

West Bellfort Property Owners Association

www.westbellfortpoa.com

Monthly Newsletter

November 2022



Meeting Notice

The WBPOA Will Not hold a November Board Meeting.



WBPOA BOARD MEMBERS:

Barbara Hite, President
Jeannette Calhoun, Vice President
Phil Abrams, Secretary
Marc Warren, Treasurer
Asher Belles, Board Member
Holly Burns, Board Member
Ramona Crayton, Board Member
Joy Cunningham, Board Member
Neal Harris, Board Member
Etan Mirwis, Board Member
Eleni Saatsoglou, Board Member
Marcy Williams, Board Member

* Meetings will resume as in person and held at one of the designated clubhouses. Homeowners will receive a letter of instruction as to how to attend the Annual Homeowners Meeting, as well as proxy information for voting. If you do not receive this information soon, please contact Sterling Management.

WBPOA MANAGEMENT COMPANY

Roxanne Martinez, CMCA, AMS
Or Douglas McGee, CMCA,AMS
Sterling Association Services
6842 N Sam Houston Parkway W
Houston, TX 77064
Phone 832-678-4500
Fax: 832-678-4510

Email: roxanne@sterlingasi.com or
doug@sterlingasi.com

Any other Sterling Representative will be able to assist as well.



Monday, December 5th, 2022,
at 6:30 PM. Location:
Braesridge Clubhouse,
10810 Braesridge

2023 POA DUES

The invoices for 2023 POA dues will be mailed in November. **We understand with the current COVID-19 crisis some may be experiencing unforeseen financial difficulties. If this applies, please contact Sterling ASI as soon as possible at (832) 678-4500 and ask for Roxanne, Doug, Cindy, or anyone at Sterling for assistance in arranging a payment plan. While the Board is understanding of these unprecedented times, for us to best serve the community and properly maintain amenities, POA dues must be paid.**

POA DUES – ADDITIONAL INFORMATION

Payment coupons for POA dues were **are not an agreement to enter a payment plan. As stated above, if for any reason you were not be able to pay your dues, please contact Sterling or your POA Board AS SOON AS POSSIBLE, as it is imperative that the HOA receives payments to stay in line with the 2023 Budget; the payment coupons have been mailed already, but you are also welcome to pay via the WBPOA website or to mail your payment to the following:**

West Bellfort POA
c/o Sterling ASI
PO Box 38113
Houston, Texas 77238-8113

Please specify the property address you are making payment for in the memo line of the check; alternatively, you are welcome to include a separate piece of paper with the address and any other particulars to ensure your payment is properly applied.

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. Tanita Roe
Deputy Garcia
Deputy Lewis
Deputy Manzanare

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



Volunteers Needed to Serve as Block Captains



Block Captains are residents who volunteer their time and efforts to The community to serve as “point persons” between the residents, the WBPOA 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 or Doug McGee of Sterling Management or attend one of the upcoming in persons Board Meetings.



Recycling in WBPOA

November
2022 Pickup
Dates:
**November
3rd & 17th**

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



Important Recycling Info:

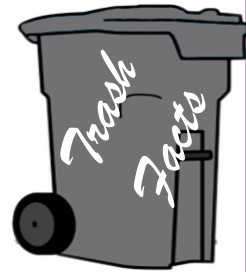
- Use the Green Bin for recycling ONLY
- Recycle Schedule A – every other week
- Pickup on Thursdays
- Bins may be put at the curb late Wednesday evenings and must be at curb by 7:00am Thursdays
- Bins MUST be removed from the curb on Thursday evenings
- **Bins MUST be stored out of sight.**
- Recycling may also be taken to:
 - Westpark Consumer Recycling Center, 5900 Westpark, Houston, TX 77057



Houston Solid Waste Management has launched HTX Collects, a mobile app that will allow residents to stay better connected with the City’s waste and recycling collection programs.

Important Trash Facts:

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



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).

Community Improvements

7719 Ludington Dr. Park Improvements

- a. Removed 3 trees and trimmed remaining trees.
- b. Installed 6 Landscape Drains with drainpipes
- c. Installed 4 Drain basins along with regrading area for water to drain
- d. Removed old playground equipment and gravel
- e. Installed 2 irrigation zones and connected to the existing controller
- f. Replaced sod in needed areas.
- g. Removed broken and leftover furniture
- h. Replaced 3 new Picnic Tables and one ADA Picnic Table
- i. Installed 8 Benches.
- j. Removed and installed 3 new Trash Cans



Phone



Call
3-1-1

E-mail



E-mail
311@houston.tx.gov

App



Search
"Houston 311"

Report
Neighborhood
Violations to
Houston 3-1-1!

DON'T FORGET

Before doing any new work to the exterior of your home (landscaping, roofing, windows, etc.), you must obtain approval from the Board by completing an ARC application. A copy is found at the back of this newsletter.

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



To report unwanted or nuisance animals, please contact 311 or COH BARC at houston.tx.gov/barc/

DEED COVENANTS & RESTRICTIONS

WBPOA is a deed restricted community, and its Board is responsible for ensuring the restrictions are followed by all homeowners and / or their tenants. Real estate agents are required to provide copies of deed covenants to all home buyers. Homeowners are legally responsible for any non-compliance of the restrictions by tenants. For a full list of restrictions, please refer to the WBPOA Deed Covenants provided by your realtor; alternatively, the deed restrictions and other association documents may be found at www.westbellfortpoa.com (under "Documents") or please contact WBPOA's property management company, Sterling Association Services, at 832-678-4500, or contact any of your Board Members. Non-compliance of WBPOA's Deed Covenants allows the WBPOA to implement fines, fees and other rights to

BE SAFE BE SEEN

CROSS RESPONSIBLY

- Cross only at marked crosswalks and intersections
- Wait for the walk signal to cross at intersections
- Use sidewalks or walk facing traffic so drivers can see you
- Pay attention – don't text while crossing
- Don't step suddenly in front of traffic

STAY ALERT

PEDESTRIAN SAFETY IS NO ACCIDENT

RIDEMETRO.ORG | CALL OR TEXT 713-635-4000



**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

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



Download the ParkHouston app today! Receive alerts, add time, etc.

2022 NOVEMBER

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		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			

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

WBPOA ASSOCIATION COMMITTEES

Please come to a Board Meeting if you wish to serve on a committee or as a Block Captain

Architectural Review (ARC):	ARC Approval Form submitted to Sterling Management reviewed by independent ARC panel
Clubhouse:	Jeannette Calhoun, Joy Cunningham
Landscape:	Marcy Williams
Newsletter:	Joy Cunningham, Romana Crayton
Parks & Recreation:	Asher Belles, Isaac Herbst, Neal Harris
Pool:	Phil Abrams
Safety:	Barbara Hite
BLOCK CAPTAINS:	Volunteers Needed!



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



See Something, Say Something!

PLEASE NOTE: Our deputies are diligent about patrolling our community, but they need our help. If you see something that does not look right, please call Dispatch at 713-643-6602 – you do not have to give your name or other details, simply report the action. If the matter turns out to be nothing, no harm done! Also, our deputies are listed on the front of this newsletter. There are ADDITIONAL Precinct 7 deputies who are not assigned to our neighborhood; however, the fact they are with the same Precinct only enhances our patrol. Should you have any concerns about our coverage, please contact Barbara Hite, your Board president, any Board member, or Sterling ASI. You are also welcomed to come to a Board meeting to express your concerns. **If you plan a trip out of town, please get registered with Precinct 7 for a vacation watch – our patrol officers will be happy to help keep an eye on your home.**

Recycle More

The City of Houston accepts recyclables at curbside, the Neighborhood Depository/Recycling Centers and drop-off facilities.

YES! Recycle these items.

Place all items loose, unbagged in recycling cart.



Plastic



**Kitchen, Laundry, Bath:
Bottles and Containers**
empty and rinse



Paper



**Mixed Paper, Mail,
Newspaper, Magazines,
and Flattened,
Clean Cardboard**



Glass



Bottles and Jars
empty and rinse



Cartons



**Food and Beverage
Cartons**
empty and rinse



Cans



**Aluminum and Steel
Cans**
empty and rinse

NO! Do not recycle these items.



No Shredded
Paper



No Tangles
(no hoses, wires,
chains, or electronics)



No Household Items
or Furniture
(drop-off only)



No Scrap
Metal/Wood



No Batteries or
Electronics
(drop-off only)

Follow us:

@houstontrash /houstonsolidwaste

www.houstonsolidwaste.org

or call 3-1-1 for additional information.

2022 Bi-Weekly Collection Schedule

Schedule A

Schedule B

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

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

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

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

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

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

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

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

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

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

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

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

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

- If your collection day is during the "A Week" then follow the schedule for the shaded yellow week. Ex: Thursday A service days in January are the 13th & 27th.
- 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 4th and 18th.

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



Download our App, HTX Collects



City of Houston
Solid Waste Management
Department

**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 6842 N. Sam Houston Pkwy W., Houston, TX. 77064 (Phone 832-678-4500) Email: ACC@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 _____ | |
| <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 180 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
APPROVED/APPROVED CONDITIONALLY/DISAPPROVED.

Date

ACC COMMITTEE CHAIR SIGNATURE and Date