

Monthly Newsletter

June 2018

WBPOA



BOARD MEETING

Tuesday, June 26, 6:30pm

Braesridge Clubhouse

10810 Braesridge

This Month's Highlights

- The pool is open!! If you did not pick up your tags, please contact Sterling today!
- We have a new District K Councilwoman! See page 5 for more details!!
- See page 4 for a fun way to help reduce flooding in our WBPOA community!!
- Do you have curb appeal?? See page 6 to see why it is important to have!

WBPOA BOARD MEMBERS:

Barbara Hite, President
Jeannette Calhoun, Vice President
Phil Abrams, Secretary
Mari Angelo, Board Member
Asher Belles, Board Member
Joy Cunningham, Board Member
Dyaz Godfrey, Board Member
Lorie Gonzalez, Board Member
Glenn Gundy, Board Member
Marc Warren, Board Member
Marcy Williams, Board Member
TWO OPEN POSITIONS AVAILABLE

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

2018 POA DUES

The due date for the 2018 WBPOA dues was January 31st. If you have not paid or executed a payment plan as yet, you are now late and subject to late fees. 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. The invoices were mailed in November 2017. 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.

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.

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 Nowlin
Deputy Pyland

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

The Community

Community School

The Sephardic Gan/Torat EMET School located on the corner of Braesridge and West Bellfort serves children from age 15 months through eighth grade. If you are interested in enrolling your child and would like a tour of the school, the opportunity to see the classrooms in action and meet the staff, please feel free to contact them at 713-721-3900. You may also email office@ytehouston.org for more information.



Community Parks



We have two very beautiful parks just waiting for you to get out and enjoy your summer!! Come out and play at our Kittybrook and Ludington Parks!!

You can also get a “Spring” in your step by enjoying a great game of tennis at our community Tennis court!



Community Involvement – Board Member Positions Available

Want to be an active member of your community? Then come on down!! We have two positions open on the Board waiting for the right volunteers to ensure our community is well taken care of. **Bring your credentials and come speak to the Board on Tuesday, June 26th at 6:30pm to put your name into the hat!** These two positions are to complete the terms of two positions that had to step down, so you will serve out the remainder of this year. You will then be up for election to continue (if you so desire) at the Annual Homeowners Meeting in December. Contact one of your POA Board Members or Roxanne Martinez of Sterling Management for more details on becoming a Board Member and an active participant in your community well-being!

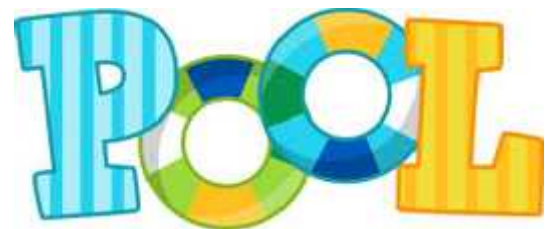


Community Clubhouses

Be sure to book your events at either of our clubhouses. 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

POOL SEASON HAS BEGUN!!! The pool opened for limited hours on Saturday, May 26th and will begin standard hours on Saturday, June 2nd. Pool schedule is attached to this newsletter. If you have not yet received your pool tags, please contact Roxanne or Amy at Sterling. All WBPOA dues and fees must be paid in full on all homes owned in order to receive tags. **HAPPY SWIMMING!!!!**





ADOPT-A-DRAIN HOUSTON

WBPOA RESIDENTS – LET’S DO OUR PART WITH THIS FUN AND EASY WAY TO HELP REDUCE FLOODING!!

We are encouraging our WBPOA residents to volunteer for this great program!!! Seeking the public’s help moving storm water to Houston’s bayous, Mayor Sylvester Turner is asking residents to volunteer to keep storm drains free of debris. The program was started as a response to Hurricane Harvey and the intent is to keep water flowing and avoid backups. The idea is if enough good citizens agree to help keep the drains clear of leaves and garbage, not only will it help streets drain faster during heavy rains, it will keep all that mess out of city bayous and other waterways. People can search and adopt their very own drain nearest them and give it a nickname online. The best part is you can name the drain anything you want -- *a-ny-th-ing*. In fact, some of your neighbors already have! Once you have claimed your drain, you will be sent an email asking you to commit to cleaning 10 feet on both sides of the drain at least four times per year, compost or place leaves in a lawn bag. It’s easy and fun!!

Adopt-a-Drain partners make a commitment to:

- Adopt at least one storm drain and keep it clear of leaves & trash
- Clean 10 feet on both sides of the drain at least 4 times per year at each location (especially before it rains)
- Compost or place leaves in lawn bag or compostable bag (City of Houston trash)
- Place any trash in your garbage bin
- Let the City of Houston know if you can no longer support your drain, so we can open it up to someone else!

By adopting a drain, partners receive information and tips from the City of Houston and Keep Houston Beautiful, notification of upcoming Houston Adopt-a-Drain events, and a Storm Water Inlet Marker (first 100). More than that, you’re helping to keep Houston clean and reduce future flooding.

How to Adopt a Drain:

- Visit HoustonAdoptaDrain.org, sign in with your name & email address
- Go to your email inbox and look for the welcoming link, just click on it and you are set!
- Enter your street address to search for a storm drain
- Claim your drain and give it name
- Keep your drain clean and litter free
- Share your #ClaimYourDrain on social (we love photos & video)

Want to know more? adoptadrain@houstontx.gov

Interested in sponsorship? areed@houstonbeautiful.org or call 713-839-8855

Parents, you can make this a family event and your children can learn that public service can be fun!! Your Newsletter Editor has already adopted her drain – let’s get all of WBPOA’s adopted!!

BACK BY POPULAR DEMAND..... COOL LIFE HACKS!

PUT PANCAKE MIX IN A KETCHUP BOTTLE FOR A NO-MESS EXPERIENCE

POWER SCRUB LIKE A BOSS

FREEZE GRAPES TO CHILL WHITE WINE WITHOUT WATERING IT DOWN

PUT A STOCKING OVER THE END OF A VACUUM TO FIND TINY ITEMS LIKE EARRINGS

Use a pencil case or sunglasses case to store your cables in your backpack or suitcase.

Take pictures of friends holding items you've lent them with your iPhone, so you will remember down the road.

Use a squeeze-ketchup bottle top with your Shopvac to clean your keyboard, phone microphone or other nook on an electronic device.

When moving, pack heavy items like books in rolling suitcases

When putting together furniture or anything with screws or fasteners, use a muffin tin or ice tray to separate all the small parts for easy access!

Freeze a wet sponge in a zip bag to make an icepack that doesn't drip when thaws

Meeting someone for the first time? Ask them what they like to do for a great conversation starter.

To remove gum from your hair, dip the strands in Coke for a few minutes. You should then be able to wipe the gum off with a comb.

MARTHA CASTEX-TATUM WINS DISTRICT K SPECIAL ELECTION

Martha Castex-Tatum won the special election held on May 5, 2018 to replace late Houston City Council Member Larry Green for District K, which stretches across southwest Houston into Fort Bend County. Castex-Tatum won 65% of the votes cast in Harris County and almost 36% of votes cast in Fort Bend County.



Castex-Tatum ran against eight other people: Larry Blackmon; Patricia 'Pat' Frazier; Gerry Vander-Lyn; Lawrence J. McGaffie; Carl David Evans; Elisabeth E. Johnson; Anthony Freddie and Aisha Savoy.

Castex-Tatum served as Green's constituent services director since 2015 and previously served on the San Marcos City Council where she unseated a 12-year incumbent after graduating from Texas State University with a Masters Degree in Public Administration. She also served on the San Marcos Economic Development Council and the Convention and Visitor Bureau and has worked as a realtor.

In his May 5th statement, Mayor Sylvester Turner congratulated Tatum saying, "I look forward to working with Martha on the issues important to District K and all residents throughout the city of Houston...As a result of her vast experience, she will provide continuity in the district council office and understand the priorities which include flood control, economic development and public safety among others...I welcome Martha as a partner at the council table and a voice for her constituents. Her knowledge of city government and civic issues are an asset and she can hit the ground running on day one."

The WBPOA Board is excited to work with Ms. Castex-Tatum in addressing the issues our community faces and congratulates her on winning the election.

FUN DAY TRIPS!

Need a vacation, but don't have a lot of time to plan or don't want to be gone that long?? Then consider these fun day trips to take with the kids!

The Woodlands Resort, Woodlands – water fun, golfing, shopping – fun for every member of the family! 281-367-1100

JellyStone Park, Waller – camping, fishing, and all kinds of outdoor fun!! 979-826-4111

Huntsville State Park, Huntsville – biking trails, horse back riding, canoeing, and tons of other options! (936) 295-5644

These parks offer biking trails, fishing, boating, etc. and even summer camps for kids and teens – call or visit website for details!:

- Lake Houston, New Caney – 832.395.7690
- Lake Conroe, Conroe – <http://www.lakeconroe.com/>
- Lake Livingston, Livingston -- (936) 365-2201

National Museum of the Pacific War, Fredericksburg –

This place is just awesome!! Phone (830) 997-8600

<http://www.pacificwarmuseum.org/>

For more ideas, visit: <https://mommypoppins.com/houston-kids/camps/free-and-cheap-summer-camps-around-houston>

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.



CITY OF HOUSTON – HEALTH DEPARTMENT RELEASE USE F.A.S.T. TO REMEMBER SIGNS OF STROKE

Nearly 800,000 people in the United States have a stroke each year, resulting in about 140,000 deaths, according to the Centers for Disease Control and Prevention. When a person suffers a stroke, every minute without treatment increases the likelihood of brain damage and even death.

The Houston Health Department and Houston Fire Department urge Houstonians to learn the acronym F.A.S.T., an easy way to remember and identify the most common symptoms of a stroke.

“The best stroke treatments are only available if the stroke is recognized and diagnosed within about three hours of the first symptoms,” said Dr. David Persse, Houston Health Department local health authority and Houston Fire Department medical director.

If someone is thought to be having a stroke, act F.A.S.T. by applying the following simple test:

- F - Face:** Ask the person to smile. Does one side of the face droop?
- A - Arms:** Ask the person to raise both arms. Does one arm drift downward?
- S - Speech:** Ask the person to repeat a simple phrase. Is the speech slurred or strange?
- T - Time:** If you see any of these signs, call 9-1-1 right away.

Noting the time that symptoms first appeared can help health care providers determine the best treatment for each person.

Dr. Persse states: “If you or someone around you experiences stroke symptoms, do not drive to the hospital. Call an ambulance so medical personnel can begin life-saving treatment on the way to the emergency room.”

Many common medical conditions like high blood pressure, high cholesterol, heart disease and diabetes can increase a person’s chances of having a stroke. Smoking also increases a person’s risk of stroke and other serious medical conditions. People should consult with their health care providers about ways to control risk. To learn more about stroke symptoms, treatment and prevention visit cdc.gov/stroke.

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.

EMERGENCY ALERTS

from the City of Houston



When severe weather or other emergencies strike, the effects can be widespread and may be injury or death. That's why its important to stay up to date with emergency notifications offered by trusted, local and national authorities. Houston has three systems to notify the public. These are used based on the severity and scale of the emergency. Please sign up today to stay on top of important emergency situations!

ALERT HOUSTON

- Messages are issued for citywide and neighborhood level emergencies.
- They are sent through email and social media (Facebook, Twitter and Nextdoor)
- You must opt-in to receive these alerts. These alerts are issued by City of Houston OEM.
www.houstontx.gov/emergency

9-1-1 EMERGENCY ALERTS

- Messages are issued for neighborhood level emergencies such as chemical releases, police activity, etc.
- They are sent through phone, text, and email
- If you have a traditional land-line telephone, you're already opted in.
- If you only use a mobile phone or digital voice service, you must opt-in to receive these alerts. Visit www.911.org

WIRELESS EMERGENCY ALERTS ("WEA")

Emergencies don't care where you are - they can happen when you're at work, school, at home, or on vacation. The Wireless Emergency Alerts (WEA) system was developed to help inform the public in a specific area of emergency situations that require them to take action quickly to avoid injury.

The City of Houston has access to WEA for very serious, life-threatening emergencies. Additionally, you may also receive notifications from Federal State Agencies, and neighboring local agencies.

The National Weather Service issues WEA messages for the following situations:

- Tornado
- Extreme Wind
- Flash Flood
- Hurricane
- Ice Storms
- Child Abduction Emergencies (AMBER Alerts)*

* AMBER Alerts are issued by NWS on behalf of the Texas Department of Public Safety (DPS) or the Houston Regional AMBER Alert Program

The City of Houston may issue a WEA warning for:

- Terrorist Activity
- Citywide Weather Emergencies
- Evacuation Orders
- Shelter-in-Place Emergencies
- Other emergencies which require action to protect life

Your phone is likely already opted-in to receive WEA messages. If you've opted out, please make sure you opt-back in. These messages could save your life.



ARE YOU READY?

Hurricane Season starts June 1st. Visit www.readyhoustontx.gov for critical information on how to prepare for all natural disasters and other potential emergency situations.



METRO wants to give students FREE RIDES to where the fun is - ALL SUMMER LONG! From June 1 - Sept 1, 2018, students can ride anywhere METRO goes, any time, any day FREE with a Student METRO Q® Fare Card. For more details and to sign up, visit: www.ridemetro.org/Pages/SummerFun.aspx. A form is also attached to the back of this newsletter!

TRUE WORDS

HOW TO SUCCEED IN LIFE?

- Talk - **Softly**;
- Eat - **Sensibly**;
- Breathe - **Deeply**;
- Sleep - **Sufficiently**;
- Dress - **Smartly**;
- Act - **Fearlessly**;
- Work - **Patiently**;
- Think - **Creatively**;
- Behave - **Decently**;
- Earn - **Honestly**;
- Save - **Regularly**;
- Spend - **Intelligently**.

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



PLEASE DO NOT FEED STRAY CATS
UNLESS YOU PLAN ON ADOPTING THEM





JUNE 2018



Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 Hurricane Season Begins	2
3	4	5	6	7 Recycle Pick Up	8 Junk Waste Pick Up	9
10	11	12	13	14 Flag Day Junk Waste Pick Up Ramadan Ends	15	16
17 	18	19	20	21 Recycle Pick Up Summer Solstice	22	23
24	25	26 WBPOA Board Meeting Braesridge Clubhouse 6:30pm	27	28	29	30

* 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 odd months / Tree Waste 3rd Thursday of odd months



*See Something,
Say Something!*



WBPOA residents who are current on POA dues 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.

We have a great team of deputies who watch over our neighborhood, but one person cannot watch over 800 homes at once. So let's do our part!! Report criminal offenses to the authorities. Take note of suspicious activities that occur inside and outside your neighborhood. Contact the police with eyewitness information such as a suspect description to assist law enforcement in their crime prevention efforts. Avoid looking the other way when criminal offenses occur. You could find yourself in need of another citizen's assistance if you become a crime victim. Secure your valuables. Use monitored alarm systems to protect your home and vehicle. Avoid leaving high-priced items in plain view of others. Store yard and portable items in your garage. Use a heavy duty lock to protect your bicycle from theft. Never flaunt large amounts of cash or jewelry. Travel with a group. Use the strength of numbers to help prevent crime. Never go to unfamiliar places by yourself, especially at night. Bring a cell phone and extra money for emergency use. Walk along well-lit paths when traveling outside. Never try to apprehend a suspect. Let the police handle this responsibility. Never assume that any location is totally safe. Always remain cautious of suspicious people and activities. Also, 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.**



MYTH

I've lived in my house for more than 30 years, and I've never flooded. Therefore, I don't need flood insurance.

FACT

Most Harris County residents are vulnerable to flooding because our topography is flat, we have impermeable clay soils, and we are prone to storms that produce large amounts of rain in short periods of time. Many areas in the county have been spared from extreme rainfall in recent history, but that fact can change like the weather. This area has flooded for centuries, so it's important not to rely only on your recent experience to predict flooding risks.

MYTH

A 100-year flood only occurs once every 100 years.

FACT

A 100-year flood can occur multiple times throughout a century. Also called a 1 percent flood, this event has a 1 percent chance of occurring at any given location in any given year. Doesn't sound like a lot? Think of it this way: A 1 percent flood has a 26 percent chance of occurring during a 30-year period of time – the duration of most home mortgages.



You should know that...

- Flooding is the primary natural hazard for Harris County and the most common natural catastrophe worldwide. Flooding causes more deaths and damages than any other natural disaster.
- Everyone lives in a flood zone – it's just a question of whether you live in a low, moderate, or high-risk area.
- Homeowners insurance does not cover damages from flooding. A separate flood insurance policy is needed for that.
- Last year, one-third of all claims paid by the National Flood Insurance Program were for policies in low-risk areas.
- Harris County residents are at risk for flooding year-round, not just during Hurricane Season. In fact, this area has experienced a major flood in every month of the year.
- The Flood Control District is responsible for bayous and many of their tributaries, while the City of Houston, other municipalities and unincorporated Harris County concentrate on underground storm sewers and roadside ditches.

MYTH

If I didn't flood during Tropical Storm Allison in 2001, chances are I won't ever flood.

FACT

The greatest rainfall brought by Tropical Storm Allison hit the northeast part of Houston, dropping more than 28 inches of rain in 12 hours and 35 inches of rain in five days. However, some areas received less than 5 inches of rain. Flooding is all about the rain: where it falls, how long it falls and how much falls. Had the damaging rains of Allison targeted other areas, they would have experienced similar, devastating flooding.

MYTH

A storm surge will inhibit our bayou system's ability to drain.

FACT

Most of our rivers, creeks, and bayous are upland and all drain by gravity. Because of their natural slope toward Galveston Bay and the Gulf of Mexico, a storm surge caused by a hurricane will not impede this process. Of the roughly 2,500 miles of channel in Harris County, only a small portion near Galveston Bay will be influenced by storm surge.

MYTH

I don't need flood insurance because I'm not in a mapped floodplain.

FACT

We are all at risk for flooding regardless of our proximity to a mapped floodplain. Flood Insurance Rate Maps (floodplain maps) published by the Federal Emergency Management Agency are good indicators of flooding risks from bayous and streams topping their banks. However, they do not show flooding risks from storm sewers and roadside ditches exceeding their capacity, risks from unstudied channels, or risks from storms greater than a 500-year flood – such as Tropical Storm Allison in 2001.

MYTH

New land development causes flooding.

FACT

Strict regulations by the city and by the county dating back to the early 1980s mandate that additional stormwater runoff created by new land development be detained on site, in regional stormwater detention basins, or by other measures. Although development that took place prior to the 1980s was not as regulated, the Flood Control District has spent more than seven decades building projects that reduce flooding risks and damages. In fact, today's floodplains are smaller than they ever have been in Harris County.

Flood Myths & Facts



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GIVING YOUR HOME CURB APPEAL

Curb appeal refers to the first impression a guest gets when they drive up to your home. You want your home to have curb appeal, and there are several aspects of your home's outward appearance that you'll want to look their best:

Home Exterior and Siding

A good practice is to walk your neighborhood and compare other homes' exteriors with your own. Does your home look dirty? Do the siding colors look faded? If so, and you have wood or fiber-cement siding, you may consider a paint job. In choosing paint, in most cases you'll want your colors to be neutral and to conform to other homes in the neighborhood. This is not usually a good time to consider bold or garish colors, especially if it violates **deed restrictions**. If your existing paint looks acceptable, you'll still likely want to do paint touch-up – especially on the front of the home, and in eye-level areas.

If you have vinyl, brick or stone siding, you'll want to consider pressure washing. A good pressure washing job is a relatively inexpensive way to help restore the clean look of your home's exterior.

Does your front door look inviting? If not, you may want to think about a new coat of paint, new door hardware or other remedies to give your door more appeal. The rest of your front porch and entryway should also look neat and tidy. If you don't have a plush door mat, this is a good time to consider buying one.

How do your windows look? Windows are a key feature that people notice as they approach and walk through homes. So you'll want your windows to look clean – not only the glass, but also the trim.

Landscaping

Take a fresh look at your landscaping. Are there cost-effective things that you can do to improve the landscaping around your home? Does your grass need re-seeding in certain areas? If so, talk with people at your local landscaping store about the right products to improve your grass. Do you have enough plants or bushes to prevent your yard from looking barren? If so, consider buying and planting some inexpensive bushes. However, we don't recommend paying a lot of money to plant trees – you may not get your money back.

Beyond planting new grass, flowers and bushes, a more cost-effective method to improve your landscaping can be to simply make the most of what you already have. Making sure your bushes are trimmed, grass is well cut and dead plants are removed can go a long way in giving your home's exterior a neat appearance.

Backyard

You'll want your backyard to appear neat and spacious. If you have a lot of extraneous items in your backyard – such as swing sets, kids' toys, etc. – you'll likely want many of these things removed. Such items can be distracting and can make your yard look smaller than it really is. In addition, if you have a deck or screen porch, you'll want to thoroughly wash this before you begin showing your home. Finally, if you have a pool, you should also make sure it looks as neat and clean as possible.

**STUDENTS
RIDE
FREE!
JUNE 1 - SEPT. 1
2018**

METRO'S Summer FUN

Students (K-12, college and university) **RIDE FREE** with a Student METRO Q[®] Fare Card **June 1 - Sept. 1** on METRO light-rail, local bus and Park & Ride service.

Already have a Student METRO Q[®] Fare Card?

You're good to go! Ride as much as you want and your card will not be charged from June 1 - Sept. 1, 2018.

Don't have a Student METRO Q[®] Fare Card?

Visit RideMETRO.org, stop by a METRO RideStore or call 713-635-4000 and we'll get you set up!



RideMETRO.org | 713-635-4000



**STUDENTS
RIDE
FREE!**
JUNE 1 - SEPT. 1
2018

Apply online at RideMETRO.org.

-OR-

Complete and sign the attached form and mail it to the address on the form.

-OR-

Apply in person at one of the **METRO RideStores** located at 1900 Main St. and 1001 Travis St. (**weekdays 8 a.m. - 5 p.m.**), and provide **only one** of the following:

K-12 Students

Applicants must provide one of the following:

- Current school I.D.
- Report card
- Class schedule

College & University Students

Applicants must provide one of the following:

- Current class schedule and fee receipt
- Letter from the college verifying you're a current student
- Student METRO Q[®] Fare Card registration form signed and stamped by the school registrar.

As always, children 5 and under ride METRO FREE and do not require a fare card.

QUESTIONS?

For more information on METRO student discounts, visit us online at RideMETRO.org.

METRO's Summer of Fun Program Registration Form



MAIL TO:

Metropolitan Transit Authority
ATTN: Customer Service - Fares
P.O. Box 61429
Houston, Texas 77208-1429

Internal Use ONLY:

METRO Q[®] Fare Card number:

Please print

Student's name:

Last	First	Middle Initial
------	-------	----------------

Area code and telephone #:

Student's date of birth:

(Required for card registration)

Government-issued I.D. or passport number:

(Required for registration of college and university applicants only)

Student's home address:

Street	
Apt. #	
City	
State	ZIP Code

Email address:

School name:

Student's grade level (check one):

K-12 Student

College & University Student

Student's Signature (Parent/Guardian for students under 18)

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 Bellfort Swimming Pool Phone (713) 728-8731

2018 SWIM SEASON

1. Your community pool will open beginning Memorial Day Weekend, Saturday - Monday, May 26 - 28, 2018.
2. The pool will be open for the regular swim season beginning Saturday, June 2.
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:

May 26 through June 1

Saturday & Sunday (5/26 & 5/27)	11:00 a.m. to 8:00 p.m.
Memorial Day (Mon. 5/28)	11:00 a.m. to 8:00 p.m.
Tues.- Fri. (May 29 - 31 and June 1)	Closed

June 2 through August 26 (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 27 through August 31

Monday & Tuesday (Aug. 27 & 28)	Closed
Wed., Thurs., Fri. (Aug. 29, 30, 31)	5:00 p.m. to 9:00 p.m.

September 1 through September 30 (closed Mondays and Tuesdays)

Labor Day (Mon. 9/3)	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.
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 12 & May 13** and **Saturday and Sunday, May 19 & May 20.**
 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 \$5.00.** 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.

(713) 417-8154

++For Clubhouse rentals: Contact Joy Cunningham at (713) 728-1003 Email: joycunningham@sbcglobal.net

++For Pool rentals: Contact Sweetwater Pools at (281) 988-8480

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:
 @houstontrash /houstonsolidwaste
www.houstonsolidwaste.org
 or call 3-1-1 for additional information.

2018 Bi-Weekly Collection Schedule

Schedule A Schedule B

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

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

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

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

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

- 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 4th & 18th.
- 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 9th and 23rd.

*For the Holiday Schedule and additional information, visit our website at www.houstonsolidwaste.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>	
Architectural Review (ARC):	Barbara Hite, Jeannette Calhoun
Clubhouse:	Jeannette Calhoun, Joy Cunningham, Barbara Hite
Landscape:	Glenn Gundy, Marcy Williams
Newsletter:	Dyaz Godfrey, Mari Angelo
Parks & Recreation:	Asher Belles
Pool:	Phil Abrams, Glenn Gundy
Safety:	Barbara Hite
BLOCK CAPTAINS:	Volunteers Needed!

WEBSITE INFORMATION:	
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/conpct/
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	
Name	Phone Number
Animal Control (BARC)	713-229-7300
Anti-Gang Office	832-393-0931
Brays Oaks Management District	713-595-1221
Citizens' Assistance	832-393-0955
City Council District J	832-393-3015
City Council District K	832-393-3016
City of Houston Services:	311
Emergency	911
Harris County Flood Control:	713-684-4197
Health and Human Services	832-393-5169
Houston Fire Department Non-Emergency	832-394-6700
Houston ISD	713-556-6000
Houston Police Department District #17	713-773-7901
Houston Police Department Non-Emergency	713-884-3131
Mayor's Office	832-393-1000
Milne Elementary School	713-778-3420
Parks Department	832-395-7000
Precinct 7 Dispatch	713-643-6118
Public Works and Engineering	832-395-2511
Solid Waste Management	713-956-6589
Sterling Association Services (WBPOA's Property Management)	832-678-4500 x253
Welch Middle School	713-778-3300
Westbury High School	713-723-6015

TEXAS DPS OFFICE Driving Tests / In Person Driver's License New & Renewal		
Closest (South Gessner close to West Airport - Approx 2 Miles)		
12220 South Gessner Houston, TX 77071	Mon - Thur:	7:30am - 6:00pm
Phone: 713/219-4100	Fri:	7:30am - 5:00pm
Second Option (Rosenberg - US 59 @ Hwy 36 - Approx 20 Miles)		
28000 Southwest Freeway, Suite A Rosenberg, TX 77471	Mon - Thur:	7:30am - 6:00pm
Phone: 281/517-1530	Fri:	7:30am - 5:00pm
	Sat:	Closed
More Info: http://www.txdps.state.tx.us/administration/driver_licensing_control/foi/index/search/results.asp		

LOCAL LIBRARIES City of Houston Libraries		
Morris Frank Library Brays Oaks Towers Building 10103 Fondren Houston, TX 77096 Phone: 832 / 393-2410 <i>on Fondren, just passed Willowbend</i>	Mon&Thur Tue Wed Fri Sat Sun	11am - 6pm 12pm - 8pm 10am - 6pm 1pm - 5pm 10am - 5pm Closed
Meyer Branch Library 5005 West Bellfort Street Houston, TX 77035 Phone: 832 / 393-1840 <i>on West Bellfort, just before Kroger's</i>	Sun&Mon Tue&Wed Thur Fri Sat	Closed 10am - 6pm 12pm - 8pm 1pm - 5pm 10am - 5pm
Houston Main / Central Library 500 McKinney Houston, TX 77002 <i>Downtown at McKinney and Smith; garage parking entrance off Lamar; rate is \$2 /hour, max \$16. Street parking free on Sundays. NO STREET PARKING EXCEPT ON SUNDAYS - TOWING IS STRICTLY ENFORCED!</i>	Mon--Thur Fri&Sat Sun	10am - 8pm 10am - 5pm 1pm - 5pm

Harris County Library		
West University Branch 6108 Auden Houston, TX 77005 Phone: 713 / 668-8273 <i>@ corner of Auden & Milton in West U</i>	Mon Tue&Wed Thur&Fri Sat Sun	10am - 8pm 10am - 6pm 1pm - 6pm 10am - 5pm Closed

STATE, COUNTY & CITY OFFICIALS		
Position	WBPOA's District	Currently Held By
Mayor	Houston	Sylvester Turner
County Judge:	Harris County	Ed Emmett
Tax Assessor-Collector:	Harris County	Ann Harris Bennett
Treasurer:	Harris County	Orlando Sanchez
County Attorney:	Harris County	Vince Ryan
District Attorney:	Harris County	Kim Ogg
County Clerk:	Harris County	Stan Stanart
District Clerk:	Harris County	Chris Daniel
County Sheriff:	Harris County	Ed Gonzalez
County Constable:	Precinct 7	Constable May Walker
County Commissioner:	Precinct 1	Rodney Ellis
Metro Transit Authority Chairman:	Houston Metro Area	Gilbert Andrew Garcia
City of Houston Council Member:	District K	Martha Castex-Tatum
HISD School Superintendent:	Houston	Grenita Lathan
HISD School District Trustee:	District 9	Wanda Adams
Houston Community College District:	District 9	Christopher W. Oliver
Justice of the Peace (Precinct 7):	Position 1	Judge Hillary H. Green
Justice of the Peace (Precinct 7):	Position 2	Judge Zinetta Burney
State Board of Education:	District 4	Lawrence A. Allen, Jr
State Senator:	District 13	Borris Miles
State Representative:	District 131	Dr. Alma A. Allen
Governor:	Texas	Greg Abbott
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) or Facsimile 832-678-4497) Email: Houston@sterlingasi.com

Community Association _____

Property Address _____ Sec/Blk/Lot _____ / _____ / _____

Name _____

Work# _____ Home# _____ E-mail _____

Mailing Address _____

No improvement will be considered and is automatically denied without the following:

- ▶ A site plan/survey indicating location of the proposed improvement, providing the distance from the structure to the fence and/or lot lines and easements.
- ▶ Color swatches and samples or pictures of materials to be used in the improvement (shingle, paint, brick, stain, siding, etc).
- ▶ Completion of all applicable areas below of the application.

Status: _____ / _____ - _____ / _____ / _____ _____
Start Stop Date Date of Completion Under Construction

Check one of the following:

- | | | |
|---|---|--|
| <input type="checkbox"/> Exterior Paint | <input type="checkbox"/> Roof (Weatherwood or Driftwood Only) | <input type="checkbox"/> Pool/Spa |
| <input type="checkbox"/> Patio (ground) | <input type="checkbox"/> Sunroom/Patio Enclosure | <input type="checkbox"/> Permanent Basketball Goal |
| <input type="checkbox"/> Patio Cover | <input type="checkbox"/> Gazebo | <input type="checkbox"/> Portable Basketball Goal |
| <input type="checkbox"/> Deck | <input type="checkbox"/> Arbor/Pergola | <input type="checkbox"/> Room Addition |
| <input type="checkbox"/> Fence | <input type="checkbox"/> Mailbox | <input type="checkbox"/> Driveway/Sidewalk (new & extension) |
| <input type="checkbox"/> Gates/ Burglar Bars | <input type="checkbox"/> Solar Screens | <input type="checkbox"/> Landscape Statuary |
| <input type="checkbox"/> Window Shades/ Awnings | <input type="checkbox"/> Playground Equipment | <input type="checkbox"/> Storm Doors/Windows |
| <input type="checkbox"/> Other _____ | | |

Size: Height _____ Width _____ Length _____

Location of Improvement:

Front of House Back of House Left side of house (stand and face house) Right side of house (stand and face house)

List of Materials with color and/or material samples or photos provided (check all applicable)

- | | |
|--|---|
| <input type="checkbox"/> Base paint color _____ | <input type="checkbox"/> Trim paint color _____ |
| <input type="checkbox"/> Garage door paint color _____ | <input type="checkbox"/> Garage door trim color _____ |
| <input type="checkbox"/> Stain color _____ | <input type="checkbox"/> Fence color/material _____ |
| <input type="checkbox"/> Siding color/material _____ | <input type="checkbox"/> Roof color _____ |
| <input type="checkbox"/> Other _____ | |

____ 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