

West Bellfort Property Owners Association

www.westbellfortpoa.com

Monthly Newsletter

November 2019

SAVE!
the **DATE!**

**WBPOA ANNUAL
HOMEOWNERS MEETING**
Monday, December 2nd
6:30pm
Braesridge Clubhouse
10810 Braesridge Drive

See important
information about
2021 POA Dues on
page 3

**'CHER" WITH YOUR
FRIENDS AND TURN
BACK TIME!
CLOCKS FALL BACK
at 2am Sunday,
November 3th!**



2020 POA DUES

INVOICES FOR 2020 WBPOA DUES HAVE BEEN MAILED OUT. If you do not receive your notice, contact Sterling ASI as soon as possible at (832) 678-4500 and ask for Roxanne or anyone at Sterling, who will be more than happy to assist you. You are also welcome to come to any board meeting or contact a board member. 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 2020 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 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
Isaac Herbst, Board Member
Eleni Saatsoglou, Board Member
Allen Segal, Board Member
Marcy Williams, Board Member

WBPOA MANAGEMENT COMPANY

Roxanne Martinez, CMCA, AMS
Sterling Association Services
6842 N Sam Houston Parkway N
Houston, TX 77064
Phone 832-678-4500
Fax: 832-678-4510
Email: roxanne@sterlingasi.com
Any other Sterling Representative
should be able to assist as well.

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.

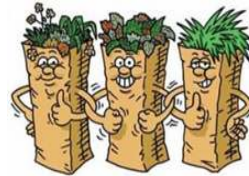


Volunteers Needed to Serve as Block Captains



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 **Monday, December 2, 2019 at 6:30pm.**



TREE / YARD WASTE PICKUP MONTH!
Northfield III & IV (North of West Bellfort): Nov 8th
Northfield V (South of West Bellfort): Nov 21st

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

November 2019 Pickup Dates:
Nov 7th and 21st



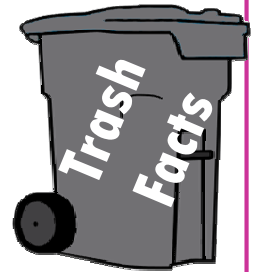
All WBPOA residents are on Schedule A/Thursdays for recycling pickup, which occurs ever other week.

Important Recycling Info:

- Use the Green Bin for recycling ONLY
- 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 pickup every Thursday
- Bins may be set out at the curb the evening before
- Bins MUST be removed from curb by Thursday evenings
- **Bins MUST always be stored out of site**
- TREE / YARD waste is every “odd” month
- JUNK / HEAVY trash pickup is every “even” month
- Junk / heavy trash can be taken to:
Southwest Trash Depository / Recycle Center
10785 Southwest Freeway
Hours: Wed – Sun, 9am to 6pm
Accepts junk and tree waste and recyclables



If for any reason a household has too much trash to fit inside the black garbage bin, residents can purchase city stickers to place on the outside of large plastic garbage bags. The stickers can be purchased from Fiesta or Seller’s Brothers customer service windows or at hardware stores. The stickers MUST be visible street side, or the bags will not be picked up.

Residents with physical limitations can contact 311 and complete a Solid Waste Pickup Request Form (for either regular trash or recycles, or both) to qualify for special pickup services. If qualified, city services will then pick up from the residents’ specified locations and return them to the same location when emptied. The location MUST be out of sight from the street, but accessible to the city services (ie, behind unlocked fence gate).



SPECIAL VOTING BULLETIN!
Election Day, November 5, 2019
Harris County Texas



On Election Day, November 5th, you can vote at ANY one of more than 700 voting locations in Harris County. You no longer have to vote at the location in your home neighborhood! Here are some locations in the WPBOA area:

Chelsea Towne Apartments
8800 Westplace Drive

Riceville Mount Olive Baptist Church
11539 South Gessner Road

Southmeadow Property Owners Clubhouse
12002 Fairmeadow Drive

India House
8888 West Bellfort Street

Milne Elementary
7800 Portal Drive

Westbrae Court Retirement Community Lone Star Living
10680 Westbrae Parkway

Bethels Place Community Empowerment Center
12660 Sandpiper Drive

Raindrop Turkish House
9301 West Bellfort Boulevard

Creekbend Gardens Apartments
8106 Creekbend Drive

Kate Bell Elementary School
12323 Shaftsbury Drive

Foerster Elementary School
14200 Fonmeadow Drive

Braeswood Assembly of God
10611 Fondren Road

Fondren Elementary
12405 Carlsbad Street

Elrod Elementary
6230 Dumfries Drive

Andy Anderson Elementary
5727 Ludington Drive

Betty Roberts Best Elementary
10000 Centre Parkway

Westbury Baptist Church
10425 Hillcroft Street

Westbury Senior High
11911 Chimney Rock Road

Platou Community Center
11655 Chimney Rock Road

Fondren Park Community Bldg
11802 Mclain Boulevard
Missouri City, TX 77071



Getting ready to sell or purchase a home and need a home inspection? Are you looking for business or home construction or renovation services? Do you need a project manager to oversee a current project? Think B-I-G!! No project is too small or too B-I-G for this full service company! So whatever project you have, Think B-I-G!! See full page ad attached to this newsletter for more information and help support this business operated by a member of the WBPOA community!

Contact Us Today!

📞 713-259-0673
 ✉ info@think-b-i-g.com
 🌐 www.think-b-i-g.com

📘 thkbig
 📷 think.b.i.g

WBPOA DUES FOR 2021

Although the WBPOA has one of the lowest annual POA dues in the city, the payment due date of the annual fees falls at the end of a calendar year as this is the community's fiscal year end. Unfortunately, this is the same time as many other expenses are piled onto some of our homeowners (such as property taxes, escrows, etc.). Since the WBPOA cannot change the fiscal year, the Board has searched for ways to assist homeowners to pay their POA dues. A couple of years ago, the coupon process was started to allow homeowners to pay the dues over a three month period. This method has proven very helpful to many of our homeowners.

However, in an attempt to make it even easier, one of the Board members recently asked if there was a way in which homeowners could pay their fees in advance on a monthly basis – for example, pay 2021 fees in 2020. This way, homeowners can set up automatic payments from their accounts to pay their WBPOA fees, breaking up the \$548.50 of fees into 12 monthly payments. This is a fantastic idea!! The Board is working with Sterling ASI to see if there is a way this can be put in place for 2020 to pay 2021 fees. If this can be established, Sterling will mail out further information very shortly explaining how to opt into this payment plan. SHOULD this be a viable option, homeowners electing to opt into the advanced payment plan would need to start making payments in JANUARY 2020 towards the 2021 fees.

PLEASE NOTE: This will be effective for the 2021 dues and future years ONLY as it is too late to pay in advance for the 2020 dues. Your 2020 dues are still due by January 1, 2020, unless you elect to pay via the coupon method, in which case your dues will be payable in a three month time frame due by March 2020. As has been the case in the past, the coupon method must be selected the end of January. The coupons will be mailed along with the invoice for the 2020 fees.



Our WBPOA Community

Community Dollars

It is very important to pay your WBPOA dues in order for the Board to address continuous needs for the common areas of the neighborhood. This includes maintenance and cleaning of the clubhouses, the pool, the parks and the landscaping needs of the community. There are plans in the works for upgrades to the parks during 2020. Unfortunately, the improvements will be a big impact on the budget, but the work is very much needed. The Board appreciates your continued patience as the Parks and Recreation Committee hashes out the details, and more information will follow in later newsletters. However, the Board must have the operating budget in order to address these and other issues, so would appreciate your prompt payment of your 2020 dues.

Community Schools

Please keep an eye out for the children going to the schools in our community, especially at intersections. Please **SLOW DOWN**, pay attention to the speed limit and stop signs in all areas of our neighborhood!



Community Parks

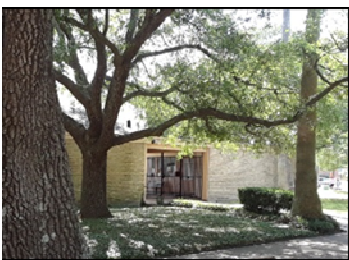


FALL IS HERE!!! Be sure to get out and enjoy the gorgeous weather and temperatures by playing in the parks or hitting around the tennis ball on our community court!

Reminder: Your POA dues have to pay for cleaning the parks, so please respect our community parks and ensure to place garbage in the provided bins. Thank you!



Community Clubhouses



The holidays are coming up shortly, so be sure to book the clubhouses now for your 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.



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)



Ludington Pool

The pool is now closed until May – but don't worry, swim time will be here again before you know it!

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!



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.





NOVEMBER 2019

REMINDER!
2019 WBPOA ANNUAL HOMEOWNERS MEETING
ON DEC 2ND @ 6:30PM

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3 Daylight Savings Time TURN BACK ONE HOUR Sunday morning 2am	4	5 Election Day 	6	7 Recycle Pick Up	8 Tree / Yard Trash Pick Up North*	9
10	11 Veterans Day 	12	13	14	15	16
17	18	19	20	21 Recycle Pick Up Tree / Yard Trash Pick Up South*	22	23
24	25	26	27	28 Thanksgiving Day	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 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, Isaac Herbst
Pool:	Phil Abrams
Safety:	Barbara Hite, Pesach Baral, Ben Helstein
BLOCK CAPTAINS:	Volunteers Needed!

VACATION WATCH

WBPOA residents can request vacation watches from Constable Precinct 7 for vacation planning needs. You can register for a deputy vacation watch by visiting the Precinct 7 website <https://constable7.harriscountytexas.gov> and select "Vacation Watch". Forms need to be completed at least 7 days in advance.



See Something, Say Something!

PLEASE NOTE: There has recently been some questions about the Precinct 7 Constables in our contract patrolling the new neighborhood along Pembridge and the end of Ludington. THESE ARE SEPARATE DEPUTIES who are assigned to that community and they are NOT the deputies assigned to our contract. Our deputies are listed on the front of this newsletter. While the deputies in the new contract are not assigned to our neighborhood, the fact they are with the same Precinct will only enhance our patrol as well. 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.**



Project Management Construction Services Home Inspections

CALL US TODAY 713-259-0673



About Us

Blueprint Improvement Group (BIG) can help you manage your project from inception to completion.

We aim to exceed our clients' expectations by producing a reliable project that will be completed on time, within authorized costs, and to the required quality standards.

BIG services the Greater Houston metro area. Our online portal allows us to facilitate seamless communication with our clients and crew.

We are insured and licensed by the state of Texas (TREC 23748). BIG is also certified by the state of Texas as a Historically Underutilized Business (HUB).

THINK B-I-G

Our Services:

Commercial and Residential

- ✓ Carpentry
- ✓ Electrical
- ✓ Engineering
- ✓ Fencing
- ✓ Flooring
- ✓ Home Inspection
- ✓ Home Theater
- ✓ HVAC
- ✓ Landscaping
- ✓ Painting
- ✓ Plumbing
- ✓ Roofing



Contact Us Today!

📞 713-259-0673
 ✉ info@think-b-i-g.com
 🌐 www.think-b-i-g.com

📘 thkbig
 📷 think.b.i.g

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 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 ECSs.

2019 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						
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3	4	5	6	7	8	9
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17	18	19	20	21	22	23
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March						
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24	25	26	27	28	29	30
31						

April						
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28	29	30				

May						
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			1	2	3	4
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	②⑦	28	29	30	31	

June						
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

July						
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21	22	23	24	25	26	27
28	29	30	31			

August						
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25	26	27	28	29	30	31

September						
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

October						
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20	21	22	23	24	25	26
27	28	29	30	31		

November						
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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 3rd & 17th.
- 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 8th and 22nd.

*For the Holiday Schedule and additional information, visit our website at www.houstonsolidwaste.org or call the Houston Service Helpline 3-1-1.

Follow us:

@houstontrash /houstonsolidwaste

www.houstonsolidwaste.org

or call 3-1-1 for additional information.

