

# West Bellfort Property Owners Association

www.westbellfortpoa.com

## Monthly Newsletter

December 2018



WBPOA Annual  
Homeowners Meeting  
**6:30pm, Tuesday,  
December 4, 2018**  
Braesridge Clubhouse  
10810 Braesridge

### 2019 POA DUES

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

### POA DUES – ADDITIONAL INFORMATION

Payment coupons for your POA dues were recently mailed in order for the 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 2019 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 2019, 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.** 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 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  
Asher Belles, Board Member  
Joy Cunningham, Board Member  
Dyaz Godfrey, Board Member  
Allen Segal, Board Member  
Marcy Williams, Board Member

### WBPOA MANAGEMENT COMPANY

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

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

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

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

### Deputies assigned to WBPOA:

Sgt. J. Meek  
Deputy Ferrettis  
Deputy Manzanare  
Deputy Pyland

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



# Volunteers Needed to Serve as Block Captains



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

You will not be asked to do anything that puts yourself in harm’s way. The time involved is minimal. By serving as the “eyes and ears” of The community, you will play a big part in keeping it safe, friendly and beautiful. You can even “co-share” and team up with a neighbor. If you have an interest in serving as a Block Captain, please contact any of the Board members or Roxanne Martinez of Sterling Management, or attend the upcoming WBPOA Annual Homeowners Meeting on **Tuesday, December 4, 2018 at 6:30pm.**



**JUNK / HEAVY WASTE PICK UP MONTH!**  
Northfield III & IV (North of West Bellfort): Dec 6th  
Northfield V (South of West Bellfort): Dec 20th

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

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

New Years is all about getting another chance. A chance to forgive, to do better, to do more, to give more, to love more. And stop worrying about ‘what if’ and start embracing what would be.



## Recycling in WBPOA

December Pickup Dates:  
Dec 6<sup>th</sup> & 20<sup>th</sup>

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

### Important Trash Facts:

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



### 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

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).

## 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.





# Our WBPOA Community

## Your Community Dollars

Your dues (Community Dollars) have been hard at work in 2018! Our community is 40+ years old, and many of the common areas are reaching a stage where they need preventative maintenance and upgrades. Your WBPOA Board is charged with the responsibility of ensuring our community stays aesthetically pleasing not only for home values, but also to keep it as secure as possible. Upgrades and repairs have been made to the interiors and exteriors at both clubhouses and the pool. Some of the repairs are “behind the scenes”, such as electrical and HVAC work, but others are noticeable, such as repairs to the sidewalks at Braesridge, landscape upgrades, trimming of large trees, improvements to lighting, replacement of aging landscape, upgrades to the playgrounds and work is currently being bid to repair the fencing at Kittybrook Park. If ever you wish to know how your Community Dollars are being spent, please come to any Board meeting, which is typically held the 4<sup>th</sup> Tuesday of every month.

### Community School

Please be careful when driving by our community schools, such as The Sephardic Gan/Torat EMET School located on the corner of Braesridge and West Belfort. Our children are the most precious members of our community – please do your part in keeping them safe!!



### Community Parks

Enjoy the cooler weather by visiting our community parks – come out and play at Ludington and Kittybrook parks!

With the holidays comes family – and our tennis court is perfect for enjoying a rousing game with your visiting family members!



### Community Involvement

WBPOA'S ANNUAL HOMEOWNERS ASSOCIATION MEETING IS SCHEDULED FOR **TUESDAY, DECEMBER 4, 2018**. Please mark your calendars and be sure to attend the meeting! You may have noticed that our WBPOA fees were increased by \$49.50 – the first increase in over well a decade. Come to the meeting and see how your association dues are working for you!!



### Community Clubhouses

Have a lot of family members you want to attend your holiday events, but don't have space?? No worries!! We have you covered! We have two recently renovated clubhouses ready to host your 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 community pool is officially closed until May, 2019. But this will give you plenty of time to take swimming lessons, CPR training and other life saving classes!! See you next summer!!!



# DECEMBER 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat	
						30	
2	3	4	5	6	7	8	
	Hanukkah	Hanukkah	Hanukkah	Hanukkah Recycle Pick Up	Hanukkah	Hanukkah	
9	10	11	12	13	14	15	
Hanukkah	Hanukkah				Junk/Heavy Waste Pick Up North*		
16	17	18	19	20	21	22	
				Recycle Pick Up Junk/Heavy Waste Pick Up South*			
23	24	25	26	27	28	29	
		Merry Christmas		Kwanzaa	Kwanzaa	Kwanzaa	
30	31	1					5
Kwanzaa		Kwanzaa					

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

### PROPERTY ASSOCIATION COMMITTEES:

*If you would like to serve on one of these committees, please come to the next Board meeting*

Architectural Review (ARC):	Barbara Hite, Jeannette Calhoun, Marcy Williams, Marc Warren
Clubhouse:	Jeannette Calhoun, Joy Cunningham, Barbara Hite
Landscape:	Marcy Williams
Newsletter:	Dyaz Godfrey, Mari Angelo
Parks & Recreation:	Asher Belles
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". You can also call (713) 643-6118 and request a watch.



## See Something, Say Something!

The holiday season is here!! Take extra care during this season!! We have a great team of deputies who watch over our neighborhood, **BUT THEY CANNOT HELP YOU IF YOU DO NOT CALL.** There has been a uptick of car break ins, and everyone reported them on Nextdoor -- but only ONE neighbor called the constables. So do your part by reporting suspicious activity 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 – 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, please get registered with Precinct 7 for a vacation watch – our patrol officers will be happy to help keep an eye on your home.**