

West Bellfort Property Owners
Association

www.westbellfortpoa.com

Newsletter

**October/November/
December**



WBPOA ANNUAL HOMEOWNERS MEETING
Monday, December 4, 2023 at 6:30 PM @
Braesridge Clubhouse

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

**West Bellfort Property Owners
Association Solicitation of Candidates**

In accordance with 209.00593 of the Texas Property Code, the Association is soliciting candidates interested in running for the board. There are currently six positions open for election. If you would like to have your name placed on the ballot for the **December 4, 2023** annual meeting, please submit your written request and include your name, e-mail, property address and a brief paragraph (150 words) about yourself to be received no later than **noon on November 27, 2023** via one of the following methods:

Email: gail@sterlingasi.com

Mail: West Bellfort POA

c/o Sterling ASI

6842 N Sam Houston Pkwy W

Houston, TX 77064

Your name will be placed on the ballot and your brief statement about yourself will be included in the in the meeting packet and posted on the website.

WBPOA BOARD MEMBERS:

Barbara Hite, President
Etan Mirwis, Vice President
Phil Abrams, Secretary
Marc Warren, Treasurer
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
Marcy Williams, 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

EFFECTIVE NOVEMBER 1, 2023

RENTAL \$125.00

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

Deputies assigned to WBPOA:

Sgt. Ostin Urbina, Jr.
Deputy Garcia
Deputy Lewis
Deputy Manzanare

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

Texas Homeowner Assistance

Behind on home loan payments, your HOA or related expenses?

Texas Homeowner Assistance is here to help.

Texas Homeowner Assistance provides financial assistance to qualified Texas homeowners who have fallen behind on their mortgage, utility payments, and related expenses due to the COVID-19 pandemic.

This program is closing soon

<https://texashomeownerassistance.com/>



Fall back at 2:00 a.m. Sunday, November 5th.



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 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).

Website Improvements

Please check out the updated WBPOA website @ westbellfortpoa.com

Welcome to the West Bellfort community!

WEST BELLFORT
PROPERTY OWNERS ASSOCIATION

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



GREASE CLOGS PIPES
Put Grease In Its Place

- POUR** in a safe container
- COOL** in the fridge
- TOSS** in the trash

LA GRASA BLOQUEA LAS TUBERÍAS
Ponga la Grasa en su Lugar

- VIÉRTALA** en un recipiente seguro
- ENFRÍELA** en el refrigerador
- DESÉCHELA** en la basura

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
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**

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

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.



2024 POA DUES

The invoices for 2023 POA dues were 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 Ricki, Cynthia, 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 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 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.

- * 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!!



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.**

**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

Date

APPROVED/APPROVED CONDITIONALLY/DISAPPROVED.

ACC COMMITTEE CHAIR SIGNATURE and Date

**Please note this form can be found on the website at
www.westbellfortpoa.com**