

**West Bellfort Property Owners
Association**

www.westbellfortpoa.com

**NEWSLETTER
March 2024**



**WBPOA BOARD
MEETINGS ARE HELD
ON THE 4TH TUESDAY
OF EACH MONTH AT
6:30 P.M. AT THE
BRAESRIDGE
CLUBHOUSE**

WBPOA BOARD MEMBERS:

**Barbara Hite, President
Etan Mirwis, Vice President
Phil Abrams, Secretary
Marc Warren, Treasurer
Michelle Amber, Board Member (NEW)
Asher Belles, Board Member
Jeannette Calhoun, Board Member
Joy Cunningham, Board Member
Neal Harris, Board Member
Daphine Jack, Board Member
Lovell Lloyd, Board Member
Gary Rosenbaum, Board Member**

**WBPOA MANAGEMENT
COMPANY**

**Rikki Block
Sterling Association Services
6842 N Sam Houston Parkway W
Houston, TX 77064
Phone 832-678-4500
Fax: 832-678-4510
Email: rblock@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

**Marcy Williams
mmmarcyw@sbcglobal.net
713 / 774-3150**

A MESSAGE FROM OUR PRESIDENT

It has been a few months since we have switched from Constable patrol to off duty Sheriff patrol. For decades we relied on a Constable contract to keep our community safe. The decision was not taken lightly, and your Board overwhelmingly decided it was time for a change. There are several articles in the newsletter that discuss the change in greater detail. I encourage you to check them out. Please help be part of the change by being a good neighbor and introducing yourself to the Sheriff deputies.

Spring is in the air and it's a great time to look at your exterior grounds and see what improvements are needed. As a reminder, all exterior improvements require ARC approval. There is an application for improvements in this newsletter and available on our website. If you have any questions about whether an approval is required or not, please contact the management company.

I want to thank Joy Cunningham for taking care of the HOA newsletter. The information included is a great resource for new as well as veteran residents of our community. I look forward to the continued safety and beautification of our community.

Thank you, Barbara Hite

WBPOA ANNOUNCEMENT



Effective December 1st we will have a new security Service.

Harris County off-duty Sheriff Deputies will be patrolling our neighborhood.

For nonemergency calls for service call (713) 630-8370.

If case of emergency continue to call 911.

If you have any questions or concerns email

PatrolWBPOA@gmail.com

Thank you.

ADDITIONAL SECURITY INFORMATION

In December we began our private Sheriff Patrol program. The coordinator is Sergeant Chris Evans. Many of the Sheriff deputies are seasoned veterans with years of experience in law enforcement. If there is an emergency you should always call 911. If it's not an emergency you should call our dispatcher at (713) 630-8370. The dispatcher will contact Sergeant Evans and the deputy on duty. We do not provide 24-hour patrol so if a deputy is not on duty, the next deputy can be requested to visit the caller. Always be sure to leave your name and contact number when calling in.

It may take a little while before the deputies get to know our community and understand how best to keep us safe. Drivers should adhere to traffic rules including being mindful of pedestrians. Walking in the middle of the street is never a smart idea. Pedestrians should exercise good common sense, especially when not walking on a sidewalk. When you interact with our deputies please be kind and respectful, they are just doing their job. If you have any questions or concerns please email patrolwbpoa@gmail.com

Meet our Sheriffs

Sergeant Chris Moore is the contract coordinator. Sergeant Moore is a twenty-five year veteran of the Sheriff's office, member of the SWAT team and is the supervisor of the K9 Unit. He supervises over thirty personnel and has coordinated security for several residential neighborhoods since 2002. Chris is also a US Military Veteran.

The following Sheriff deputies are part of the patrol team:

Deputy Larry Graves- 30 years

Deputy Clayton Marshall 16 years

Deputy Kelly Divine 16 years

Deputy Cody Bergman 13 years

Deputy George Love 18 years

Deputy Johnny Sampson 15 years

Deputy Chris Nelson 12 years

If you have any questions or concerns please email patrolwbpoa@gmail.com

ADDITIONAL SECURITY INFORMATION



If you are out of town and would like the Sheriff deputies to check on your home please fill out a Vacation Watch form at www.westbellfortpoa.com/patrol

Flock Cameras

In February, three license plate reading cameras (LPR's) were installed at the major intersections on the south side of W Bellfort: At Fondren and Ludington, Braesridge and Quail Meadow, Pembridge and W Bellfort. The cameras are installed and maintained by Flock www.flocksafety.com. LPR's record the license plates of cars entering and exiting the community. The cameras capture images of vehicle license plates as they pass by. Flock runs all plates against state police watchlists and the FBI's primary criminal database, then notifies any "hits" within 5 to 10 seconds if the car is stolen, or if the vehicle's driver is wanted for a felony or violent crime. Our Sheriff Deputies who patrol the community will also be included in Flock's notification list. Local law enforcement and our Sheriff deputies will also have the ability to access the camera data for crime related concerns. This initiative was privately funded with the hope that eventually all homes within the WBPOA will have LPR coverage. If you have any questions or concerns, please email patrolwbpoa@gmail.com



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 Rikki Block of Sterling Management, or attend one of the upcoming in persons Board Meetings.

Recycling in WBPOA

North side – **tree waste ONLY** – 2nd Friday of each **ODD** numbered month

South side of West Bellfort

South side – **tree waste ONLY** – 3rd

Thursday of each **ODD** numbered month

North side **junk waste** 2nd Friday of each **EVEN** numbered month

South side **junk waste** 3rd Thursday of each **EVEN** numbered month.

You can legally place your heavy trash at the curb on the **Friday** prior to either the Tree Waste pickup or the Junk Waste pickup.

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 7:00 a.m. 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).

IN CASE YOU MISSED IT!!

New Mayor Pro Tem of Houston

Happy New Year District K Friends!

I am humbled and grateful for the opportunity to serve as Mayor Pro Tem of Houston and the City Council Member of District K. This year holds great promise, and I am committed to working tirelessly to contribute to the success and well-being of our community.

Let us hear from you. Neighborhood Presidents please share updated contact information, board members and meeting schedules. Your trust and support mean the world to me. Let's make 2024 unforgettable. Follow for updates.

In service,

Martha



Website Improvements

Please check out the updated WBPOA website @ westbellfortpoa.com
WE WOULD LOVE TO HEAR FROM YOU ON SUGGESTIONS

Welcome to the West Bellfort community!

WEST BELLFORT
PROPERTY OWNERS ASSOCIATION

[Home](#) [Board](#) [Meetings](#) [Documents](#) [Clubhouse](#) [Pool](#) [Contact](#)



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 enforce deed restrictions; non-payment of such grants additional rights and powers to the WBPOA.

<p>GREASE CLOGS PIPES</p> <p>Put Grease In Its Place</p> <p>POUR in a safe container</p> <p>COOL in the fridge</p> <p>TOSS in the trash</p>	<p>LA GRASA BLOQUEA LAS TUBERÍAS</p> <p>Ponga la Grasa en su Lugar</p> <p>VIÉRTALA en un recipiente seguro</p> <p>ENFRÍELA en el refrigerador</p> <p>DESECHELA en la basura</p>
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HOUSTON PUBLIC WORKS
ProtectOurPipes.org



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.



BIG
Blueprint Improvement Group



THINK BIG!
Schedule your home inspection today.
713-259-0673 - THINK-B-I-G.com
TREC 23748



**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

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



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



2024 POA DUES

The invoices for 2024 POA dues were mailed in November. **We understand 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 Ricki, Gail, Lani, 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 fair to allow usage to those who 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.** 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 2024 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
 6842 N. Sam Houston Pkwy W
 Houston, Texas 77064

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 – 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

Clubhouse	Joy Cunningham, Marcy Williams
Landscape	Marcy Williams
Newsletter	Joy Cunningham, Daphine Jack
Parks & Recreation	Asher Bellas, Neal Harris
Pool	Phil Abrams
Safety	Barbara Hite
BLOCK CAPTAINS	Volunteers Needed!!



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 713-630-8370 – 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.**

