

To Our WBPOA Community:

Hello, everyone! We hope all in our community remain masked up for safety and that your families are keeping safe and healthy. Your WBPOA Board sends warm wishes to all of you and yours for continued good health and happiness through out 2021.

Given the continuing COVID-19 issues, the tennis court, Kittybrook and Ludington Parks remain closed, as do both clubhouses. Your WBPOA Board and Sterling Management continue to monitor the guidelines established by the City of Houston, the various health departments and the CDC in relation to the opening of the public facilities. We also continue to strongly encourage everyone to keep away from and avoid using the tennis court, parks and the playground equipment in order to avoid close contact with crowds and avoid touching items which can carry and hold the COVID-19 virus germs.

Should you or anyone with you elect to enter the tennis court, Kittybrook or Ludington Parks or play on any playground equipment against the Board's advice, you do so at your own risk; anyone who may accompany you does so at their own risk as well.

Invoices for 2021 WBPOA dues were mailed in November and were due January 31, 2021. If you have not paid your dues as yet, or for any reason cannot find your invoice, please reach out to Sterling Management as soon as possible. Should you need to request a payment arrangement to be submitted for WBPOA Board Approval (no late fees will be waived), please do so immediately. Our community is approximately 50 years old, and there are a lot of common area repairs and upgrades on the agenda for 2021. Every dollar will be needed to maintain and repair our community amenities in the coming year.

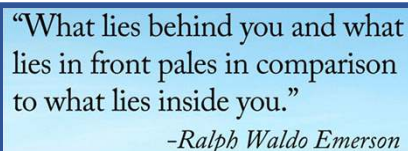
As always, we ask that everyone please continue to wear face masks and keep up with your social distancing practices. By continuing to follow safe practices, we will all work together to help safeguard our families and community.

There is no doubt that 2020 was a tough and challenging year – and one that has left many feeling overwhelmed, frustrated and even powerless. But there were many silver linings amidst the chaos, and we discovered many things about ourselves, our families and communities, such as:

- Gained a renewed sense of family and its importance in our lives;
- Gained an appreciation for our neighbors and communities, pitching in to help each other however we can;
- A true appreciation and respect for our teachers, who are unsung heroes;
- First responders truly do put their lives on the line for us every day and they deserve our unending thanks;
- Creativity is alive and well as we found new ways to entertain ourselves and our children;
- Brushed up on old skills or found new ones making face masks, mask extenders and mask lanyards for others;
- Discovered new recipes and even a love of cooking – especially when getting creative with what we found in our pantries;
- Also realized we truly do love eating out at our favorite restaurants and shopping at local shops – helping the small business owners stay open during the chaos;
- A renewed appreciation for nature as we took to hike and bike trails to (try to) stay in shape; and
- That while wearing sweatpants and tee-shirts is super comfy, we actually do enjoy the chance to dress up every now and again!

Perhaps the most important thing we discovered is that in trying times, we can and do band together to help each other out, encourage one another to make it through and support each other in some of the most creative and unexpected ways to overcome challenging times. Together, we can do anything!

So for 2021, let's strive together to leave the negativity of the chaos behind us and use our collaborative efforts for positive actions to get back the feeling of control and personal empowerment in 2021!



Best wishes,
Your WBPOA Board

West Bellfort Property Owners Association
www.westbellfortpoa.com
Monthly Newsletter



WBPOA BOARD MEETING
Tuesday, February 23, 2020
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.

February 2021



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.

2021 POA DUES

The invoices for 2021 POA dues were mailed in November. **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 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

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

CLOSED

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 Garcia
Deputy Lewis
Deputy Manzanare

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

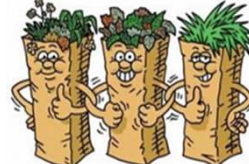


Volunteers Needed to Serve as Block Captains



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 Board Meeting on Tuesday, February 23, 2021 at 6:30pm.**



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

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

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

The best and most beautiful things in the world cannot be seen or even touched. They must be felt with the Heart

Recycling in WBPOA

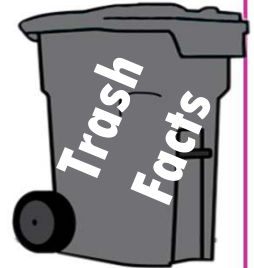
February 2021 Pickup Dates:
Feb 11th & 25th



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

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



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 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).

COVID-19 VACCINE INFORMATION

(copied from Texas Health & Human Services website -- <https://dshs.texas.gov/coronavirus/>)

Texas continues to receive doses of the Pfizer and Moderna COVID-19 vaccines, and is distributing statewide to hospitals, pharmacies, local health departments, freestanding ERs and other clinics.

Who can get the vaccine now?

Front-line healthcare workers and residents at long-term care facilities (called Phase 1A) plus people over 65 or with a chronic medical condition that puts them at increased risk for severe illness from COVID-19 (called Phase 1B) are currently eligible to receive the COVID-19 vaccine.

Phase 1B recipients include:

- People 65 years of age and older
- People 16 years of age and older with at least one chronic medical condition that puts them at increased risk for severe illness from the virus that causes COVID-19

If I'm eligible for vaccine now, how do I get one?

If you are in Phase 1A or 1B, you have two options to get the vaccine: you can get vaccinated at a large vaccine hub or a local vaccine provider.

Beginning in January, Texas established large vaccination sites or hubs around the state. The goal of these hubs is to provide more people the vaccine and a simpler way to sign up for an appointment.

Please check the [COVID-19 Vaccination Hub Providers page](#) to find a hub near you and learn how to register. Remember, vaccine supply is still limited in Texas, even though more arrives each week.

Please note:

- Do not show up at a vaccine hub without first signing up or checking the provider's instructions for scheduling.
- Hub providers may already have long waiting lists or may be no longer accepting appointments for the week.
- Each hub's registration process is different, so look carefully at the hub's registration site for details.
- Depending on the provider, you may be placed on a waiting list and/or may be contacted (phone, email, or text) when vaccines become available.
- Another option is to check with a vaccine provider near you. Local vaccine providers, like pharmacies, may have vaccine available. Use the [Texas COVID-19 Vaccine Availability map](#) to find a provider near you with vaccine available. Check the provider's website for how to best sign up for a vaccine.

Remember:

- Do not show up at a hospital or clinic looking for vaccine.
- Instead please check their website for information about vaccine availability and/or a wait list.
- Call only if the website doesn't answer your questions.
- Thank you for your patience as Texas receives more vaccine every week.

After Phase 1, who gets the vaccine next and when?

Spring 2021 is the best estimate of when vaccine will be available for the general public, but that may change. It depends on vaccine production and how quickly other vaccines become available. The Expert Vaccine Allocation Panel (EVAP) is considering what criteria could be used for later stages of vaccine distribution. This webpage will be updated when those decisions are completed.

More questions? [Visit our frequently asked questions page.](#)



STAYING POSITIVE IN STRESSFUL TIMES

Extracted from: <https://chateaulajollainn.com/coronavirus/staying-positive/>

Staying positive when the news is all doom and gloom can be a hard, even for the most optimistic people. While it is true we need to take COVID-19 seriously, it does not mean we have to let it break us. Yes, it is impacting our economy and causing illness worldwide. And, yes, we see, hear and read about these topics literally all day. But in times of constant negative messaging, you need an antidote. One that helps you keep a positive attitude to move forward with determination and hope! Be deliberate in activities that are positive, heartwarming, and laughter inducing!

How To Stay Positive

As our daily routines shift and we all adjust to the new normal, it's important to give yourself permission to feel and just be. Staying positive is not about trying to see the sliver lining in all of this. But more about appreciating what we have. Ironically, when you go through a tragedy like this, you appreciate more. You start to realize just how fragile life is and that there are so many things to still be thankful for. If you want to know how to stay positive through all of this, start with enjoying the little things that bring you happiness.

Appreciating the little things in life is about focusing your attention on what is pleasurable, nurturing, and sustaining in your life. It means practicing gratitude for the small everyday things that are easy to take for granted or miss altogether. In times like these, you need to create little moments that make you feel grateful. So, start each day with a grateful heart and remember, gratitude changes everything.

5 Tips For Staying Positive

To stay positive, begin with enjoying the little things in life. They are what you will remember and appreciate when you reflect on days gone by. A little thing may be a fun evening with friends on a video call. It may be the joy of learning something new or the warm feeling you get when you've done a simple kindness for a friend or a stranger. Rather than focusing on the negative create more positive things by taking action, such as:

- Practice Random Acts of Kindness
- Look After Your Neighbors
- Support A Small Business
- Give gifts – doesn't have to be \$\$; think "handmade" or "your time"
- Take Advantage of the Found Time

Change "Mood Food"

Similar to how our bodies respond to what we feed it, our minds also respond to what it is fed. So put your brain on a diet of positivity:

- Turn off the negativity – Turn off the news. Refuse to let others tell you negative things. It is okay to say "NO" and give yourself space.
- Meditate – Literally meditate / do yoga. Or just stop several times a day and take deep slow breaths. Indulge in a hot bubble bath. Pop in a cheesy movie and grab some popcorn. Read a book.
- Go bright – Paint a room a bright and happy color. Open windows, let the sun and fresh air in
- PLAY! – with your kids, let them choose the game. Indulge in a hobby. Get outside and walk, go to the park with a picnic and a book, explore a nature trail, ride a bike....whatever it is, allow yourself time to GOOF OFF!

We are all feeling especially delicate during these times, and it is times like these that we must be there for each other. Be deliberate in activities that are positive, heartwarming, and laughter inducing!

Together, we'll get through this!

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. A summary of restrictions is attached to the newsletter. 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.



BIG
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✉ info@think-b-i-g.com
🌐 www.think-b-i-g.com

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.





February 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2 Groundhog Day	3	4	5	6
7	8	9	10	11 Recycle Pick Up	12 Chinese New Year Junk / Heavy Waste Pick Up North*	13 
14 Happy Valentine's Day	15 Presidents Day	16 	17 	18 Junk / Heavy Waste Pick Up South*	19	20
21	22	23 WBPOA Board Mtg Virtual Call 6:30pm Get details from Sterling Mgmnt	24	25 Recycle Pick Up	26 	27
28						

* 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
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)

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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
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31						

February						
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- 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.

