

To Our WBPOA Community:

Hello, everyone! Although people are getting their shots, until we reach “herd immunity”, we hope all in our community remain masked up for safety and that your families are keeping safe and healthy.

Given the continuing COVID-19 issues, the tennis court, Kittybrook and Ludington Parks remain closed. 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.

We are happy to announce that the clubhouses will soon be back in business! Please contact Joy Cunningham or Jeannette Calhoun to check when the clubhouses will be available for lease. Those who lease the clubhouse must follow strict guidelines, which include the following:

1. THE NUMBER OF ATTENDEES AT ANY GIVEN TIME WILL BE LIMITED. There is a RESTRICTED occupancy of both clubhouses determined by the Fire Department as guided by the CDC and City of Houston. Any person leasing either clubhouse must sign an agreement as to the occupancy terms and will risk fines if the occupancy terms are not followed.
2. Those who wish to lease either clubhouse **must pay a non-refundable cleaning fee in addition to the rental fee for either clubhouse.** Please note:
 - The cleaning fee must be paid upfront along with the rental fees or the clubhouses cannot be leased.
 - The fee cannot be negotiated or waived for any reason, even if the person leasing the clubhouse states they will hold an outside event only.
 - Community members CANNOT hire their own cleaners. The WBPOA must use a crew approved by the City or we will be forced to close the clubhouses down again for use. Fees for 2021 are as follows:
 - Braesridge Clubhouse – Rental Fee \$125.00 plus \$175.00 Cleaning Fee = \$300 total rental
 - Ludington Clubhouse – Rental Fee \$100 plus \$275 Cleaning Fee = \$375 total rental (cleaning fee is higher at this clubhouse due to the outside restrooms)
3. Similar to the pool, anyone leasing either clubhouse must sign a waiver to lease the clubhouses.
4. The person leasing the clubhouse and all their invited guests / attendees take full responsibility for any potential risks by attendees who do not follow the health guidelines as outlined by the CDC, City of Houston and other health officials, including but not limited to, the usage of face masks, anti-bacterial soaps, hand sanitizers, social distancing or any other guidelines provided by the CDC, City of Houston and other health officials.

Your WBPOA Board is very excited to be able to start planning on bringing back amenities which have been closed for such a long time. We appreciate your patience and understanding as we work to help ensure we follow the proper guideline to protect our community members as much as possible while we all return to some sense of normalcy after a very trying time.

With warm regards,
Your WBPOA Board

West Bellfort Property Owners Association
www.westbellfortpoa.com

Monthly Newsletter

JULY 2021



WBPOA BOARD MEETING
Tuesday, July 27, 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.

**WATER RATES
INCREASE GO INTO
EFFECT THIS MONTH
– SEE ATTACHMENT
AT BACK OF
NEWSLETTER FOR
MORE DETAILS**

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 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
CONTACT FOR OPENING DATE
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.

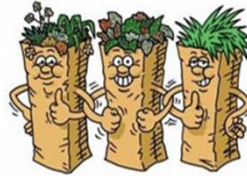


Volunteers Needed to Serve as Block Captains



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.

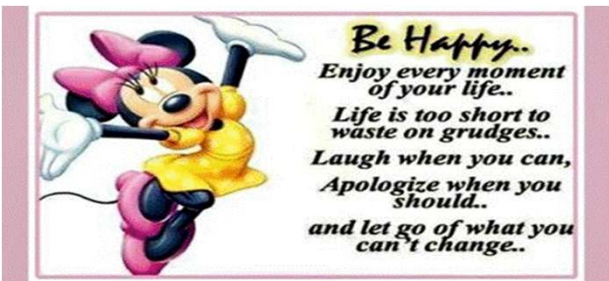
You will not be asked to do anything that puts yourself in harm’s way. The time involved is minimal. By serving as the “eyes and ears” of The community, you will play a big part in keeping it safe, friendly and beautiful. You can even “co-share” and team up with a neighbor. If you have an interest in 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, July 27, 2021 at 6:30pm.**



TREE / YARD WASTE PICKUP MONTH!
 Northfield III & IV (North of West Bellfort): July 9th
 Northfield V (South of West Bellfort): July 15th

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

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



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



Recycling in WBPOA

July 2021 Pickup Dates:
July 1st, 15th and 29th



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

Important Recycling Info:

- Use the Green Bin for recycling **ONLY**
- 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).

You Can Now Freeze Your Credit for Free — Here's Why You Should Do It

By Jon Byman, May 18, 2021 / Northwestern Mutual

There's no sure-fire way to prevent someone from stealing your identity and damaging your credit in the process. But freezing your credit will go a long way toward making sure you're protected and giving you peace of mind. And you can freeze your credit for free. You may want to consider doing it as doing so will mean that even if a criminal gets your information, it will be difficult or impossible for that person to open a fraudulent account in your name.

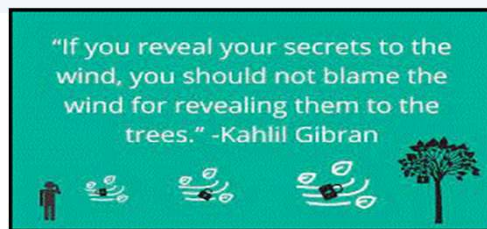
In 2018, a new law made it free to freeze your credit. Prior to the new law, each of the three credit bureaus could charge you if you wanted to put a freeze in place (usually around \$10 at each bureau). Then, you often had to pay again to unfreeze or thaw your credit if you wanted to do something that required a credit check, like applying for a new loan. However, after the massive Equifax data breach in 2017, consumer advocates called on Congress to provide free access to credit freezes.

WHAT DOES FREEZING MY CREDIT DO? When you freeze your credit, the credit reporting bureaus can't give any information to anyone who makes an inquiry about you. Typically, businesses inquire about your credit when you (or someone posing as you) are trying to, for instance, open a new credit card, buy a car or rent an apartment. The credit check helps the business determine if they want to lend or rent to you, and it can help set your rates and lending terms for loans and credit cards. When your credit is frozen and the business can't get any information about you, it typically stops the process — which means a fraudster will be unable to open an account while using your identity.

WHY DOESN'T EVERYONE JUST FREEZE THEIR CREDIT THEN? While freezing your credit won't guarantee safety, it's a pretty strong defense against identity theft. But remember — you still need to unfreeze your credit if you legitimately want to apply for a loan or line of credit. While it's not a heavy burden, it does add extra steps anytime you do something that requires a credit check. You could opt for credit monitoring instead of a full freeze. When you pay for a credit-monitoring service, you'll get alerts about any activity involving your credit report. This can quickly bring a potential problem to your attention — but it's not preventative, so you won't know if someone has used your identity until after it happens. You can also request a free copy of your credit report annually from each of the major credit bureaus and check it for any activity you don't recognize. If you find anything suspicious, report it immediately and take steps to lock down your credit through a fraud alert or credit freeze.

HOW DO I FREEZE MY CREDIT? If you want to freeze your credit, you need to do it at each of the three major credit bureaus: Equifax (1-800-349-9960), TransUnion (1-888-909-8872) and Experian (1-888-397-3742). If you request a freeze, be sure to store the passwords you'll need to thaw your credit in a safe place. Whether or not you choose to freeze your credit, fraudsters could still take advantage of you by getting things like your credit card number(s) or passwords to online accounts. Make sure you're taking the proper steps to secure your information so that it doesn't fall into the wrong hands.

FURTHER RECOMMENDED READING: <https://www.northwesternmutual.com/life-and-money/how-to-freeze-your-childs-credit-and-why-you-should/>



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.

ATTENTION: JUNK & HEAVY TRASH / TREE & YARD WASTE

Despite the fact that Junk/Heavy Trash and Tree/Yard Waste Months are clearly noted in the monthly newsletters and the topic has been covered many times in the past as well, several community members are not paying attention to the scheduled pick up days established by the City of Houston.

The WBPOA Board reminds the community that should you put heavy trash out more than one to two days before the scheduled pick up day, you risk fines. A calendar is included with every newsletter indicating the correct month and dates of pick up – please put this on your fridge or anywhere else you can easily view.

TREE/YARD WASTE – ODD MONTHS ONLY!! ODD MONTHS ARE: January, March, May, July, September and November.

JUNK/HEAVY TRASH – EVEN MONTHS ONLY!! EVEN MONTHS ARE: February, April, June, August, October and December.

You can also visit <https://www.houstontx.gov/solidwaste/disposal.html> to find out your date of pickup. **REMINDER: YOU RISK BEING FINED IF YOU OR YOUR TENANTS PUT ITEMS OUT AT THE INCORRECT TIME.**

IF the City does not pick up on the scheduled date, call 311 and find out what the new date will be. Should you have heavy trash or yard waste that needs to be gone any time other than the scheduled pick up date, YOU OR YOUR TENANTS are responsible for taking it to the following locations:

CITY OF HOUSTON NEIGHBORHOOD DEPOSITORY AND RECYCLING CENTER (Accepts heavy trash and Recycling/ free to Houston residents)

Southwest 10785 SW Freeway 77074 3-1-1

Neighborhood depositories will not accept household garbage, 10 per household per month, and quantities of building materials. Trash from commercial haulers is not accepted. Trash brought in commercial vehicle (business or rented commercial) also will not be accepted.

CITY OF HOUSTON RECYCLING CENTERS (Call for information on materials accepted / free to Houston residents)

Clear Lake / Ellington Field	246 Loop Rd. Houston 77034	3-1-1
Westpark	5900 Westpark	3-1-1
Kingwood	3210 West Lake Houston 77339	3-1-1
1200 Brittmoore	1200 Brittmoore 77043	713.461.9933

Type I LANDFILLS - (Accepts garbage and heavy trash / fee charge)

Atascocita Landfill	3623 Wilson Road	281.446.6545
BFI McCarty	5757 Oates Road	713.671.1575
BFI Whispering Pines	8101 Little York	713.633.2720
BFI Blue Ridge	2200 FM 521	281.835.6142
Coastal Plains Landfill (Alvin) Waste Management	21000 East Highway 6 2020 Atascocita	281.388.1708 281.446.6545

TYPE IV LANDFILLS (Accepts heavy trash only / fee charge)

Addicks-Fairbanks Landfill	13400 Sanderford Rd.	877.878.2110
Casco Hauling	1306 East Anderson	713.433.2421
Cougar Disposal	8601 E. Mount Houston	281.458.4084
Dixie Farm Landfill	4649 Dixie Farm Road	281.482.1213
Fort Bend	16007 Boss Gaston	281.277.3277
Green House Road	3510 Greenhouse	281.492.2558
Greenshadow Landfill	710 Jana Lane (Pasadena)	281.542.6433
Hawthorne Park Landfill Waste Management	10332 Tanner Road 8205 Fairbanks	713.849.2902

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.





JULY 2021



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1 Recycle Pick Up	2	3
4  INDEPENDENCE DAY	5	6	7	8	9 Tree / Yard Waste Pick Up North*	10
11	12	13	14	15 Recycle Pick Up Tree / Yard Waste Pick Up South*	16	17
18  Hajj Starts	19	20	21	22	23	24 
25	26	27 WBPOA Board Mtg Virtual Call 6:30pm Get details from Sterling Mgmt	28	29 Recycle Pick Up	30	31

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

WBPOA ASSOCIATION COMMITTEES	
<i>Please come to a Board Meeting if you wish to serve on a committee or as a Block Captain</i>	
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!



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.**



WATER & WASTEWATER RATE FREQUENTLY ASKED QUESTIONS

Houston Public Works is recommending that City Council adopt updates for water and wastewater rates to cover the increasing cost of service. Developer Impact Fees were updated in May 2021.

WHAT ARE WATER & WASTEWATER RATES & DEVELOPER IMPACT FEES?

Water and wastewater rates and developer impact fees are the sources of revenue to run Houston’s combined utility system, Houston Water. Houston Water is the plants, pipes, and people needed to produce and deliver clean water and to carry away and treat wastewater for 2.3 million Houstonians as well as almost 2 million customers outside the city.

The chart below shows how utility bills based on water and wastewater rates and impact fees are charged, who pays and how Houston Water uses the money.

	UTILITY BILLS	IMPACT FEE
CHARGE	monthly usage	one-time connection
CUSTOMER	existing	new
FUNDS	plants + pipes operations & maintenance	infrastructure for growth
	replace / upgrade existing infrastructure	

WHO PAYS THE WATER & WASTEWATER RATES AND DEVELOPER IMPACT FEES?

Water and wastewater rates are the basis for charges paid every month on utility bills by most customers. Customers, like other cities and industrial users, have contracts with Houston Water for their unique needs. While they don’t receive a typical bill, their contracts pay for the same types of costs as utility bills.

Developer Impact fees are paid once when new connections are made to the water and wastewater system for new development or redevelopment that includes increased use.

WHEN WILL CITY COUNCIL DECIDE ON THE WATER & WASTEWATER RATE UPDATES?

Developer Impact Fees were updated in May 2021. Water and wastewater updates will be considered by City Council in the coming weeks. The proposed updates will become effective starting on July 1, 2021.



WATER & WASTEWATER RATE FREQUENTLY ASKED QUESTIONS

WHEN WERE WATER & WASTEWATER RATES AND IMPACT FEES LAST UPDATED?

Water and wastewater rates were last updated in 2010. The water and wastewater rates were last studied in 2015, but no change in charges was made other than continuing the automatic rate adjustments specified by ordinance. It is industry best practice to update water and wastewater rates at least every 5 years. Developer Impact fees were updated May 2021.

WHY ARE WATER & WASTEWATER RATE + DEVELOPER IMPACT FEE UPDATES RECOMMENDED?

Houston Water studied the cost of service for customers over the last two years to determine if existing rates need to be adjusted to meet the cost of service and comply with various requirements such as those set forth in bond covenants, state law, and the City Charter. Houston Water has proposed rates that satisfy the applicable legal requirements and reflect the cost of service for each type of customer, like single family or industrial, while working to ensure that everyone pays their fair share. To learn more about how rates were developed, refer to the 2021 Water and Wastewater Cost of Service Study (Rate Study) at houstontx.gov/citysec

HOW WILL WATER & WASTEWATER BILLS CHANGE?

Houston has a history of affordable water and wastewater, and bills that are lower than other cities throughout the state and across the nation. Nearly 60% of single-family residential customers may have a \$5 or less increase on their July bill. Some with bills may go down.

Below is an example of the most common Houston Water utility bill received by over 45% of single-family residential customers. Proposed changes are shown in orange, with a proposed \$4.07 increase.

Sample Utility Bill – Single Family Residential | 5/8-Inch Meter With 3,000 Gallons Usage

Previous Reading	Current Reading	Gallons in Thousands	Read Date	Proposed Charges*					
1107	1110	3	current	July 2021	April 2022	April 2023	April 2024	April 2025	April 2026
Current Charges									
	Residential Water Basic Service Charge	\$5.82		\$6.25	+\$0.32	+\$0.25	+\$0.14	+\$0.11	+\$0.03
	Residential Wastewater Basic Service Charge	\$12.37		\$10.00	+\$1.50	+\$1.50	+\$0.75	+\$0.75	+\$0.62
	Residential Consumption Water Charge	\$8.26		\$3.00	+\$0.60	+\$0.45	+\$0.45	+\$0.45	+\$0.30
	Residential Consumption Wastewater Charge	\$0.94		\$12.00	+\$3.30	+\$0.90	+\$1.80	+\$1.65	+\$1.35
	Drainage Charge	\$5.00		\$5.00**	-	-	-	-	-
	Solid Waste Cart Fee	\$1.14		\$1.14**	-	-	-	-	-
	TCEQ Connection Fee	-		\$0.21	-	-	-	-	-
	TOTAL			\$33.53	\$37.60	+\$5.72	+\$3.10	+\$3.14	+\$2.96

*Proposed rate increases April 2022 – April 2026 do not include the additional automatic annual rate adjustment per ordinance

**Drainage charge is not part of this update and is not currently proposed to change. The drainage charge shown is an example and varies for each property.

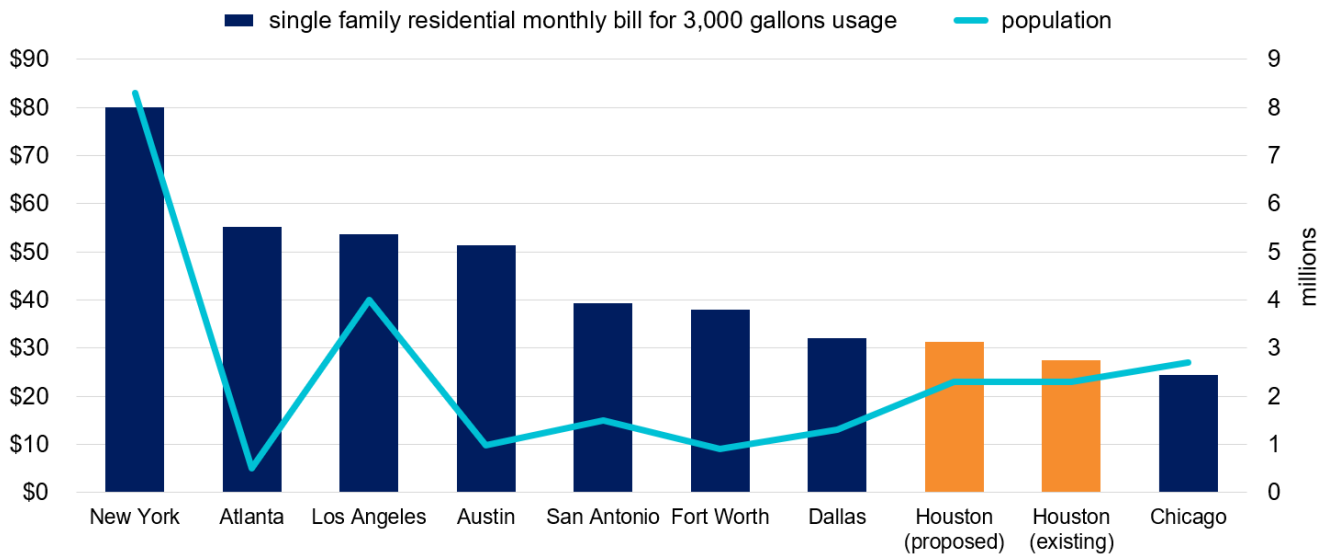


WATER & WASTEWATER RATE FREQUENTLY ASKED QUESTIONS

Houston’s water and wastewater rates will remain among the lowest of other major cities, even with proposed increases.

Below is an example of water and wastewater charges compared with other major US cities.

MONTHLY BILL COMPARISON



HOW WILL WATER & WASTEWATER RATES HELP MAKE HOUSTON MORE RESILIENT?

Building a more resilient Houston is a goal that all Houstonians share. After Hurricane Harvey, Winter Storm Uri and COVID-19, the importance of a resilient water and wastewater system is clear.

The recommended water and wastewater rates create a framework for a sustainable utility in alignment with the City’s priorities, stated in the Resilient Houston plan. This recognizes the critical role for the region as the owner of significant water rights granted by the State of Texas, the responsibility to serve Houston, recognition of Houston’s aging infrastructure, historic inequities in infrastructure investment, and the impact to each Houstonian – from financial impacts to clear and transparent customer service.

WHY ARE THERE SEPARATE CHARGES FOR “BASIC SERVICE” & “CONSUMPTION”?

The basic service charge is fixed and covers costs that don’t depend on how much water the customer uses. This includes system capacity, fire flow throughout the city and collections and billing.

The consumption charge is variable and depends on the amount of water used. It covers the cost of producing the water and treating the wastewater used.



WATER & WASTEWATER RATE FREQUENTLY ASKED QUESTIONS

WHY DOESN'T HOUSTON WATER JUST INCREASE ALL RATES THE SAME PERCENTAGE ACROSS THE BOARD?

Water and wastewater rates must reflect the cost of service for each type of customer, so everyone pays their fair share. Some customers contribute more than others. When rates are developed, costs are matched to meet customers service needs. Single-family residential users use a lot more water in the summer to water their gardens while other customers use a consistent amount of water all year. Single-family customers pay more of the cost of system capacity that is unused in the winter. Industrial customers discharge certain types of waste into the system that other customers do not. Industrial customers pay more to treat wastewater.

Rates reflect city priorities, such as water conservation and providing clean water for basic needs. The proposed rate structure includes a conservation credit for single family customers that use 3,000 gallons or less.

DOES THE WATER & WASTEWATER RATE UPDATE INCLUDE CONSENT DECREE COSTS?

Yes. The Consent Decree was approved by the courts and the City has an agreement with Texas Commission on Environmental Quality (TCEQ) and the EPA to resolve sanitary sewer overflows and other wastewater violations by paying fines and making improvements to the wastewater system over the next 15 years. Improvements will serve the community for years to come. The proposed water and wastewater rates cover the next 5 years and include the cost of making the first 5 years of investments agreed upon in the Consent Decree.

WHAT IS THE TCEQ CONNECTION FEE?

The proposed connection fee is a pass-through of the fee that TCEQ charges Houston Water for each connection.

WILL THE AUTOMATIC ADJUSTMENTS OF WATER & WASTEWATER RATES CONTINUE?

Yes. The proposed future rates and fees do not include an estimate of the automatic adjustment to water and wastewater rates that occurs every year per ordinance. Automatic adjustments are based on future estimates and exact amounts are unknown.

HOW WILL PROPOSED LEAK BALANCE ADJUSTMENTS HELP WITH HIGH WATER BILLS?

Proposed leak balance adjustments will give Houston Public Works another tool to help customers with high water bills due to a leak on the private side of the meter. The private side of the meter includes the line from the meter to a house and all the plumbing inside the house. Although there are existing provisions in the ordinance to address high bills due to private side leaks, in some unusual cases, after the existing rules are applied, a high balance remains that the homeowner must pay. The proposed change would address these unusual situations. Houston Public Works estimates that impacted customers would save on average \$1,749 and impacted low-income seniors would save on average \$752.

This adjustment is different from the Winter Storm Uri Relief program.

WATER & WASTEWATER BILLS JUST WENT UP ON APRIL 1. WHY IS IT GOING UP AGAIN?

The April 1 increase was the automatic adjustment required by ordinance. The July 1 increase is proposed to cover the increased cost of service that the annual automatic adjustment does not cover.



WATER & WASTEWATER RATE FREQUENTLY ASKED QUESTIONS

WILL FUTURE INCREASES HAPPEN ON APRIL 1 OR JULY 1 OR BOTH?

After the proposed July 1, 2021 increase, future increases will occur on April 1 of each year.

IS ASSISTANCE AVAILABLE FOR CUSTOMERS WHO CANNOT AFFORD TO PAY THEIR BILLS?

Customer Account Services offers several resources for customers who need assistance paying their water & wastewater bill:

- the W.A.T.E.R. Fund (Water Aid To Elderly Residents) – assists low income senior, low income disabled and other low income customers with up to \$100.00 within a six-month period.
- a list of local agencies that can help
- interest free payment agreements – prevents late fees and service interruptions, as long as the agreed upon payments are received by the due date each month
- City Ordinance addresses the adjustments that are available for certain unexpected high bills received by the customer

With the new rate structure, customers who conserve water and use less than 4,000 gallons each month, will benefit by being billed at a lower rate per 1,000 gallons of registered water usage.

FOR MORE INFORMATION

Visit houstontx.gov/citysec or

Contact Director Carol Ellinger Haddock, PE or Chief Financial Officer Samir Solanki, CPA at publicworks@houstontx.gov

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:

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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
					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.

WEST BELLFORT PROPERTY OWNERS ASSOCIATION, INC.

P. O. Box 38113
Houston, TX 77238
(832) 678-4500

PLEASE READ AND SAVE THIS PAGE!!

IMPORTANT INFORMATION

TO: Residents of WBPOA
FROM: Board of Directors

West Belfort Swimming Pool Phone (713) 728-8731

2021 SWIM SEASON with COVID-19 PROTOCOLS

1. Your community pool will open beginning Memorial Day Weekend, Saturday - Monday, May 29-31, 2021.
2. The pool will be open the weekend of June 5-6 and for the regular swim season beginning Saturday, June 12.
3. The pool will be closed most Mondays for cleaning unless after a holiday weekend.
4. Private pool parties may be scheduled but only outside of the swim hours listed below.
5. The pool will be open only when there are lifeguards on duty. Final swim day will be Sunday, September 30.
6. Hours of operation will be as follows, **unless modified for Covid-19 precautions.**

May 29 through June 6

Saturday & Sunday (5/29 & 5/30)	11:00 a.m. to 8:00 p.m.
Memorial Day (Mon. 5/31)	11:00 a.m. to 8:00 p.m.
Saturday & Sunday (6/5 & 6/6)	10:00 a.m. to 8:00 p.m.

June 12 through August 22 (closed Mondays for Cleaning)

Tues., Wed., Thurs., Fri.	11:00 a.m. to 9:00 p.m.
Saturday & Sunday	10:00 a.m. to 8:00 p.m.

August 24 through Sept. 5 (closed Mondays for Cleaning)

Tues., Wed., Thurs., Fri.	5:00 p.m. to 9:00 p.m.
Saturday & Sunday.	10:00 a.m. to 8:00 p.m.

September 6 through September 30 (closed Mondays and Tuesdays)

Labor Day (Mon. 9/6)	11:00 a.m. to 9:00 p.m.
Wed., Thurs., Fri.	5:00 p.m. to 8:00 p.m.
Saturday & Sunday	11:00 a.m. to 8:00 p.m.

The following requirements must be met in order to receive Pool Tags and use the pool facilities:

1. Must be property owner and resident member of WBPOA and **have signed the Covid-19 Waiver Form (bring with you or mail to Sterling).**
2. **Must have paid current annual maintenance fees in order to receive pool tags.**
 - If renting, you will not receive Pool Tags if the property owner is not up-to-date with maintenance fees.
 - Maintenance fees WILL NOT be accepted at the pool site. Please contact Sterling Association Services to pay.
3. **Must show swim tag and sign in with lifeguard each time you arrive at pool.**
4. May bring up to two guests per family.
5. Children 10 years of age and under must be accompanied by an adult 18 years of age or older.
6. Anyone not following lifeguards' instructions or acting in a disruptive manner may be asked to leave the pool facility.
7. Pool tags are for residents use only and may not be given to or shared with non-residents. Doing so may result in loss of pool privileges.

POOL TAG PICKUP INFORMATION: There is no fee for Pool Tags if you pick them up on any of the following dates:

Place: Ludington pool located at 7719 Ludington Drive. Please note that **a photo I.D. will be required.**
Dates: **Saturday and Sunday, May 15 & May 16** and **Saturday and Sunday, May 22 & May 23.**
Time: **Between the hours of 12 noon and 3 p.m**

****Please note: Pool tags not picked up on these dates and times will then be available from Sterling by mailing a check payable to Sterling for \$10.00.** Please specify how many pool tags will be needed. Should you have any questions regarding the operation or maintenance of the facility, please contact Sterling at (832) 678-4500.

++For Clubhouse rentals: Contact Joy Cunningham at (713) 729-1053 Email: joycunningham@sbcglobal.net
++For Pool rentals: Contact Sweetwater Pools at (281) 988-8480