputies assigned to WBPOA:

Sgt. J. Meeks
Deputy Antone
Deputy Nowlin
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 Annual Meeting. **The Homeowner’s Annual Meeting will be held on Monday, December 4, 2017 at 6:30pm, Braesridge Clubhouse.**

CURBSIDE RECYCLE DATES – DECEMBER
RECYCLING IS BACK!!! PICK UP DATES THIS MONTH ARE DECEMBER 7TH AND 21ST
See next page for more details

NO JUNK WASTE PICK UP FOR DECEMBER

Northfield III & IV (North of West Bellfort): N/A
Northfield V (South of West Bellfort): N/A

TREE WASTE / JUNK WASTE SUSPENSION

The City of Houston has been focusing on picking up debris from Hurricane Harvey. Please keep in mind that HUNDREDS OF THOUSANDS of homes and businesses were impacted by the storm. Due to the incredible amount of debris, it is taking the City some time to clean up. As such, **ALL JUNK & TREE WASTE PICK UP HAS BEEN SUSPENDED FOR THE TIME BEING.** Please **DO NOT** put out Junk Waste / Tree Waste until further notice. It will not get picked up, and you will risk receiving a notice from the WBPOA for being out of compliance with POA rules and regulations. Please understand, the city is working as fast as it can. Your continued patience is appreciated.

POA Rules Regarding Garbage / Recycling / Yard Waste / Junk & Tree Waste

PLEASE SEE “TRASH FACTS” ARTICLE ATTACHED TO THE NEWSLETTER

- **Garbage Bins:** Weekly pick up. To be placed at the curb the night before scheduled pick up date (ie, Wednesday before a Thursday pickup)
- **Recycle Bins:** Bi-weekly pick up. To be placed at the curb the night before pick up date.
- **Yard Waste (grass and flower bed clippings, etc.):** Weekly pick up with regular household trash, but must be in City approved clear plastic compostable bags with a city seal on the bag
- **Junk Waste & Tree Waste (tree trimmings, large limbs, etc.):** Alternate Monthly pick up. Can be placed at the curb up to 4 days prior to scheduled pick up date. Pick up dates for Junk Waste and Tree Waste alternate months (Junk Waste – even months / Tree Waste – odd months).

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).

All bins, yard waste, junk waste and / or tree waste **MUST** be removed from sight by the end of the scheduled pick up date. **ALL BINS MUST BE KEPT OUT OF SIGHT AT ALL TIMES OUTSIDE OF TRASH PICK UP DAYS – NO EXCEPTIONS.**

NEIGHBORHOOD PARKING REGULATIONS

The City of Houston has very strict parking regulations which apply to neighborhoods. At the back of this newsletter is a short overview. **Please adhere to these parking regulations, or risk receiving a parking ticket from HPD and / or a violations notice from the WBPOA.** Please note: Although you are legally required to maintain your sidewalk at your own expense, the sidewalk is actually city property. As such, you are **NOT ALLOWED TO PARK WHERE YOU BLOCK THE SIDEWALK AS IT CROSSES YOUR DRIVEWAY.**

RECYCLING IS BACK!!



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

Schedule A Schedule B City Holiday *(Follow the



PAPER



PLASTIC BOTTLES & JUGS



METALS



CARTONS



GLASS BOTTLES & JARS

PLEASE RECYCLE THESE ITEMS **NO GLASS**

Now that the city has started recycling pick up again, reminder that you are to place only the following items in the green recycling carts: paper, cardboard, clean food cartons, plastic containers #1-5 and #7, aluminum cans and bimetal cans. A detailed list of accepted items can be found on department's website.

Customers are reminded that glass is not accepted in the curbside containers, but can be recycled at all City recycling drop-off locations. The recycling link previously mentioned lists those locations and has them mapped.

Curbside Recycling – What You Need To Know

- No Hurricane Harvey Debris should be in the recycling cart. Material of this type is not recyclable and is considered trash. If the contents of the recycling cart appear to be Harvey debris, the cart will not be emptied.**
- Recycling should be loose and not bagged in the cart. Loose material speeds the processing line and ensures that contamination is kept at a minimum.
- Glass is not accepted at this time and should be taken to a convenient drop-off site.**
- Junk Waste and Yard Waste services remain suspended until further notice. Those crews continue to work on Hurricane Harvey debris removal.**
- All city drop-off locations continue to work on a 7 day schedule until further notice. These sites include the Neighborhood Depositories, Westpark Recycling Center and the Environmental Service Center. Remember to check with 3-1-1 or the department's webpage for operating hours.
- The Recycling Collection Schedule is found here: http://www.houstontx.gov/solidwaste/Recycle_Cal.pdf
- All Solid Waste Services Collection Day Information can be found at the following link: http://www.houstontx.gov/solidwaste/service_schedules.html

WHY DO WE HAVE TO PAY DUES AND FOLLOW DEED RESTRICTIONS?

It's November, which means WBPOA homeowners have received their annual payment notices for 2018 association dues. While some may question the need for POA (aka "HOA") dues, it is important to understand the reasons – so here are the top 10 reasons why POA dues are charged:

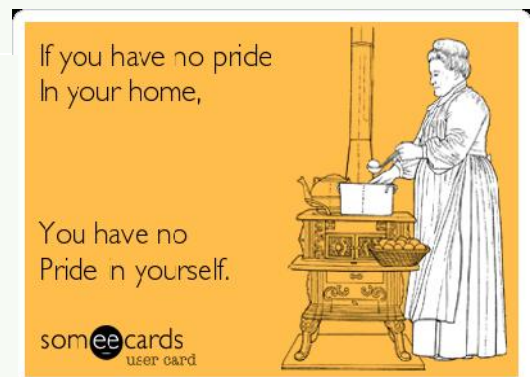
10. TLC for common areas – community areas such as parks, playgrounds, pools, etc. are kept well-maintained
9. Financial stability – well-managed POAs keep funds available for future common area repairs and capital improvements to amenities such as clubhouses, pools, etc. They also have reserve studies done to prioritize such repairs, reducing the need for special assessments as well as keep the neighborhood from going down hill.
8. Increased community pride – those who live in well-maintained communities tend to keep the neighborhood attractive and clean. This helps reduce crime and promotes homeowner pride.
7. Communication – POAs have Boards who host meetings, usually on a monthly basis and at least once annually, which encourages communications among neighbors.
6. Added support for neighborhood property issues - POAs partner with municipal departments to ensure city rules and code compliance issues are adhered to
5. Enforce rules and regulations – In addition to city compliance matters, POAs also ensure rules and regulations of the neighborhood bylaws are followed. This reduces nuisance issues and promotes neighborhood conformity, which in turn protects property values.
4. Aesthetically pleasing neighborhoods – By ensuring city codes and neighborhood rules / regulations are followed, things like day-glow painted homes, rotting homes, piled up junk, broken down cars, high weeds, etc. do not become the “norm” for the neighborhood. This is why ALL work done on the exterior of your home, front or back, including landscaping, painting, structures, etc. MUST be approved by your POA Architectural Control Board (“ARC”).
3. Amenities – POAs offer communal amenities that can be enjoyed by the neighborhood, such as clubhouses, pools, etc. If you do not pay your POA dues or any fees incurred by non-compliance of the bylaws, you are not allowed to enjoy the amenities. If you don't pay, you don't play.
2. Overall-maintenance and safety – POAs ensure neighborhood homes are kept freshly painted and maintained, lawns are kept well-manicured, community lights work, etc. as well as ensure neighborhoods are kept safe by contracting for constable service.

And... the most important reason to live in a POA and pay association dues: **1. PROTECT PROPERTY VALUES.**

Houston does not have zoning laws, which makes POA rules even more important. When the POA rules are broken or ignored and / or dues are not paid, property values are jeopardized, as is neighborhood security and appearance.

To fully protect property values, Texas POA communities are charged with maintaining their own neighborhoods through bylaws (the “rules and regulations” of the community), then electing a Board to enforce the rules. Board member service is strictly voluntary, but it is an important job. Homeowners are legally required to follow the rules as well as obtain the POA's ARC committee's approval for work done on their homes and or landscaping.

While Board members are not paid for their service, it does cost money to offer amenities, maintain the amenities and neighborhood as well as keep the community secure. Unfortunately, it also can cost money to ensure POA rules are followed, for demand letters, attorneys, etc. While it is not understood why someone buys a home in an POA community then thinks they do not have to follow the rules, it is important to know that they are, in fact are legally obligated to do so. *(continued next page)*



When someone purchases a house in a POA community, title companies and realtors are required to provide POA rules and bylaws in the closing documents. As such, homeowners cannot say “I did not know I was moving into a POA community”. Even if for any reason the title company or realtor fails to give the documents to a buyer, it does not remove the buyer’s obligations. When they sign closing documents for a POA community home, homeowners enter a legally binding agreement to follow POA rules and to pay dues, **even if the new homeowner did not receive a copy of the POA bylaws.** In the State of Texas, it is the buyer’s responsibility and legal obligation to obtain the rules and regulations of the community and to follow the rules, including the payment of dues. As such, a new homeowner cannot use the excuse of “not knowing” in a Texas court, even for foreclosures. It is pretty simple: **If you don’t want to pay POA dues or follow POA rules, then do NOT move into a POA community.**

If you purchase a home in a POA community with the intention of leasing it to tenants, that does not release you from your obligations. Landlords are legally obligated to ensure their tenants follow the POA rules. Even if your tenants are cited for non-compliance of regulations, landlords still risk incurring fees and fines, as they are incurred by the legal owner of the property. Thus landlords are at risk of the eventual foreclosure of their property if they do not ensure their tenants follow POA rules.

Since the POA Board is obligated to enforce rules and payment of dues, any refusal to pay dues and / or follow POA bylaws allows the Board to take legal action against the non-compliant homeowner, up to and including the foreclosure of their home. Legal costs are usually passed onto the non-compliant homeowners, but in some circumstances, the community ends up paying. Basically, homeowners who do not pay and / or are not in compliance with the rules just cause increased costs to themselves and the community, in addition to the risk losing their homes. If everyone paid their dues on time and follow the rules, association costs could be significantly reduced!

So do right by your neighbors – and yourself. Pay your dues on time and follow the rules of WBPOA and ensure your tenants do the same. Not only did you legally bind yourself into doing so, it also allows the WBPOA Board the ability to help maintain the neighborhood to high levels and hopefully keep POA dues down while doing so. Also, you can then fully enjoy all the amenities our community offers, and take pride in doing your part in keeping our neighborhood well-maintained, safe and beautiful. After all, in the end, it’s your neighborhood, your home, your investment.

FREE WORKSHOP: Protecting yourself from Home Repair Fraud & Scams. Westbury High School, December 2, 2017 at 10:00am. See flyer at the back of the newsletter for registration and other information. RSVPs are required.

FAST AND EASY PUNCH RECIPES

Looking for a great punch for your family gathering? These are fast and fantastic! The “bubbly” portion of the recipe can be easily interchanged – if you have tonic water instead of Sprite, Sprite instead of ginger ale, etc. then use what you have! The key is to SLOWLY add the “bubbly” so the punch does not foam over the pitcher or punch bowl. ENJOY!

CRANBERRY PUNCH

1 can cranberry sauce
3/4 cup orange juice
1/4 cup lemon juice
1 liter ginger ale

Blend the cranberry sauce, orange juice and lemon juice together in a blender. Pour mixture into a pitcher or punch bowl and SLOWLY add the ginger ale and stir.

FRUITY LEMONADE PUNCH

1 10- or 12- ounce package frozen strawberries (or fruit of choice)
1 can frozen lemonade (can use pink lemonade)
1 cup white sugar
1 liter club soda, tonic water or Sprite

Allow the fruit to thaw at least 30 minutes before blending. Then blend the first three ingredients together well and pour into a large pitcher or punch bowl. SLOWLY add the club soda and stir.

CANTALOUPE PUNCH

1 cantaloupe
1/4 cup honey
2 tablespoons lime juice
1 liter club soda

Cut the cantaloupe in half and celan out the seeds. Peel and cube cantaloupe, then puree with the honey and lime juice. Pour into a punch bowl. SLOWLY add the club soda and stir. Will need to stir this punch from time to time. Can use frozen cantaloupe balls. Can also strain the mixture first if you prefer.

HOLIDAY ASSISTANCE

After Hurricane Harvey, there are many families who have to focus on rebuilding so will not have the funds for Christmas. It is good to know that there are many non-profits which provide help during Christmas to families in Houston and the greater Harris County region. These non-profits provide tens of thousands of children with gifts every year; in addition, some provide families with an entire holiday meal as part of Adopt a Family donation programs; further, the elderly or disabled can have food delivered to them. Each charity will have an application process in place. The toy and Christmas gift programs usually require families to register. Thanksgiving meals may be available much closer to that particular holiday. The primary organizations to try are as follows:

My Brother's Keeper Outreach Center, 12713-A Bissonnet, Phone: 281-498-9933; Christmas assistance for children under the age of 10

Houston Chronicle Program, 1200 Lathrop Street, Phone: 713-220-7070; Gifts for children, aid to single and low income parents; clothing is offered on a first come and served basis from the give away program.

Houston Fire Department (see more below). Proof of residency and more is required. Donations allow the HFD to offer gifts for children and infants. Up to 3 toys may be given, as resources allow. The key partner church is New Life Christian at 11249 Crown Park Dr, Houston, Texas 77067. Call 832-394-6632 for information on registration process.

Houston Marines Toys for Tots (see more below): Register online. Harris County parents can be given games, clothing, gift cards, and free gifts for their child.

Houston Children's Charity, 230 Westcott St # 202, Phone: 713-524-2878. Year round programs are offered. However during the fall and winter holiday seasons there are Toy Distributions, Christmas parties, and an Adopt a Family service. They also partner on Toys for Tots as another free resource.

West Houston Assistance Ministries (WHAM), 10501 Meadowglen Lane, Phone: 713-977-7803; Resources range from a food pantry with holiday food baskets to referrals. Gift giving programs help children, and the homebound or seniors may qualify for a home delivered meal at the key holidays.

Catholic Charities, Phone: 1-866-649-5862 for more information. Free Christmas help may be offered for income qualified families. There may even be aid for immigrants to from the local churches. There are several centers in Harris County.

Goodfellows; Partner with the Texas Department of Health and Human Services offices in Harris County and Houston Chronicle. The non-profit focuses on the Christmas season. Children under 10 can be assisted. Eligible parents need to be on a DHHS benefit, such as food stamps or LIHEAP and in poverty, in order to qualify for holiday help. Contact social services for a registration card.

Star of Hope Mission; 6897 Ardmore, Phone: 713-748-0700 Gifts are given to homeless families. There may even be Christmas presents. There are several locations including a women shelter at 419 Dowling, Phone 713-222-2220.

Salvation Army. Perhaps the largest provider of holiday programs. Seniors can have a meal brought to them, and thousands of children may receive a gift from Angel Tree. They also have hot Thanksgiving turkey dinners, Christmas food boxes, and more. Both children and seniors over the age of 62 in Harris County can register, provided they meet income guidelines. Many other services may be available and there are several locations. The two closest to our area: 2008 Main Street, Phone: (713) 658-9205 and 6150 Bissonnet, Phone: 713-778-1161

US MARINE CORP'S "TOYS FOR TOTS"



This program started in 1947 by a US Marine Major and has grown into one of the most popular of Christmas charities. The program is so large, the US Marines have donated over 512 million toys and gifts to needy children in its 70 year history! If you wish to donate to Toys for Tots, visit <https://www.toysfortots.org/> for all the ways you can do so!



HOUSTON FIRE DEPARTMENT'S OPERATION: STOCKING STUFFER

The 2017 Toy Drive "Operation: Stocking Stuffer" will begin November 17th and go through December 18th. Just drop a new unwrapped toy donation at HFD Station #82 located at 11250 Braesridge, HFD Station #68 located at 8602 Bissonnet, or any HFD fire station. If your company or organization is interested in donating toys, please email paul.box@houstontx.gov or call 832.394.6636.

The Great Toy Giveaway is Dec. 21, 2016 beginning at 6 a.m., at the New Light Christian Center located at 7317 E. Houston Road, 77028 near Ley Road in northeast Houston. Toys will be distributed on a first come, first serve basis, so there is no need for families to pre-register. Due to the tremendous demand, there is no guarantee that everyone will receive toys, so we highly recommend that children do not attend. Become a Fan of "Operation: Stocking Stuffer" at www.facebook.com/OperationStockingStuffer

HOUSTON POLICE DEPARTMENT'S BLUE SANTA PROGRAM

This program was started in 1984 and is primarily funded by private donations by Houston Police Officers. The program purchases the gifts, and the contributing officers wrap and delivers to the families they have identified. Since the program is primarily privately funded by police officers, this is not a well-known program outside the HPD and donations by individuals is not currently set up. However, if you have a business and are interested in becoming a sponsor of the program, please contact Blue Santa Hotline at (713) 247-8730.



The Community

Community School

Sephardic Gan/Torat EMET School is back in session. Please keep an eye out for our community's greatest treasures... our children – keep your eyes open and your speed slow.....AND STOP AT STOP SIGNS!!!!

Community Clubhouses

The Holidays are here!!! Not enough room at the house?? No worries!! Book your family events at either of our clubhouses. Be sure to get with Joy Cunningham for the newly renovated Ludington Clubhouse or Jeanette Calhoun for the Braesridge Clubhouse. Their contact details are on the front of the newsletter.

Community Involvement

Want 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!

Community Parks

“Baby, it’s cold outside!” But not cold enough to keep from enjoying either Kittybrook and Ludington Parks!!

And don’t forget you can always keep warm by enjoying a game of tennis at our community Tennis court!

Ludington Pool

The pool is closed for the season. But no worries – it will be summer again before you know it!!

**THE ANNUAL WBPOA HOMEOWNERS MEETING
WILL BE HELD ON MONDAY, DECEMBER 4, 2017 AT
THE BRAESRIDGE CLUBHOUSE – 6:30pm.
Please be sure to attend!**

POA Rules Regarding Home Improvements

PLEASE NOTE!!!!

While we are sympathetic to all who received damages to their homes, homeowners are legally required to obtain WBPOA approval BEFORE doing repairs. The ARC form is at the back of the newsletter. Please be sure to file ASAP so the ARC Committee can respond quickly! You are also welcome to submit your ARC forms at the next Board meeting.

Reminder that before doing any landscaping or home improvement project involving the exterior of your home (including the front AND back yards), such as painting, the construction of patio covers, pools, etc., you MUST obtain approval first from the Architectural Control / Review Committee by completing the Architectural Control Application. The application is attached to the newsletter or can be found on the WBPOA website. 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 POA. **PLEASE NOTE: This also includes obtaining approval for any dumpsters that may be required during improvements / renovations, no matter the size or location. Failure to obtain prior approval may result in the requirement to immediately remove the dumpster from the site.**

See Something, Say Something!

Although the holidays tend to bring out the best in people, unfortunately, it also can bring out the worst. Let’s keep each other safe this holiday season! Please enter the Precinct 7 Constable’s Dispatch number in your phones and 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 – you do not have to endanger yourself as our patrol officers are quick to respond and will address issues ASAP. **If you plan a trip out of town for the holidays, please get registered with Precinct 7 for a vacation watch – our patrol officers will be happy to help keep an eye on your home.**

December 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	Chanukah	Chanukah	Chanukah	Chanukah
17 Chanukah	18 Chanukah	19 Chanukah	20 Chanukah	21	22	23
24	25 Christmas	26 Kwanzaa	27	28	29	30
31 New Year's Eve				2018		

* WBPOA – Northfield III and IV (North Side of West Belfort): NO JUNK WASTE PICK UP THIS MONTH

* WBPOA – Northfield V (South Side of West Belfort): NO JUNK WAS PICK UP THIS MONTH

A new year is like a blank book.
The pen is in your hands. It is your
chance to write a beautiful story
for yourself.

Some ways you can write your story for the New Year...

- Devote time to your family, including extended members
- Devote time for yourself
- Follow your curiosities
- Make time for creativity
- Broaden your perspective
- Practice positivity
- Say "YES" to volunteering for church and your child's school – they hear "No" way too often
- Lead your own journey
- Share your love openly and honestly
- Change "I Can't" to "I CAN!"
- Stretch beyond your comfort zone and take more risks
- Let it go
- Take an unplanned road trip – where is not important, just go
- Stop worrying about what others think – they are too busy worried about what you are thinking about them, anyway
- Try different foods
- Take a hike – literally. Or whatever else gets you outside more
- Put your cell phone / Ipad / laptop away for a day
- Do something for someone to make them smile
- Complain less
- Compliment more
- Help a stranger, even if it is simply helping them find something in the grocery
- Visit a nursing home and spend some quality time with a lonely person
- Adopt a pet – or two
- Enjoy a "girls only" or "guys only" weekend
- Do ONE thing on your "to do list" that you have been putting off

*We will open the
book. Its pages are
blank.
We are going to put
words on them
ourselves. The book is
called opportunity
and its first chapter
is New Years Day.*

-Elith Pierce

*Sponsored by
Council Member Larry V. Green,
District K*

SAVE THE DATE!

Saturday, December 2, 2017

**Protecting Yourself from Home Repair
Fraud & Scams
Workshop**



DON'T BE A VICTIM TWICE!

Attend this informative workshop to learn everything you need to know about protecting yourself from being scammed.

Come learn how to deal with home repair contractors; how to find, hire, work with and pay contractors so you don't get ripped off; what should and should not be in your contract, the building permit process, how to set up payment schedules, insurance issues you may not know about, how to deal with problems that may arise, change orders, lien releases and a whole lot more! It doesn't matter where you are in your project!

Come learn how to protect yourself now and in the future!

Westbury High School

(Lecture Hall)

11911 Chimney Rock Rd.

10:00 a.m. – 12:00 p.m.

RSVP required !!

Questions? Contact District K council office @ 832-393-3016 or donald.perkins@houstontx.gov

Co-sponsored in conjunction with the National Center for the Prevention of Home Improvement Fraud.

The TRASH FACTS

Going Green with SWMD

Automated Recycling - utilizes a 96-gallon green cart rolled to the curb for collection.

Recycling must be put inside the city-provided container which should be placed at the curb between 6 p.m. the day before and 7 a.m. on the scheduled collection day. The container must be accessible to the collection truck and not blocked by obstacles, including parked cars. Drivers will not move improperly placed containers. Containers must be removed from the curbline and/or public view by 10:00 p.m. on the day of collection and stored in a secure location.

What items can you recycle?

Newspaper
Magazines
Catalogs
Phone Books
Used Motor Oil



Plastic Containers #1 - 5 and 7 (rinsed & drained)
Aluminum and Tin Cans (rinsed & drained)
Cardboard (flattened)

Effective immediately, glass is no longer accepted in the green curbside recycling bin. You may still recycle glass at all City of Houston drop-off locations. For locations, please visit our website www.houstonsolidwaste.org/recycling.

Environmental Service Centers

The Environmental Service Centers provide drive through drop-off locations for Houston residents to bring their household hazardous waste such as anti-freeze, batteries, fuel, oil, paint, paint thinner, pesticides, herbicides and household cleaners. Residential electronic scrap items will also be accepted (monitors, televisions, printers, keyboards, mice, scanners, fax machines, telephone handsets, VCRs, CPUs, cellular phones and other small consumer electronics). These items should not be placed on the curb with or in your container for collection with garbage or tree waste / junk waste pickup. Clean, white styrofoam blocks (plastic #6) are now accepted at the ESC- South location. Packing "peanuts" are not accepted.

North - 5614 Neches, Building C (open 2nd Thursday of the month from 9 a.m.-3 p.m.)

South - 11500 South Post Oak (open every Tuesday and Wednesday from 9 a.m.- 3 p.m. and the 2nd Saturday of the month from 9 a.m. - 1 p.m.)

Free Reuse Chemical and Paint Take-Away

Every Friday from 9 a.m. – 12 p.m., household chemicals and paint that were brought to the ESC for disposal, but appear to be in good condition are made available for citizen reuse. Citizens may take away these items at no charge. A signed liability waiver will be required before removing materials from the site. There is a limit of six (6) chemical items and a cart load of paint per week. This service is only available at the ESC South location.

WESTPARK RECYCLING CENTER

The Westpark Consumer Recycling Center, 5900 Westpark, allows Houstonians the opportunity to recycle their used goods. The center accepts aluminum and tin cans, batteries, oil filters, used tires, computers and other residential electronic scraps, #1-7 plastic containers, glass bottles and jars, telephone books, office paper, cardboard, magazines, and used motor oil. Newspapers placed in a brown bag will also be accepted.

Clean, white styrofoam blocks (plastic #6) are accepted at the Westpark Recycling Center and ESC South. Packing "peanuts" are not accepted. Styrofoam is not accepted in the curbside recycling program.

The center is open Monday through Saturday from 8:00 a.m. to 5:00 p.m.

B.O.P.A.

(Batteries, Used Oil, Latex Paint, & Antifreeze)

The SWMD has a B.O.P.A. recycling operation at the Westpark Recycling Center. Residents may drop off batteries, used oil, latex paint, anti-freeze and tires from 8 a.m. to 5 p.m., Monday through Saturday, except holidays. The facility is a drive through operation so you do not have to unload your own vehicle.

...for more information, visit our website at www.houstonsolidwaste.org or call 3-1-1.

The TRASH FACTS

ReUse Warehouse

Construction material accounts for 38% of the waste stream in the Houston area. The Reuse Warehouse, a component of the City of Houston Solid Waste Management Department, benefits the community by providing space for excess building materials that would otherwise be dumped in local landfills. The facility accepts material from individuals, supply companies, and builders, and makes it freely available for reuse by any non-profit organization. The Reuse Ware-

house is funded in part by a grant from the Houston-Galveston Area Council.

Location:
9003 N. Main St.
Houston, TX 77022

Contact Information:
3-1-1 or
reuse.warehouse@houston.tx.gov

HOURS OF OPERATION:

Tuesday - Friday:
8:30 a.m. to 4:30 p.m.

Every 2nd and 4th Saturday of the month
8:30 a.m. to 12:30 p.m.

Closed: Sunday - Monday

Extra Capacity Collection Fee

On June 19, 2002, Houston's City Council approved an ordinance amending Article IV of Chapter 39 of the Houston Code of Ordinances, approving and authorizing the creation of an Extra Capacity Collection Fee (ECC) for the SWMD. Under the umbrella of the ECC ordinance, the Add-A-Can and the Tags for Bags Program were created. Implementation of both programs began October 1, 2002.

Add-A-Can

This program provides residents with the opportunity of having a second or third garbage can serviced for a fee. Residents will have their first 96-gallon can serviced free. The fee for servicing the second/ third can may be added to the citizen's monthly water bill upon request of the service. Citizens who already have an extra can and wish to continue to have it collected will need to request a sticker for it. Call 3-1-1 to enroll in Add-A-Can.

Tags For Bags

Extra bags of garbage are collected only if they have a special tag attached. The "Tags for Bags" program allows residents the convenience of purchasing "tags" instead of additional cans if they require extra service occasionally. These tags may be purchased at Fiesta, HEB, Sellers Bros. and participating Kroger stores. Residents may also download an order form at houston-solid-waste.org and send the completed form and payment through the mail. Yard waste bags do not require tags.



REQUEST THE SOLID WASTE MASCOT

To request the Solid Waste Management Department mascot or a Speaker from the SWMD please call 3-1-1, the City's Customer Service Hotline.

City of Houston
Solid Waste Management Department
PO Box 1562
Houston, TX 77251

www.houston-solid-waste.org

Houston residents can dial 3-1-1 for non-emergency calls. The 3-1-1 Service Center provides Houstonians with one easy to remember telephone number for quick reliable access.

The Trash Facts is a newsletter published by the Solid Waste Management Department. Information may be reproduced for public dissemination by civic groups and neighborhood organizations.

Harry J. Hayes, SWMD Director

Irma Reyes, Public Information Officer

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, caps, straws 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 ECS's.



City of Houston
Solid Waste Management
Department

Follow us:

@houstrontrash [/houstonstrash](https://www.facebook.com/houstonstrash)

www.houstonstrash.org
or call 3-1-1 for additional information.

2017 Bi-Weekly Collection Schedule

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

Schedule A Schedule B

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 5th & 19th.

● 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 10th and 24th.

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

PROPERTY ASSOCIATION COMMITTEES: <i>If you would like to serve on one of these committees, please come to the next Board meeting</i>		TEXAS DPS OFFICE Driving Tests / In-Person Driver's License New & Renewal		
Architectural Review (ARC):	Barbara Hite, Jeannette Calhoun, Marc Warren	Closest (South Gessner close to West Airport - Approx 2 Miles)		
Clubhouse:	Jeannette Calhoun, Joy Cunningham, Barbara Hite	12220 South Gessner	Mon - Thur:	7:30am - 6:00pm
Landscape:	Jeannette Calhoun, Glenn Gundy	Houston, TX 77071	Fri:	7:30am - 5:00pm
Newsletter:	Dyaz Godfrey, Mari Angelo	Phone: 713 / 219-4100	Sat:	Closed
Parks & Recreation:	Zally Lazares, Asher Belles, Neal Harris	Second Option (Rosenberg - US 59 @ Hwy 36 - Approx 20 Miles)		
Pool:	Phil Abrams, Glenn Gundy	28000 Southwest Freeway, Suite A	Mon - Thur:	7:30am - 6:00pm
Safety:	Barbara Hite, Yonah Nathan	Rosenberg, TX 77471	Fri:	7:30am - 5:00pm
BLOCK CAPTAINS:	Volunteers Needed!	Phone: 281 / 517-1630	Sat:	Closed
		More Info: http://www.txdps.state.tx.us/administration/driver_licensing_control/rolodex/searchresults.asp		
City of Houston (General Info):		www.houstontex.gov		
City of Houston Services (311 Online):		http://hfdapp.houstontx.gov/311/index.php		
Constable Precinct 7 Vacation Watch:		http://www.harriscountytexas.gov/conpct7/		
Texas DPS Driver's License Renewal:		http://www.txdps.state.tx.us/driverlicense/		
West Bellfort Property Owner's Association:		www.westbellfortpoa.com		
ADDITIONAL INFORMATION				
Concert Arenas				
Arena Towers	http://www.arenahouston.com			
Cynthia Woods Mitchell Pavilion	http://www.woodlandscenter.org			
Miller Outdoor Theater	http://milleroutdoortheatre.com			
Sports Complexes				
BBVA Compass - Dynamo Soccer/TSU Football	http://www.bbvacompassstadium.com			
Minute Maid Park - Astros	http://houston.astros.mlb.com/hou/ballpark/index.jsp			
NRG Stadium & Park - Texans & Rodeo	http://nrgpark.com/nrg-stadium			
Toyota Center - Rockets	http://www.houstontoyotacenter.com			
Things to do in Houston:	http://www.visithoustontexas.com			
Volunteering Opportunities:				
City of Houston	http://volunteerhouston.org			
Harris County	http://www.harriscountycitizenrcps.com			
USEFUL NUMBERS		STATE, COUNTY & CITY OFFICIALS		
Name	Phone Number	Position	WBPOA's District	Currently Held By
Animal Control (BARC)	713-229-7300	Mayor	Houston	Sylvester Turner
Anti-Gang Office	832-393-0931	County Judge:	Harris County	Ed Emmett
Brays Oaks Management District	713-595-1221	Tax Assessor-Collector:	Harris County	Ann Harris Bennett
Citizens' Assistance	832-393-0955	Treasurer:	Harris County	Orlando Sanchez
City Council District J	832-393-3015	County Attorney:	Harris County	Vince Ryan
City Council District K	832-393-3016	District Attorney:	Harris County	Kim Ogg
City of Houston Services:	311	County Clerk:	Harris County	Stan Stanart
Emergency	911	District Clerk:	Harris County	Chris Daniel
Harris County Flood Control:	713-684-4197	County Sheriff:	Harris County	Ed Gonzalez
Health and Human Services	832-393-5169	County Constable:	Precinct 7	Constable May Walker
Houston Fire Department Non-Emergency	832-394-6700	County Commissioner:	Precinct 1	Rodney Ellis
Houston ISD	713-556-6000	Metro Transit Authority Chairman:	Houston Metro Area	Gilbert Andrew Garcia
Houston Police Department District #17	713-773-7901	City of Houston Council Member:	District K	Larry Green
Houston Police Department Non-Emergency	713-884-3131	HISD School Superintendent:	Houston	Open
Mayor's Office	832-393-1000	HISD School District:	District 9	Wanda Adams
Milne Elementary School	713-778-3420	Houston Community College District:	District 9	Christopher W. Oliver
Parks Department	832-395-7000	Justice of the Peace (Precinct 7):	Position 1	Judge Hillary H. Green
Precinct 7 Dispatch	713-643-6118	Justice of the Peace (Precinct 7):	Position 2	Judge Zinetta Burney
Public Works and Engineering	832-395-2511	State Board of Education:	District 4	Lawrence A. Allen, Jr
Solid Waste Management	713-956-6589	State Senator:	District 13	Borris Miles
Sterling Association Services (WBPOA's Property Management)	832-678-4500 x253	State Representative:	District 131	Dr. Alma A. Allen
Welch Middle School	713-778-3300	Governor:	Texas	Greg Abbott
Westbury High School	713-723-6015	US Representative:	District 9	Al Green
		US Senators:	Texas	John Cornyn Ted Cruz

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) Email: ry@sterlingasi.com or Facsimile 832-678-4497)

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, Patio (ground), Roof (Weatherwood or Driftwood Only), Sunroom/Patio Enclosure, Permanent Basketball Goal, Pool/Spa, Storage Bldg, etc.

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, Garage door paint color, Stain color, Siding color/material, Other, Trim paint color, Garage door trim color, Fence color/material, Roof color, etc.

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