

# West Bellfort Property Owners Association

www.westbellfortpoa.com

## Monthly Newsletter

OCTOBER 2021



### WBPOA BOARD MEETING

Monday, October 26, 2021

6:30pm

Via Conference Call\*



\*Meetings continue to be held via conference calls based on CDC and CofH guidelines as to gatherings. Homeowners are encouraged to attend calls; please contact Sterling Management for call details.

### WBPOA BOARD MEMBERS:

Barbara Hite, President  
Jeannette Calhoun, Vice President  
Phil Abrams, Secretary  
Marc Warren, Treasurer  
Mari Angelo, Board Member  
Asher Belles, Board Member  
Holly Burns, Board Member  
Joy Cunningham, Board Member  
Neal Harris, Board Member  
Isaac Herbst, Board Member  
Mary James, Board Member  
Eleni Saatsoglou, Board Member  
Marcy Williams, Board Member

### IMPORTANT!

**DUE TO THE ONGOING COVID-19 ISSUES, YOU ARE ASKED TO PLEASE AVOID THE COMMUNITY PARKS AND TENNIS COURT AT THIS TIME AS THEY REMAIN CLOSED. SHOULD YOU IGNORE THIS REQUEST, YOU DO SO AT YOUR OWN RISK.**

### 2022 POA DUES

The invoices for 2022 POA dues will be mailed out shortly, but some remain behind paying the dues for 2021. **We understand with the current COVID-19 crisis some may be experiencing unforeseen financial difficulties. If this applies, please contact Sterling ASI as soon as possible at (832) 678-4500 and ask for Roxanne, Cindy or anyone at Sterling for assistance in arranging a payment plan.** While the Board is understanding of these unprecedented times, for us to best serve the community and properly maintain amenities, POA dues must be paid. Non-payment of dues severely impacts our community, as amenities cannot otherwise be maintained. **Therefore, non-payment of dues will restrict use of community amenities** as it is not correct to allow usage to those whom are not paying for the upkeep.

### WBPOA MANAGEMENT COMPANY

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

### Ludington Clubhouse Rental

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

### Braesridge Clubhouse Rental

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

### POA DUES – ADDITIONAL INFORMATION

Payment coupons for POA dues were are not an agreement to enter into a payment plan. As stated above, if for any reason you were not be able to pay your dues, please contact Sterling or your POA Board AS SOON AS POSSIBLE, as it is imperative that the HOA receives payments so as to stay in line with the 2021 Budget; the payment coupons have been mailed already, but you are also welcome to pay via the WBPOA website or to mail your payment to the following:

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

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

WBPOA is patrolled by :  
Harris County Constable Precinct 7  
Constable May Walker  
Precinct 7 Dispatch 713-643-6602

### Deputies assigned to WBPOA:

Sgt. Tanita Roe  
Deputy Garcia  
Deputy Lewis  
Deputy Manzanare

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



# Volunteers Needed to Serve as Block Captains



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

You will not be asked to do anything that puts yourself in harm’s way. The time involved is minimal. By serving as the “eyes and ears” of The community, you will play a big part in keeping it safe, friendly and beautiful. You can even “co-share” and team up with a neighbor. If you have an interest in serving as a Block Captain, please contact any of the Board members or Roxanne Martinez of Sterling Management, or attend the upcoming virtual WBPOA Board Meeting on **Monday, October 26, 2021 at 6:30pm.**



**JUNK / HEAVY WASTE PICKUP MONTH!**  
Northfield III & IV (North of West Bellfort): Oct 7th  
Northfield V (South of West Bellfort): Oct 21th

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

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

**NOTICE HOW THE TREES DO NOT CLING TO THEIR LEAVES. FALL IS ABOUT **RELEASING THE OLD** TO MAKE WAY FOR THE NEW.**

## Recycling in WBPOA

October 2021 Pickup Dates:  
**Oct 7<sup>th</sup> and 21<sup>st</sup>**



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

### 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



### Important Recycling Info:

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

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

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

# WBPOA TENNIS COURT SURVEY

The WBPOA Board wants to hear from you regarding the tennis court located at the Kitty Brook Park. Should it remain a tennis court or become something else? Click on the link in the red box below, or copy over the link to your browser and take our survey and let us know your thoughts! Please limit responses to four per household.



[West Bellfort POA Tennis Court Survey](https://docs.google.com/forms/d/e/1FAIpQLSeLJGVX0isofZKrwwJopRbmlvarLiJlqX6oWFDEF1CmvX0CuQ/viewform)



<https://docs.google.com/forms/d/e/1FAIpQLSeLJGVX0isofZKrwwJopRbmlvarLiJlqX6oWFDEF1CmvX0CuQ/viewform>



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.

**BIG**  
Blueprint Improvement Group  
Project Management  
Construction Services  
Home Inspections  
Contact Us Today!

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

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



**SAVE THE DATE!**  
**Tuesday, October 5,**  
**2021**  
**NATIONAL NIGHT OUT**  
**IS BACK!!**

While WBPOA is not planning any events due to ongoing COVID issues, we will keep you posted about any neighborhood events. Be sure to check the upcoming October newsletter and the Nextdoor App for updates!



*I've learned  
that people will forget what you said,  
people will forget what you did,  
but people will never forget  
how you made them feel.*

*Maya Angelou*



**OCTOBER 30** | **SATURDAY**  
11AM - 7PM | **FREE**

**The Willow Waterhole  
MusicFest  
is BACK!**  
**October 30<sup>th</sup> -- Save the Date!**

MusicFest 2021 is scheduled October 30, Saturday, 11a-7p, @ Willow Waterhole Greenway. The eighth annual FREE MusicFest features a diverse line-up of professional bands, student-school musicians, Halloween fun, Southwest Houston Community non-profits, and some of Houston's finest food trucks. The Festival promotes: building community thru music, less flooding, more greenspace, and kids in the performing arts. MusicFest has grown into a much anticipated community event. For more information see the article attached or visit

[www.willowwaterhole.org/musicfest](http://www.willowwaterhole.org/musicfest)

## 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](http://www.westbellfortpoa.com) (under "Documents") or please contact WBPOA's property management company, Sterling Association Services, at 832-678-4500, or contact any of your Board Members. Non-compliance of WBPOA's Deed Covenants allows the WBPOA to implement fines, fees and other rights to enforce deed restrictions; non-payment of such grants additional rights and powers to the WBPOA.

## 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.





# October 2021



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

\* WBPOA – Northfield III and IV (North Side of West Bellfort): Junk Waste 2<sup>nd</sup> Friday of even months / Tree Waste 2<sup>nd</sup> Friday of odd months  
 \* WBPOA – Northfield V (South Side of West Bellfort): Junk Waste 3<sup>rd</sup> Thursday of even months / Tree Waste 3<sup>rd</sup> 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):	Barbara Hite, Jeannette Calhoun, Eleni Saatsoglou, Marc Warren, Marcy Williams
Clubhouse:	Jeannette Calhoun, Joy Cunningham
Landscape:	Marcy Williams
Newsletter:	Mari Angelo
Parks & Recreation:	Asher Belles, Isaac Herbst, Neal Harris
Pool:	Phil Abrams
Safety:	Barbara Hite
BLOCK CAPTAINS:	Volunteers Needed!

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

# 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](https://twitter.com/houstontrash) [/houstonsolidwaste](https://www.facebook.com/houstonsolidwaste)

[www.houstonsolidwaste.org](http://www.houstonsolidwaste.org)

or call 3-1-1 for additional information.

# 2021 Bi-Weekly Collection Schedule

Schedule A  

Schedule B  

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

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

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

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

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

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

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

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

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

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

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

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

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

- If your collection day is during the "A Week" then follow the schedule for the shaded yellow week. Ex: Thursday A service days in January are the 14th & 28th.
- If your collection day is during the "B Week", you will follow the unshaded week's schedule. Ex: Tuesday B service days in January are the 5th and 19th.

\*For the Holiday Schedule and additional information, visit our website at [www.houstonsolidwaste.org](http://www.houstonsolidwaste.org) or call the Houston Service Helpline 3-1-1.



City of Houston  
Solid Waste Management  
Department

