

West Bellfort Property Owners Association

www.westbellfortpoa.com

Monthly Newsletter

May 2019



WBPOA BOARD MEETING
Tuesday, May 28th 6:30pm
Braesridge Clubhouse
10810 Braesridge



WBPOA BOARD MEMBERS:

Barbara Hite, President
Jeannette Calhoun, Vice President
Phil Abrams, Secretary
Marc Warren, Treasurer
Mari Angelo, Board Member
Pesach Baral, Board Member
Asher Belles, Board Member
Joy Cunningham, Board Member
Ben Helstein, Board Member
Issac Herbst, Board Member
Eleni Saatsoglou, Board Member
Allen Segal, Board Member
Marcy Williams, Board Member

COMMUNITY SECURITY MEETING

The WBPOA Board is holding a **Security Meeting on Thursday evening, May 9th at the Sephardic Gan School at 7:00pm.**

The meeting is open to all homeowners in the WBPOA. Sgt. Meek and other officers will be there to give information and answer questions. Your board wishes to hear from the WBPOA community as to your concerns and other items you wish to have addressed. Please come if you are able to do so!

2019 POA DUES

THE 2019 WBPOA DUES ARE NOW PAST DUE. 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, Jeanenia or anyone at Sterling, who will be more than happy to assist you. For the POA to best serve the community and properly maintain our amenities, POA dues are to be paid promptly. Non-payment of dues severely impacts our community, as we cannot maintain the common areas, clubhouses, parks, pool and tennis court without your dues. **As such, 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; however, there is a payment plan option. However, you must have selected the payment plan option before the end of February. If for any reason you were not be able to make payments or select the payment plan option prior to the deadline, then please contact Sterling or your POA Board **AS SOON AS POSSIBLE**, as it is imperative that the HOA receives payments so as to stay in line with the 2019 Budget. If you lost the payment coupon, you are 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 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

ROXANNE IS CURRENTLY ON MATERNITY LEAVE.

IN HER ABSENCE,

JEANENIA COLEMAN

(email: jeanenia@sterlingasi.com)
or any other Sterling Representative should be able to assist.

Ludington Clubhouse Rental

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

Braesridge Clubhouse Rental

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

WBPOA is patrolled by :

Harris County Constable Precinct 7

Constable May Walker
Precinct 7 Dispatch 713-643-6602

Deputies assigned to WBPOA:

Sgt. J. Meek
Deputy Ferrettis
Deputy Manzanare
Deputy Pyland

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

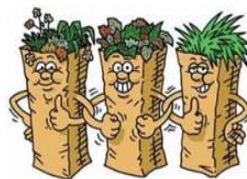


Volunteers Needed to Serve as Block Captains



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

You will not be asked to do anything that puts yourself in harm’s way. The time involved is minimal. By serving as the “eyes and ears” of The community, you will play a big part in keeping it safe, friendly and beautiful. You can even “co-share” and team up with a neighbor. If you have an interest in serving as a Block Captain, please contact any of the Board members or Roxanne Martinez of Sterling Management, or attend the upcoming WBPOA Annual Homeowners Meeting on **Tuesday, May 28, 2019 at 6:30pm.**

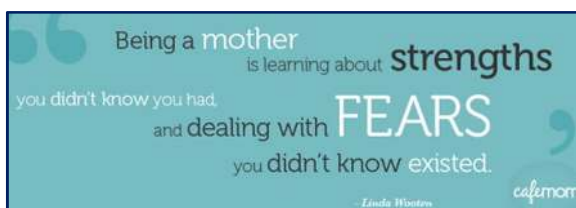


TREE/YARD WASTE PICK UP MONTH!

Northfield III & IV (North of West Bellfort): May 10th
Northfield V (South of West Bellfort): May 16th

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

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



Recycling in WBPOA

May Pickup Dates:
May 9 & May 23

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

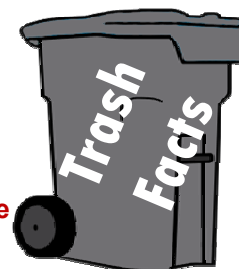


Important Recycling Info:

- Use the Green Bin for recycling ONLY
- NO GLASS in the recycling bins
- Recycle Schedule A – every other week
- Pickup on Thursdays
- Bins may be put at the curb late Wednesday evenings and must be at curb by 7:00am Thursdays
- Bins MUST be removed from the curb on Thursday evenings
- **Bins MUST be stored out of sight.**
- Glass may be taken to:
 - Westpark Consumer Recycling Center, 5900 Westpark, Houston, TX 77057

Important Trash Facts:

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



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).

Our WBPOA Community

Community School

We ask that you please respect the stop signs and school zones around our community schools. STOP, and SLOW DOWN as there are many children who walk to the Sephardic Gan/Torat EMET School located on the corner of Braesridge and West Bellfort. Our children are the most precious members of our community – please do your part in keeping them safe!!



Community Parks



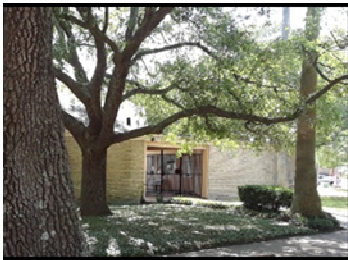
Kittybrook and Ludington Parks are always available for family “sun in the fun”!

Enjoy a great game of tennis at the community court! It is always at your “serve”-ice!

SPECIAL NOTICE: Some of our Board members and the landscaping crew has had to spend time picking up a lot of garbage at the Ludington Park. This includes dirty diapers! Your HOA dues have to help pay for the clean up!! **SO PLEASE!!!** Respect our community parks and ensure to place your garbage in the bins that are provided. Thank you!



Community Clubhouses



Don't forget our clubhouses are always ready to host your Spring family events! Please contact Joy Cunningham to book the Ludington Clubhouse or Jeannette Calhoun for the Braesridge Clubhouse. Their contact details are on the front of the newsletter.



Ludington Pool



The pool opens on Saturday, May 25th!! Attached is the pool memo with 2019 pool dates – don't forget to mark your calendars for the weekends of May 11th – 12th and May 18th – 19th to pick up 2019 pool tags at the Ludington from noon to 3pm each day. **Reminder:** All outstanding balances / POA dues must be paid in full to obtain tags.

Community Involvement

We want you.... to be an active member of your community!! Come to a Board meeting, contact one of your POA Board Members or Roxanne Martinez of Sterling Management to find how you can serve on one of the Board committees or serve as a Block Captain!



Preparing for: Hurricanes • Flooding • Tornadoes • And More



Saturday, June 8, 2019 • 10 a.m. – 3 p.m.
George R. Brown Convention Center, Hall E
Free and open to the public • Registration begins at 9 a.m.

Community Preparedness

The annual Houston/Galveston Extreme Weather Ready Expo is scheduled for Saturday, June 8th from 10am to 3pm. The expo aims to prepare residents for extreme weather situations through presentations, interactive exhibits, weather forecasting and more. This informative free event is family-friendly and open to the public. You can register at the door, or save time and pre-register at <https://www.hurricaneworkshop.com/>

Our WBPOA Community

Your Community Dollars

Your Community Dollars (POA dues) have been very busy!! The pool has been stocked with its supplies for the upcoming pool season, and some mechanical issues have been addressed, trees at Ludington Park have been trimmed back, the landscape timbers at the Braesridge clubhouse have been replaced and the entire area of the Braesridge gardens have been refreshed and replanted! The updates to the common areas are a continual process, but check out the pictures below of all the hard work that has been done so far!!!

Since our community is 40+ years old, much of the common areas have reached the stage where they need significant maintenance and upgrades. Your WBPOA Board is charged with the responsibility of ensuring our community stays aesthetically pleasing not only to protect home values, but also to keep it as secure as possible. If ever you wish to know how your Community Dollars are being spent, please come to any Board meeting, which is typically held the 4th Tuesday of every month at 6:30pm at the Braesridge Clubhouse. This month's Board meeting will be Tuesday, May 28th.



The trees at Ludington Park look so much better after their new "haircut"!



Sometimes items which need repair are "behind the scenes", but are very critical!



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.



NATIONAL PHYSICAL FITNESS & SPORTS MONTH

Not only does being physically fit help you live longer, it also improves mood, sleep and overall health. Physical activity falls into two groups: aerobic and strengthening/flexibility.

Aerobic activity is basically any exercise or activity that gets your heart pumping and blood flowing. It can be moderate (walking briskly, leisurely biking, general gardening, swimming) or vigorous (jogging, dancing, sports, biking at speeds higher than 10mph, etc.). It is recommended to get 2.5 to 5 hours of aerobic exercise weekly. Aerobic exercises are most beneficial to your heart, lungs, oxygen, skin, blood circulation, etc.

Strength/flexibility building activity is any exercises which involve the muscles, such as lifting weights, heavy gardening, working with resistance bands, push-ups, yoga, tai chi, and stretching. Strengthening activities are most beneficial to your bones and muscles and building endurance. It is recommended to do strength exercises at least twice weekly.

Both types of exercises are critical to overall good health by reducing blood sugars, blood pressure and cholesterol, and by reducing risks of strokes, diabetes, bone disease and heart disease. Studies show that physical activity improves overall brain health as well. But how does one incorporate physical activity into busy schedules? It is easier than you think! Check out websites such as www.self.com, <https://health.gov/>, and <https://www.livestrong.com/> for ideas on how to start slow and build up to better physical health!



Before doing any new landscaping or other work on the exterior of your home, please remember to submit an ARC application (found at the back of this newsletter)



NATIONAL BIKE MONTH

As you may know, the Brays Bayou Hike and Bike Trail is currently closed in many spots due to the widening of Brays Bayou. However, Houston has many very nice trails, such as Terry Hershey Park, George Bush Park and Lake Houston Park. Check out <https://www.traillink.com/city/houston-tx-trails/> for other trail options. Or you can always take a quick spin around the neighborhood. You would be surprised at how many miles you can rack up on WBPOA streets!

Regardless of where you ride, remember to take one very important item with you: Your common sense. Remember too that bikes are not toys – they are legally defined as VEHICLES and therefore all vehicle laws are to be followed when riding streets, including stopping at stop signs and red lights. You can get ticketed for not following vehicle laws. Other safety measures and guidelines to follow:

- WEAR A HELMET. Other protective gear such as bike gloves and knee pads are highly recommended.
- Check the tires and brakes. If going on a long ride, take a spare and a tire changing kit with you.
- Take your ID. On longer rides, carry easily accessible emergency contact information as well.
- Take water. Lots of it in the summer. There are special holders for water bottles which can be attached to bikes. For very long rides, there are biking backpacks with water holders built in (can also hold spare tires and kits).
- Wear biking or good sunglasses – there are special yellow lens glasses for cloudy days.
- Make sure your bike fits you!
- Control your bike – keep BOTH hands on the handlebars at all times.
- BE SEEN – wear bright colors at all times and use lights whenever it is dark.
- Ride WITH the flow of traffic, not against it.
- Pedestrians have the right of way. ALWAYS.
- **Stay off sidewalks. Bicycles are considered vehicles and belong on the road or designated bike paths / trails.** You can be ticketed for riding on sidewalks (children 10 and younger are exempt).
- When riding a bike path or trail, either ring a bell or shout out “On your left/right” to alert pedestrians before you pass
- STAY ALERT AT ALL TIMES. Watch for: vehicles on the road, road hazards, pedestrians, children, vehicles backing out of driveways, animals, etc.
- Cars are supposed to yield to cyclists; however, better to be safe (and alive) than correct: Yield to cars on the road if necessary.
- If riding with others, it is law that you ride single file, unless there is no traffic; then no more than two abreast.
- DO NOT weave in and out of traffic or between parked cars
- Only one person per bike, unless is a tandem.
- Cyclists are not allowed to ride in the center of the traffic lane or otherwise impede traffic.

Remembering these important rules and tips will keep you safe and help you to enjoy the freedom and fun of a bike!



May 2019



Sun	Mon	Tue	Wed	Thu	Fri	Sat
AS IT FELL UPON A DAY IN THE MERRY MONTH OF MAY, SITTING IN A PLEASANT SHADE WHICH A GROVE OF MYRTLES MADE. - RICHARD BARNFIELD -			1	2	3	4
5 Cinco de Mayo	6	7	8	9 Recycle Pick Up	10 Yard Waste Pick Up North*	11 POOL TAGS 12p-3p Ludington Clubhouse
12 MOTHER'S DAY POOL TAGS 12p-3p Ludington Clubhouse	13	14	15	16 Yard Waste Pick Up South*	17	18 POOL TAGS 12p-3p Ludington Clubhouse
19 POOL TAGS 12p-3p Ludington Clubhouse	20	21	22	23 Recycle Pick Up	24	25
26	27 Memorial Day	28 WBPOA Board Meeting Braesridge Clubhouse 6:30pm	29	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, Allen Segal, Marc Warren, Marcy Williams
Clubhouse:	Jeannette Calhoun, Joy Cunningham
Landscape:	Marcy Williams
Newsletter:	Mari Angelo
Parks & Recreation:	Asher Belles, Issac Herbst
Pool:	Phil Abrams
Safety:	Barbara Hite, Pesach Baral, Ben Helstein
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!

We have a great team of deputies who watch over our neighborhood, **BUT THEY CANNOT HELP YOU IF YOU DO NOT CALL.** Although getting on Nextdoor Northfield is helpful in alerting the community, it is not helpful to our constables – they don't read Nextdoor! So do your part by reporting suspicious activity directly to the authorities. Be sure to have the Constable Dispatch the first law enforcement contact for your home alarms. As always, if you see something suspicious, be sure to report it immediately –our patrol officers are quick to respond and will address issues ASAP. This also helps track what is happening around the area. **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.**