



Spring Branch Civic Association

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

Spring 2019 Newsletter

Spring Branch Civic Association

Website: www.springbranchcivic.com

Email: sbcivicassn@gmail.com

**SPRING BRANCH CIVIC
ASSOCIATION
2019 Annual Meeting**

**Tuesday, April 16, 7:00 p.m.
Fair Haven United Methodist Church
1330 Gessner Rd.**

**Speaker: City of Houston District A
Councilmember Brenda Stardig**

SPRING MIXER: 4J BREWING, MAY 11, 4-6PM

SAVE THE DATE -- SBCA SPRING MIXER -- MAY 11TH
4J Brewery, 1348 Cedar Post Ln., 4-6 PM.

Come visit with your neighbors and check out 4-J Brewery, a neighborhood business. SBCA Board Member Caroline Horsley is organizing this event for SBCA. Please RSVP directly to her via email at carolinesei@yahoo.com or by phone to 713-458-0585. The first 50 SBCA residents to RSVP will receive two drink tokens. Please join us!!

STREET GUTTERS & STORM DRAINS

We can all do our part in helping to alleviate flooding by keeping street gutters and storm drains clear of debris. During a heavy rainfall, everything in the street will head toward the storm drains. Trash or an accumulation of leaves will clog the storm drain and the storm sewer lines thereby slowing drainage. The City has an Adopt-A-Drain program for storm drains so that we can individually contribute to efforts to reduce local street flooding by adopting a storm drain and being responsible to keep it free from leaves and trash.

For complete information about the program, go to www.houstontx.gov/mayor/press/adopt-a-drain.html. To see the drains available in your area available for adoption, click on the link within the press release and choose one to adopt. Thanks to everyone who is willing and able to make the commitment to help keep our storm drains and storm sewer lines clean and efficient.

DEED RESTRICTIONS

All of the subdivisions within Spring Branch Civic Association ("SBCA") are subject to deed restrictions which define everything from building setbacks to minimum lot size to single family residential use only to no livestock!! These are covenants that were established when our neighborhood was developed. They are filed in Harris County Deed Records and they automatically renew. No entity can grant a variance to a deed restriction -- not SBCA, not the City of Houston, not the State of Texas. The only way to get around a deed restriction is to file an amendment which requires the approval of at least 50% of property owners. The City of Houston Legal Department enforces some of the deed restrictions, but not all, so the integrity of our deed restrictions depends in large part to individual homeowners. Because a deed restriction is a covenant among property owners within a subdivision, one property owner can file a lawsuit against another property owner for violation of a deed restriction.

Please familiarize yourself with the deed restrictions for your subdivision. Restrictions are intended to keep the neighborhood nice and to maintain property values. If you identify what you believe to be a violation of a deed restriction, please report it to the SBCA Board via email at sbcivicassn@gmail.com; and we will follow up on it with you. Deed restrictions are posted to our website -- www.springbranchcivic.com. SBCA subdivisions: Long Point Woods, Sections 1, 2 & 3; Spring Branch Woods, Sections 1, 2 & 3; Bunker Hill Forest, Sections 1 & 2; Century Oaks; and Spring Manor Town Houses.

REVIEW OF DEED RESTRICTIONS

Our sleepy little neighborhood has been discovered and investors are snapping up houses and holding them as rentals or tearing down the original structure and building something much larger. There are many large lots within SBCA and investors will try to subdivide or build something prohibited by deed restrictions. Our deed restrictions in some cases have paragraphs that are not written so as to make the intent clear. Example: Paragraph 4 in Long Point Woods 1. Several residents have agreed to help review deed restrictions and identify such language. However, each subdivision will have to be responsible for getting the requisite number of signatures. This project is not intended to overhaul deed restrictions! It is only intended to identify language that should be clarified. If you are interested in helping out, please send an email to sbcivicasn@gmail.com.

SBCA BOARD OPENINGS

- In the last year or so, we have lost several board members due to either a move out of the neighborhood or retirement.
- Most recently, Barbara Thomas, who served on the board as Treasurer for many years, moved out of the neighborhood. We will miss her on the board!
- By-Laws provide for a nine-member board and there will be four vacancies to fill at our Annual Meeting in the spring (date, time, and venue to be announced).
- Board members who are willing to continue to serve are: Craig Adams, Jonathan St. Romain, Caroline Horsley, and Cyd Dillahunty. We do not currently have representation on the Board for Spring Manor Town Houses, Bunker Hill Forest, Century Oaks or Spring Branch Woods 1 & 3.
- If you are willing to serve on the SBCA Board, or if you have any questions about the Board, please send an email to sbcivicasn@gmail.com.

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 sbcivicasn@gmail.com.

CURRENT SBCA BOARD MEMBERS

President – Craig Adams
Secretary – Caroline Horsley
Treasurer - Jonathan St. Romain
Member - Cyd Dillahunty

BRIAR BRANCH CHANNEL IMPROVEMENTS

Construction has begun on the Briar Branch Channel Improvements by TIRZ 17. The improvements to Briar Branch include installing large box culverts to replace the current open channel. These box culverts provide a larger cross-section than the existing open channel, thus increasing its conveyance capacity. In addition to the channel improvements, this project will also construct the “straws,” which consist of 2,600 linear feet of storm sewer improvements perpendicular to Briar Branch. These “straws” include the construction of significant box storm sewers under Windhover Lane and Springrock Lane, which will also increase the conveyance capacity of the storm sewer network.

According to the March 2019 progress report, the notice-to-proceed date for this project was December 17, 2018, and the contract time is 24 months with a projected completion date of November 30, 2020. The contractor is Reytec Construction Resources. The construction manager is Gauge Engineering, and the design engineer is RPS Klotz Associates. The contract amount is \$18,794,957, while \$1,014,701 has been spent to date.

The progress report states that box culvert construction has begun, and door hangers have been provided to residents that will be impacted by the next phase of construction. For more information, please visit <http://www.houstontirz17.org/projects/>.

SBCA MEMBERSHIP: Annual dues are \$20! We have a PayPal button on our website (springbranchcivic.com), and you can pay via paypal or credit card. Or, you can do it the old fashioned way, and mail a check to SBCA at the PO box address listed in the header of this newsletter. 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 - (832)393-3010

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

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