

Spring Branch Civic Association

P.O. Box 430574, Houston TX 77243-0574

Winter 2020 Newsletter

Spring Branch Civic Association

Website: www.springbranchcivic.com

Email: sbcivicasn@gmail.com

UPCOMING SBCA EVENTS

- Saturday, March 14th, 3-5 pm, SBCA Social at Lazy Oaks Beer Garden, 10158 Long Point Rd. The first 50 SBCA residents will get two drink tickets. Lazy Oaks has a lovely shaded outdoor space plus beer, a full bar and FOOD! It is kid & dog friendly. For more info about Lazy Oaks, go to their website -- <https://www.lazyoaksbeergarden.com/>.
- **SBCA Annual Meeting, Tuesday, March 24th, 7-8:30 PM, Fair Haven United Methodist Church, 1330 Gessner, Trinity Room which is closest to the south parking lot.** Our keynote speaker will be District A Council Member Amy Peck. Refreshments will be served.

I LOVE MY NEIGHBORHOOD

by Cyd Dillahunt, SBCA Board Member

My husband and I bought our mid-century modern house in Long Point Woods 3 in 2000. We bought it from the original owner who had not lived in it full time for many years and there was a lot of deferred maintenance and updating to do. I didn't love the house immediately. As a matter of fact, in my opinion the house was ugly -- no landscaping, dark interior, cracked sliding glass door, plexiglass in the clerestory windows, etc. -- and it needed a LOT of TLC. Although I usually could see past the condition of a home and see the potential, it just wasn't working for me on this house. But my husband, Jeff Harris (a past SBCA president), was drawn to the open floor plan and we bought it despite my reservations. Since we moved in, I have grown to love our house and the neighborhood that surrounds it. Our area has seen many changes in the years we have lived here, particularly the removal of the railroad tracks and Old Katy Road, the widening of the Katy Freeway and the re-development of the entire Bunker Hill/Katy Freeway intersection, all of which has had some positive and some negative consequences. Nothing changes however the sense of community that I feel when I walk the neighborhood and see these lovely older homes and mature trees and visit with our neighbors. Since my retirement from banking

seven+ years ago, I have become a rodeo volunteer and become more involved with the civic association. I am proud to serve on the Board and do what I can to keep our neighborhood safe and help keep us all connected and informed. We are fortunate to live in such a beautiful area with a good location and great neighbors. Even with our issues with drainage and traffic, I am happy to be here and can't think of anywhere else in Houston that I could enjoy more.

DEED RESTRICTIONS

It's important to know your neighborhood and read over your deed restrictions. These can be found, along with maps, on our website -- <https://springbranchcivic.com/>.

The Spring Branch Civic Association encompasses nine separate platted residential subdivisions plus Spring Manor Town Houses. The subdivisions are Bunker Hill Forest (Sec. 1& 2), Century Oaks, Long Point Woods (Sec. 1, 2, & 3), Spring Branch Woods (Sec. 1, 2, & 3), and Spring Manor Town Houses. When each of these subdivisions was platted, deed restrictions were also established. Since these are separate neighborhoods each with its own deed restrictions, naturally there are some differences between them, while some common elements also exist.

One of those common elements is that of restricted to residential use. Each set of deed restrictions states that its respective subdivision shall be used for residential purposes only. While each set of deed restrictions may provide slightly different detail, clarity, or definition, the element of residential remains the same.

In future newsletters, we'll introduce other common and differing elements of our deed restrictions.

ELECTION YEAR!

By the time this newsletter is delivered, we will have already cast our ballots in the Democratic & Republican primary elections, choosing candidates for many

important elected positions including President, US Senator & Representative and State Senator & Representative. Election Day will be November 3rd. Closer to that date, information regarding early voting dates, polling locations & sample ballots will be available at <https://harrisvotes.com/>. Exercise your right to vote!

ABATEMENT OF FLOOD DAMAGE by Richard Hall

In the past 10 years our neighborhoods have flooded increasingly into homes and businesses. Associations to abate flooding have been formed. Public meetings were held to discuss flooding issues. Lawsuits were filed. Candidate campaigns are based on flooding. Federal, State and Municipal Governments are processing flooding abatement. We have many political strategies and programs to abate flooding damage. A reasonable person might ask: WHAT COULD I PERSONALLY DO TO HELP ABATE FLOOD DAMAGE?

View the catch basins and gutters surrounding the home. These basins and gutters should be free of leaves, grass, branches, dirt, debris and trash. The large items wedge into the basins and storm sewer pipes. Smaller items pile up against the larger items, which blocks the efficient flow of water from your area. Even leaves and smaller items can block up the grate and opening of the catch basins. Leaves and grass on a fence can impede the efficient flow of water from our yards. Dirt placed on a yard for landscaping can flow into the gutters and clog up storm sewers and flood ditches.

Trash and debris from vehicles driving through the neighborhood and from homes in the neighborhood joins the leaves, grass, branches and dirt and flow into the gutter and to the catch basins. Then the runoff flows through pipes to ditches into the water ways and out to sea from our subdivisions. Keeping gutters and catch basins clean is something a reasonable person can do to help abate flooding damage.

Richard Hall, Revised Article from October 7, 2015

SBCA BOARD MEETINGS

The Board meets the 1st Thursday of every month. Meetings are open to everyone who lives within the boundaries of the civic association. (See our website for a map -- www.springbranchcivic.com.) The venue rotates every month among the homes of board members so space is limited; however, if you want to attend or have an issue you would like for us to discuss, please send an email to sbcivicassn@gmail.com.

CURRENT SBCA BOARD MEMBERS

President – Craig Adams
Vice President – Jonathan St. Romain
Secretary – Caroline Horsley
Treasurer – Cyd Dillahunty
Member – Brian Winkler

ELECTION OF SBCA BOARD MEMBERS

Our By-Laws provide for a nine-member board. So there is room for YOU to join the Board. Elections are held annually at our Annual Meeting. If you are interested in helping your neighbors and supporting the neighborhood, please send an email to sbcivicassn@gmail.com and ask to have your name added to the ballot.

SBCA MEMBERSHIP

Annual dues are \$20! We have a PayPal button on our website (springbranchcivic.com), and you can pay via a PayPal account or with a credit card. Or, you can do it the old-fashioned way and mail a check to SBCA at PO Box 430574, Houston, TX 77243-0574. We will also be accepting dues payments via cash or check at our Annual Meeting on March 24th. Please join SBCA to support our efforts to provide venues for neighbors to meet and to keep residents informed of issues relevant to our neighborhood.

IMPORTANT CONTACTS:

HPD Storefront

8400 Long Point (M-F, 8 to 5) - (832)394-0100

HPD Northwest Substation

6000 Teague - (832)394-5500

District A Office (CM Amy Peck) - (832)393-3010

State Senator - John Whitmire - (713)864-8701

State Representative - Dwayne Bohac - (713)460-2800

Printing provided by SBCA Board Member, Caroline Horsley who is also a realtor. If you use her services, please mention this newsletter. Thank you, Caroline!!

Caroline Horsley, Realtor

#runningrealtor

Spring Branch Area Specialist

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