

**West Bellfort Property Owners
Association**

www.westbellfortpoa.com

Newsletter

JANUARY 2026

**WBPOA BOARD MEETINGS ARE HELD ON
THE 4TH TUESDAY OF EACH MONTH AT 6:30
P.M. AT THE BRAESRIDGE CLUBHOUSE
10810 BRAESRIDGE. NEXT MEETING
JANUARY 27, 2026.**

WBPOA BOARD MEMBERS:

Barbara Hite, President
Etan Mirwis, Vice President
Phil Abrams, Secretary
Marc Warren, Treasurer
Michelle Amber, Board Member
Asher Belles, Board Member
Jeannette Calhoun, Board Member
Joy Cunningham, Board Member
Neal Harris, Board Member
Daphne Jack, Board Member
Kim Jones, Board Member
Lovell Lloyd, Board Member
Gary Rosenbaum, Board Member

WBPOA MANAGEMENT COMPANY

Sylvia Rivas

**Community Manager
Goodwin & Company**

Email:

Sylvia.Rivas@GoodwinTX.com

Office: 713-589-3367

**1400 Broadfield Blvd. Ste 600
Houston, Texas 77084**

Ludington Clubhouse Rental

Joy Cunningham

713 / 417-8154

Joycunningham@sbcglobal.net

Braesridge Clubhouse Rental

Jeannette Calhoun

713 / 203-2407

jeannettecalhoun@aol.com

WBPOA is patrolled by :

**Harris County off-duty Sheriff
Deputies**

713 630 8370

patrolwbpoa@gmail.com

**Please see REMINDER
announcement in this
newsletter**





Jan 17, 2026 02:16 pm

Notice of 2025 Annual Meeting of the Members/Election (continuation)

Dear Homeowners,

It is our pleasure to give you notice of and invite you to attend the continuation (reconvening) of the 2025 Annual Meeting of the Members of West Bellfort Property Owners Association to be held Tuesday, January 27, 2026, in-person, at Braesridge Clubhouse located at 10810 Braesridge Dr., Houston, Tx 77071.

Attached please find the **Notice of 2025 Annual Meeting, Agenda, Proxy and Absentee Ballot Form**. We hope to see you all there.

Sincerely,

Management on behalf of

The Board of Directors



Sylvia Rivas



PDF

2025 Annual Meeting West Bellfort POA.pdf

253.65 kB



WEST BELLFORT

PROPERTY OWNERS ASSOCIATION

NOTICE OF ANNUAL MEETING OF MEMBERS

It is our pleasure to give you notice of and invite you to attend the **reconvened Annual Meeting of the Members of West Bellfort Property Owners Association** (the "Association"), which will be held at **6:30 PM on the 27th day of January 2026 at Braesridge Clubhouse located at 10810 Braesridge Dr., Houston, TX 77071**. This notice is being provided in accordance with Article III of the Bylaws of the Association.

A proposed agenda and proxy form for the Annual Meeting of Members are enclosed for your consideration and review. The Board of Directors has included such proxy form with this notice in the event you are unable to attend the Annual Meeting and would like to designate an individual to attend the meeting in your place and vote on your behalf. If you choose to use the proxy form included with this notice a blank line is provided in the proxy form where you may designate the proxy-holder of your choice. In the event you fail to designate a proxy-holder yet deliver the executed proxy form to the Association prior to the meeting, the President of the Association will be your designated proxy-holder. To be effective the proxy form must be signed and dated. **To be effective, the proxy form must be signed, dated and presented at the Annual Meeting prior to such meeting being called to order or reconvened.**

Also enclosed is an absentee ballot if you are unable to attend the Annual Meeting, but would still like to cast a ballot on the matters to be voted on at the Annual Meeting then please complete this form. If you cast your vote via absentee ballot instead of attending the Annual Meeting, you will forgo the opportunity to consider and vote on any action from the floor concerning the matters to be voted on at the Annual Meeting. **To be effective, the absentee ballot must be signed, dated and returned to the Association at the address provided below by 5:00 p.m. on the last business day immediately preceding the date of the Membership Meeting.**

A COMPLETED PROXY FORM OR ABSENTEE BALLOT THAT IS TO BE RETURNED BY EITHER EMAIL OR MAIL SHOULD BE SENT TO:

HWBELmanager@goodwintx.com
Sylvia.Rivas@goodwintx.com

OR WEST BELLFORT POA
c/o Goodwin & Co., Attn: Sylvia Rivas
1400 Broadfield Blvd., Ste. 600
Houston, TX 77084

If you elect to mail or email the completed proxy/absentee ballot form, it must be received by 5pm on the last business day immediately preceding the date of the Membership Meeting (01/26/2026).

Either of the following conditions will result in a voided proxy form:

1. if the proxy form is not signed
2. if the proxy form is not dated

We look forward to your presence and input at the Annual Meeting of the Association and thank you for your continuing interest in the Association.

Sincerely,

The Board of Directors

WEST BELLFORT

PROPERTY OWNERS ASSOCIATION

c/o Goodwin & Company

ANNUAL MEETING/ELECTION AGENDA

NOTICE IS HEREBY GIVEN OF THE ANNUAL MEETING OF THE MEMBERS FOR WEST BELLFORT PROPERTY OWNERS ASSOCIATION TO BE HELD MONDAY, **JANUARY 27, 2026, IN-PERSON AT BRAESRIDGE CLUBHOUSE LOCATED AT 10810 BRAESRIDGE, HOUSTON, TX 77071.**

DATE: Tuesday, January 27, 2026

TIME: 6:30 PM

LOCATION: Braesridge Clubhouse, 10810 Braesridge.Dr., Houston, TX

AGENDA

1. Call to Order, Proof of Notice and Certification of Quorum
2. Introduction of the Board of Directors
3. Approval of Previous Annual Meeting Minutes
4. Financial Report/Directors Report
5. Nomination from the Floor/Introduction of Candidates
6. Election of 6 Directors
7. Open Forum
8. Announce Election Results
9. Adjournment

The By Laws of the association require that at least ten percent (10%) of the members be present to constitute a quorum. If you are unable to attend the meeting, please sign the enclosed proxy and return it to us at one of the following ways listed below no later than January 26, 2026 at 5:00 p.m.. ***Any previously submitted proxy or absentee ballot that has been submitted/received will be used and counted unless it is revoked.**

HWBELmanager@goodwinrx.com

Sylvia.Rivas@goodwinrx.com

OR WEST BELLFORT POA

c/o Goodwin & Co., Attn: Sylvia Rivas

1400 Broadfield Blvd., Ste. 600

Houston, TX 77084

Only comments and questions regarding the association or its common area will be addressed at this meeting. For questions or concerns regarding your property, account or a letter you received please get with Goodwin & Company at a later date.

Website: www.westbellfortpoa.com

Town Sq.: <https://hwbel.sites.townsq.io/0>

WEST BELLFORT

PROPERTY OWNERS ASSOCIATION

c/o Goodwin & Company

2025 ANNUAL MEETING PROXY/ABSENTEE BALLOT

APPOINTMENT OF PROXY

The undersigned (whether one or more) appoints the person or officer designated below as their proxy, with the power of substitution, to vote and otherwise represent the undersigned at the **reconvened** 2025 Annual Meeting of the Members of the West Bellfort Property Owners Association on **Tuesday, January 27, 2026, at 6:30 PM**, and any continuation or adjournment thereof, with the same effect as if the undersigned were present and voting.

This proxy will continue in effect until **a quorum of ten percent (10%) of members**, in person or by proxy, is achieved or until revoked by the undersigned in writing and delivered to an officer of the Association, c/o Goodwin & Company, or in person at the reconvened 2025 Annual Meeting. If you cannot attend the meeting, please execute the proxy, or it may be executed by your duly authorized attorney-in-fact and return it to the Goodwin & Company office to ensure that your vote will be presented. You can email it to HWBELmanager@goodwintx.com. Please make sure that whomever you grant your proxy will be attending the meeting.

Please check one box only.

☐ Appoint as my proxy _____ **to vote on my behalf.**

☐ Use my proxy for the purpose of **establishing a quorum only.**

ELECTION OF BOARD OF DIRECTORS

At the 2025 Annual Meeting, the Owners shall elect six (6) Directors to serve a term of two (2) years. They may nominate themselves or another homeowner with their consent for a Director position. (If no director position nominations are filled in before the meeting and you have selected the President or another homeowner to vote as your proxy, they will fill in the section below and vote for the nominated board member during the meeting.)

Please check six (6) boxes and print the name if voting for a write-in candidate.

☐ Barbara Hite ☐ Joy Cunningham ☐ Phil Abrams

☐ Jeannete Calhoun ☐ Asher Belles ☐ Michelle Amber

☐ _____ ☐ _____ ☐ _____

☐ _____ ☐ _____ ☐ _____

Nominations from the floor will be accepted at the meeting

Date: _____

Owner's Signature(s): _____

ATTENTION: EVERY HOMEOWNER SHOULD HAVE RECEIVED AN EMAIL FROM THE NEW MANAGEMENT COMPANY. IF NOT, PLEASE CALL THE NUMBER BELOW.

WEST BELLFORT POA

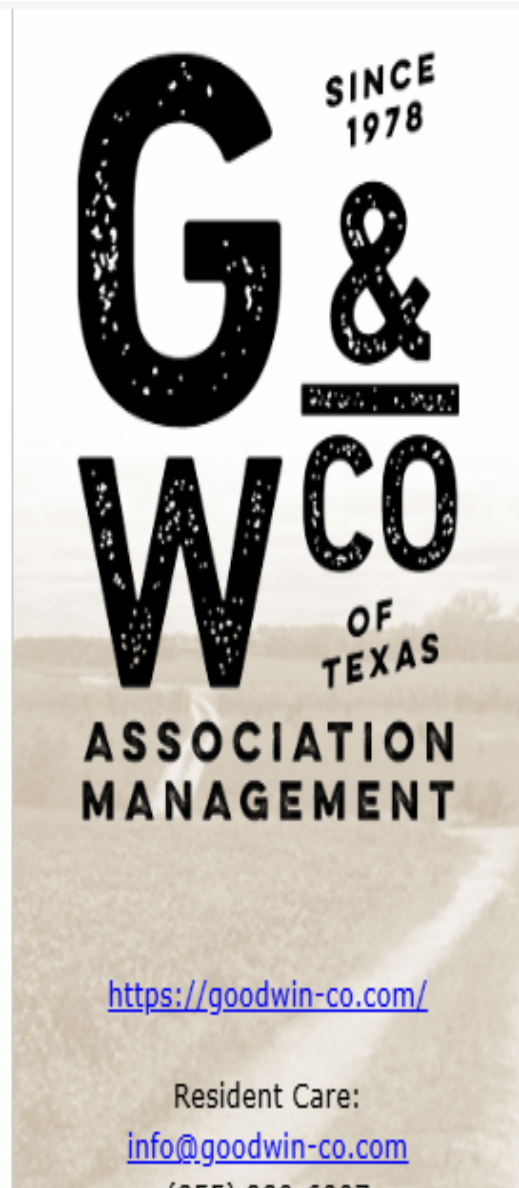
Dear property owners,

The Board of Directors of the West Bellfort Property Owners Association recently appointed Goodwin & Company as its new management company, effective August 1, 2025. Please review the attached welcome letter. This letter will also be sent via USPS with your new personalized account number.

You may access your community website by visiting www.goodwin-co.com and entering your community name in the upper right-hand corner. Select your association name and click the magnifying glass; you will be redirected to your association website in a new window.

Details on how to submit your payment going forward are attached.

Your new HOA account number is:



Your letter contained your account number



PLAN YOUR VISIT

VOLUNTEERS

EXHIBITORS & CONTESTANTS

SCHOLARSHIPS & GRANTS

RODEOHOUSTON®

TICKETS

TON WCBQ TOURS KIDS CORNER ATTRACTIONS & ACTIVITIES CARNIVAL SPECIAL DAYS CORRAL CLUBS MUSIC & CONCERTS SHOPPING & DINING

A low-angle, upward-looking shot of a colorful, ornate carnival ride. The ride has multiple gondolas suspended from a central point, with people visible inside. The structure is decorated with vibrant, painted panels in shades of red, blue, and gold. The background is a clear blue sky.

PLAN YOUR VISIT

See yall U March 2-22, 2026!

World's Championship Bar-B-Que Contest, presented by Cotton Holdings February 26-28, 2026.

New Short Term Rental Ordinance is Live



Houston's new Short Term Rental Ordinance officially went into effect on January 1, 2026, and it brings new tools to help residents better understand where short term rentals are operating in their neighborhoods.

One important update is the launch of the Short Term Rental Registration Map, which shows all registered STR properties across the city. This public map adds transparency and helps neighbors, civic clubs, and property owners stay informed.

 [You can view the map here:](#)

Whether you are a homeowner, renter, or host, these new rules are designed to bring more accountability, improve quality of life, and make sure short term rentals are operating responsibly.

We encourage residents to take a few minutes to explore the map and learn more about how this ordinance impacts your neighborhood.

For more information, visit the [Short Term Rental website](#)

CITY OF HOUSTON SOLID WASTE MANAGEMENT

YARD WASTE

CHANGES TO CURBSIDE COLLECTION

Solid Waste Management has expanded options in placing yard waste out at the curb. The use of **city-approved biodegradable bags** for yard waste collection is no longer required.

Residents can now have the option to use commercially available biodegradable, compostable, and personal reusable containers.

- ✓ 100% COMPOSTABLE BAG
- ✓ 100% BIODEGRADABLE BAG
- ✓ PERSONAL CONTAINER WITH LID

If you hired a yard service company or any other contractor to do yard work, it is their responsibility to remove the waste generated by their work.



*Biodegradable bags must be 100% biodegradable bag or 100% compostable bag, meeting the American Society for Testing and Materials (ASTM) D6400 or EN 13432 specifications.



CITY OF HOUSTON
SOLID WASTE MANAGEMENT DEPARTMENT

www.HoustonSolidWaste.org

Recycling in WBPOA

North side – **tree waste ONLY** – 2nd Friday of each **ODD** numbered month
South side of West Bellfort
tree waste ONLY – 3rd Thursday of each **ODD** numbered month

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

FEBRUARY 13

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

FEBRUARY 19

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).

Bulk waste is defined as items such as furniture, appliances and other bulky materials, **NOT household waste or small cardboard boxes.**

JAN2026

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
					3	
	4	5	6	7	8	9
					10	
	11	12	13	14	15	16
						17
	18	19	20	21	22	23
						24
				RECYCLE		
	25	26	27	28	29	30
			BOARD MEETING			31

FEB 2026

SUN MON TUE WED THU FRI SAT

1

2

3

4

5

6

7

RECYCLE

8

9

10

11

12

13

14

NORTH
SIDE JUNK

15

16

17

18

19

20

21

RECYCLE

SOUTH
SIDE JUNK

22

23
BOARD
MEETING

24

25

26

27

28

MAR2026

SUN	MON	TUE	WED	THU	FRI	SAT
1 Click here to replace text.	2	3	4	5 RECYCLE TREE WASTE	6	7
8	9	10	11	12	13	14
15	16	17	18 RECYCLE TREE WASTE	19	20	21
22	23 BOARD MEETING	24	25	26	27	28
29	30	31				

Pickleball Court Rules & Regulations

Courts are exclusively for **W. Bellfort Property Homeowners** and their guests.
A Homeowner must accompany all guests.

Court Operating Hours

Daily Operating Hours: 8:00 AM - 11:00 PM

- Courts must be vacated by 11:00 PM sharp to maintain neighborhood tranquility
- **No play permitted** outside designated hours without prior HOA approval

Court Reservation & Access

- A property owner may bring a maximum of 3 guests to play at one time and use only 1 court
- **First-come, first-served basis** during operating hours
- Maximum play time: **60 minutes** when others are waiting
- **Respect ongoing games** - wait for natural break points before requesting court time

Permitted Activities

- **Tennis and Pickleball Only** - Other sports activities (soccer, bicycles, roller skating, etc.) are **prohibited**
 - Maximum of **four players per court**
-

Player Conduct & Community Standards

Respectful Behavior Requirements

All players must conduct themselves in a manner that honors our **family-oriented community values**:

- **Zero tolerance** for loud, abusive, or disruptive behavior
- Keep conversations and celebrations at conversational volume levels
- **No amplified music or speakers** permitted on court premises
- Yield court time graciously when others are waiting (maximum play time: 60 minutes)

Noise Management

- Maintain awareness of nearby residents, especially during early morning & evening hours
- Report excessive noise violations to HOA management immediately

Court Maintenance & User Responsibilities

Cleanliness Standards

Every player shares responsibility for maintaining our community amenity:

- **Water only policy:** No food, beverages (except water), or snacks permitted in court area
- **Pack it in, pack it out:** Remove all personal items, equipment, and trash
- Report any damage, hazards, or maintenance needs to HOA
- **Proper footwear required:** Non-marking court shoes only
- **Appropriate athletic clothing required** - always including shirts

Prohibited Items & Activities

- **No chalk, tape, or temporary markings** on court surfaces
- **No pets or animals** on court premises
- **No food or beverages** (water is permitted and encouraged)
- **No smoking** on or near courts
- **No littering** - dispose of trash properly
- **No ball machines**
- **No private or group lessons** without prior Board authorization

Emergency Procedures

- **Medical Emergency:** Call 911 immediately, then notify HOA office
- **Property Damage:** Document with photos and contact HOA within 2 hours
- **Security Concerns:** Contact local authorities first, then HOA management

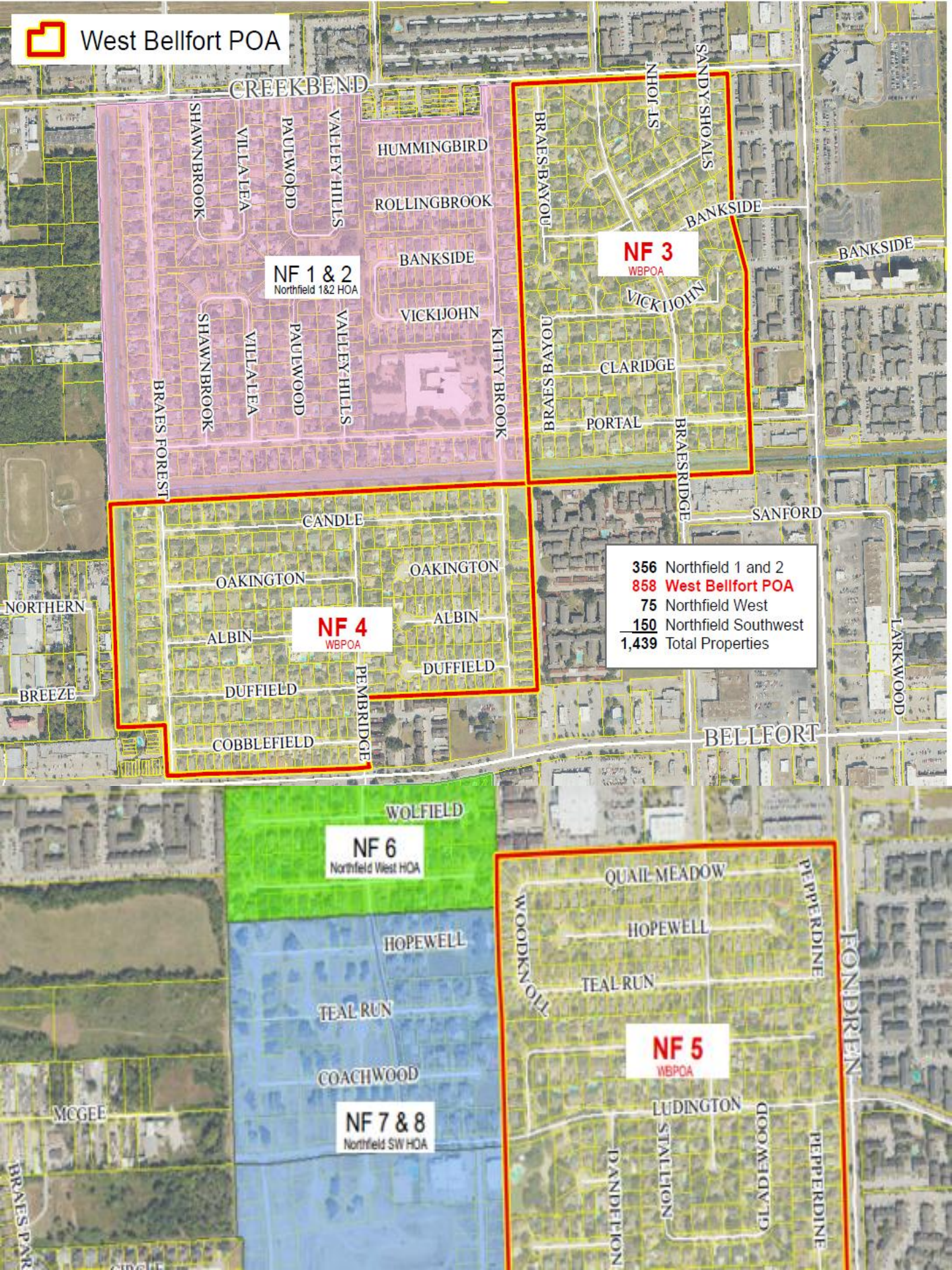
These rules ensure our pickleball court remains a safe, enjoyable amenity for all community members. Thank you for your cooperation in maintaining the high standards that make our neighborhood special

Questions? Contact the HOA Board at patrolwbpoa@gmail.com or call (713) 630-8370

Tampering with HOA property without authorization from the WBPOA board and/or its authorized agents is a criminal offense. Violators will be prosecuted. Texas Penal Code § 28.03 – Criminal Mischief



West Bellfort POA



BETCHA BY GOLLY WOW . . . DID YOU KNOW?!

Unfortunately, we have Amazon package bandits who have come into our community and managed to steal packages from the homes of our residents.

The HOA board would like to inform you that there are several businesses which offer delivery of Amazon packages to their places of business.

To have an Amazon package delivered to an Amazon hub locker or counter, you must first add a locker to your Amazon address book by searching for it on the Amazon website or through the app. During checkout, select this saved locker address as your delivery location. After the package arrives, you will receive either an email or in-app notification with a barcode or a 6-digit code to open the locker and retrieve your package. If you're picking up from a counter, you just show the counter representative the barcode or 6-digit code, and they will retrieve your items for you. It's easy, fast, and effective.

Here are the businesses in our area that offer AMAZON lockers at their stores:

DD's Discount (SOY) 11104 Fondren Road Houston, Texas 77096 (713) 773-2300	DD's Discount (Bouldering) 11817 Wilcrest Drive Houston, Texas 77031 (281) 933-8102	DD's Discount (Gram) 10862 Beechnut Houston, Texas 77072 (281) 933-9927
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Ross Dress for Less 14404 Hillcroft St. Houston, Texas 77085 713-728-1688	Ross Dress for Less 8066 S. Gessner Houston, Texas 77036 713-272-9306	Ross Dress for Less 700 Meyerland Plaza Houston, Texas 77096 713-664-9455
--	--	--

Please know that your HOA board members are working diligently, along with the assistance of the Harris County Sheriff's Office deputies, to locate these Amazon bandits and make sure they are arrested for these crimes. The safety of you and your home is one of our top priorities. BOO to the bandits!

PUT YOUR ADVERTISEMENT HERE!



THINK BIG!
Schedule your home inspection today.

713-259-0673 - THINK-B-I-G.com
TREC 23748

Reminders from West Bellfort POA!

Let's work together to make our neighborhood a safer, more connected, and enjoyable place to live. Here are a few updates and tips to kick off the year:

Neighborhood Safety

- Stay Alert:** Remember to report any suspicious activity to local law enforcement or your neighborhood watch. Keeping an eye out for each other ensures our community remains secure.
- Lock Up:** Always lock doors, windows, and vehicles—even when at home. A small habit that makes a big difference!
- Lighting Matters:** Ensure your outdoor lighting is in good working order to deter unwelcome visitors. Consider motion-activated lights for added security.
- Speed Limit Reminder:** Let's protect our pedestrians and children—observe speed limits and watch for kids at play.

And most **IMPORTANT**.
This means STOP, not
slow down.



Please be more conscious of stopping at stop signs. We have a lot of kids in our neighborhood that are not always aware of their actions. Please be aware and slow down and come to a complete stop.

Community Connection

- Get Involved:** Join our neighborhood committees or volunteer at upcoming events. It's a great way to meet neighbors and strengthen our community bonds.

- Attend HOA Meetings:** Stay informed and have a voice in shaping the future of our neighborhood. The next regular meeting will be January 27, 2026.

- Social Events:** We're planning a variety of gatherings this year! Stay tuned for more details.

Let's make 2026 a year of safety, connection, and community pride. Together, we can ensure Northfield remains a place we all love to call home.

Please visit our website at
WestBellfortPOA.com

Parking on the opposite side of the streets in Northfield Community in Houston is illegal. Parking on the opposite side of the street from a neighbor's driveway in Houston, including Northfield Community, is illegal under Texas Transportation Code Section 545.302.

Specifically, it prohibits parking "on the roadway side of a vehicle stopped or parked at the edge or curb of a street," which means you cannot park facing against the flow of traffic or on the opposite side of a vehicle parked at the curb. This is to ensure safe traffic flow and emergency vehicle access.

Additionally, parking that blocks driveways, is too close to intersections, or violates posted signs is also illegal. While local deed restrictions may further regulate parking on lawns or private property, the key legal restriction for street parking is to park on the correct side of the street and not obstruct traffic or access.

In summary, parking on the opposite side of the street (facing against traffic) in Northfield Community is illegal in Houston under state law and city ordinance.

2026 POA DUES

The invoices for 2026 POA dues were mailed in January. **We understand some may be experiencing unforeseen financial difficulties. If this applies, please contact Goodwin & Co. at 855-289-6007 and ask for Sylvia Rivas 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 **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 Goodwin 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 2026 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 Goodwin & Co.
1400 Broadfield Blvd Suite 600
Houston, Texas 77084
Attention Sonia LeCompte
855-289-6007

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.

REMINDER MESSAGE FROM SERGEANT CHRIS MOORE

My name is Sergeant Chris Moore and I am the coordinator for the West Bellfort Property Owners Association security. There are approximately ten (10) “off duty” Harris County Sheriff’s Deputies that have been on the job since December 2023 at various times and shifts as many of you have already met. If you do not know, the Non-Emergency Line for security is: **713-630-8370**. As always, if someone is in immediate danger or an In Progress crime is occurring, always call 911 first.

Below, I discuss some crime prevention tips to keep you, your loved ones, and our community safer:

LIGHTING IS ONE OF THE MOST COST-EFFECTIVE DETERRENTS TO BURGLARY

- Install landscape lighting
- Place motion detector lights at the front and rear entryways
- Aim motion detector lights away from the house so lights activate when someone approaches
- Place exterior lights so as to prevent bulbs from being easily removed or broken
- Set interior lights on a timer

ALARMS ARE RECOMMENDED

- Use those monitored by a UL approved company
- Install both interior and exterior sirens
- Install sensors on all exterior doors and windows

WINDOWS SHOULD BE SECURED BY SECONDARY LOCKING DEVICES

Place a dowel rod horizontally in the interior track of sliding windows and vertically in the interior track of standard windows

GARAGE DOORS SHOULD BE CLOSED AND SECURED BY A LOCKING DEVICE WHENEVER POSSIBLE

- Garage door opener
- Standard lock/latch handle Exterior lock that utilizes a key Padlock on the inside rail

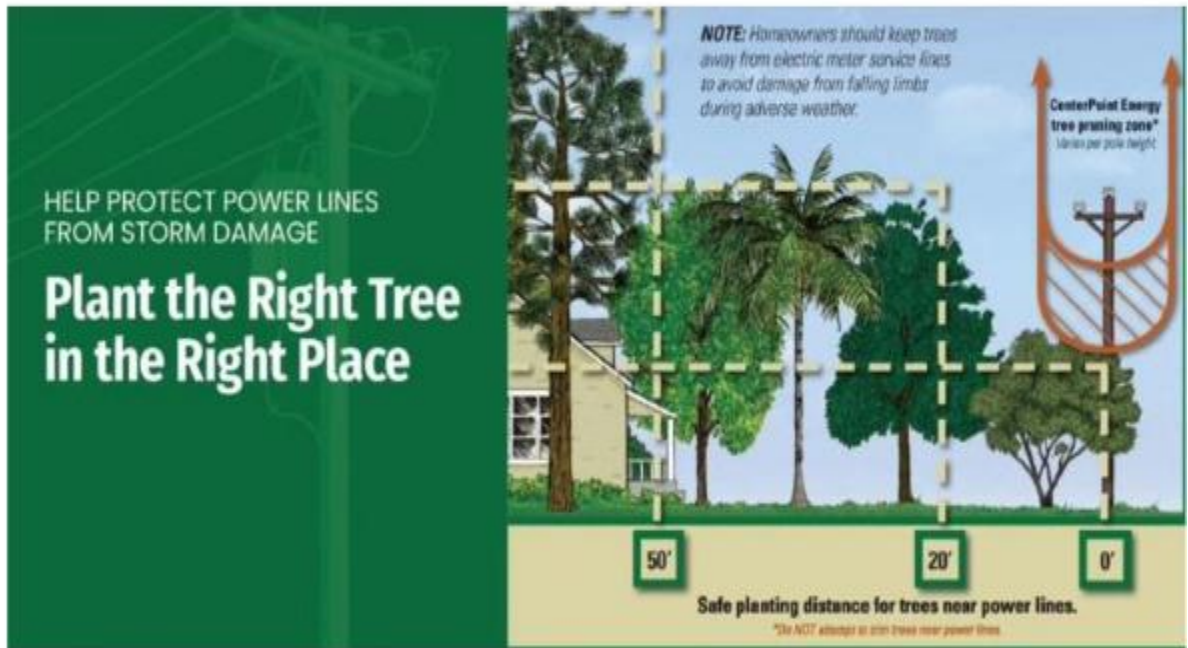
VEHICLES SHOULD BE LOCKED AND SECURED WHEN NOT IN USE AND VISIBLE ENTICEMENTS ELIMINATED

- Park vehicles in a well-lighted area
- Keep valuables such as cash, loose change, sunglasses, purses, wallets, CDs, tapes, and tools out of sight
- Secure the vehicle with auto alarm if possible
- Secure the steering column with an anti-theft device
- Secure pickup tailgates with locking device
- Avoid leaving keys inside of the vehicle
- Avoid leaving the vehicle running while unattended

In closing, vigilance is the best practice to keep yourself and loved ones safe. If you see something, don't hesitate to say something. We look forward to meeting and getting to know each of you while we focus on keeping our community safe.

Sergeant Chris Moore

Stay Storm-Ready



Did you know the type of trees you plant—and where you plant them—can make a big difference during severe weather?

After last year's **Derecho and Hurricane Beryl**, it became clear that trees growing too close to overhead power lines can make storm recovery even harder. That's why the **Planning and Development Department**, in collaboration with **HPARD Urban Forestry and CenterPoint Energy**, updated and clarified parts of the City's **Tree and Shrub Ordinance**—originally adopted over 25 years ago to help protect Houston's green canopy.

Here's what's new and important for you to know:

🌳 **Tree placement matters.** The updated ordinance defines “under power lines” as **within 20 feet from the center** of overhead utility lines.

🌱 **Not all trees are created equal.** New recommended trees for planting under power lines include:

- *Little Gem Magnolia*
- *American Holly*
- *Yaupon Holly*
- *Possumhaw Holly*

🚫 **What not to plant:** Crape Myrtle and Texas Pistache may be popular, but they're **not native to Houston** and are not **recommended under power lines**.

By planting the right trees in the right places, you're helping to reduce power outages and keeping our city safer during storms.



TREE WASTE and BULK WASTE

Residents may dispose of Tree Waste and Bulk Waste curbside. Tree Waste is collected during **ODD** numbered months and Bulk Waste is collected during **EVEN** numbered months. This method of collecting large waste items comes with the benefit of diverting materials that can be recycled, away from landfills, saving landfill space and valuable tax dollars.

Tree Waste

The term “Tree Waste” refers to “clean” wood debris, including tree limbs, branches, and stumps. **Materials such as lumber, furniture, and treated wood will NOT be accepted.**

Bulk Waste may NOT be placed for collection during a Tree Waste month. Tree Waste months are **January, March, May, July, September, and November.**

Bulk Waste

“Bulk Waste” is defined as items such as furniture, appliances, and other bulky material.

Tree Waste is accepted during Bulk Waste Months; however, to ensure your Tree Waste is recycled, you may hold your tree waste materials until the next Tree Waste designated month or take it to a Neighborhood Depository/Recycling Center.

Bulk Waste months are **February, April, June, August, October and December.**

Placement Instructions

- Tree Waste and Bulk Waste should be placed adjacent to the front curb in a location easily accessible to the collection vehicle between the hours of 6:00 p.m. the Friday before and 7:00 a.m. on the scheduled collection day.
- Tree Waste and Bulk Waste should not be stacked under low overhead electrical wires or other cabling, signs, or mailboxes; next to fences or posts; or on top of water meters, gas meters, fire hydrants, or other exposed utility components.
- Materials should not be placed in the street, on the sidewalk, or other right-of-way, or in any manner which would interfere with pedestrian or vehicular traffic.
- Tree Waste and Bulk Waste collection is limited to occupied residential units and vacant residential lots only if the waste generated is in connection with the maintenance of the property.

Restrictions:

- No more than 8 cubic yards (about the size of a minivan) of Bulk Waste or Tree Waste may be placed at the curb for collection.
- A maximum of four cubic yards of building material (not to include roofing shingles, brick, plaster or concrete) generated by the resident in connection with the maintenance of the residential property may be collected by Solid Waste Management Department crews.
- Appliances containing refrigerant must have a tag attached to them certifying a qualified technician has removed the refrigerant.
- The SWMD is not allowed to collect any material that was generated by contractors who were retained by a resident to perform work on his or her residential property. It is the responsibility of the contractor to remove all debris that may arise from the contractor's activities. These contractor-related activities include, but are not limited to: trimming and removal of trees, remodeling, new construction and roofing.
- If authorized items placed for collection are mixed with unauthorized items, department personnel shall not be obligated to sort the materials and may refuse the entire load.



YES! Put these in your recycling cart.

Cans



Aluminum & Steel Cans
empty and rinse

Cartons



Food & Beverage Cartons
empty and rinse

Glass



Bottles & Jars
empty and rinse

Paper



Cereal Boxes, Newspaper, Magazine & Mail, Flattened Cardboard & Paper Tubes

Plastic



Kitchen, Laundry, Bath Bottles & Containers

Curbside Recycling

- City-provided containers must be placed at the curb between 6 p.m. the day before and 7 a.m. on the scheduled collection day.
- Container facing the street with the handle facing the house.
- Containers must be accessible and not blocked by obstacles, including parked cars, trees, mailboxes, fencing, etc. Blocked containers will not be emptied.
- Leave at least a three (3) feet space between garbage and recycling container to allow our trucks to safely operate.
- Remove containers from the curb line and/or public view by 10:00 p.m. on the day of collection and stored in a secure location.

YES! RECYCLE

(Green Recycling container)

Paper: Newspaper, magazines, catalogs, junk mail, office paper

Plastic: Containers #1 - 5 and 7 (rinsed & drained) examples include water and soda bottles, milk jugs, yogurt cups, margarine tubs, detergent bottles

Aluminum Cans (rinsed & drained)

Bimetal Cans (rinsed & drained): Examples include soup cans, vegetable cans, fruit cans, coffee cans

Glass (rinsed & drained): Bottles, jugs and jars

Cardboard (flattened)

Cartons: Gable top and shelf-stable cartons, examples include milk cartons, juice cartons, soup cartons, soy milk/alternative milk cartons

NO!

(DO NOT put in Green Recycling container)

Film or flexible plastics: examples include ALL plastic bags, shrink wrap, plastic wrapping from cases of water or soda, plastic cereal bags, Styrofoam, cracker bags, etc.

Greasy & Soiled Paper: Food contaminated paper, tissue paper, wrapping paper, paper towels or napkins.

Yard waste: E.g. leaves, grass, twigs, branches

Textiles: E.g. clothing, shoes, sheets, towels, pillows

Large plastic items: toys, garden hoses, coolers, furniture, buckets

When in doubt leave it out.

Environmental Service Centers

The Environmental Service Centers provide drive through drop-off locations for Houston residents to bring their household hazardous waste (HHW) such as anti-freeze, batteries, fuel, oil, paint, pesticides, paint thinner, herbicides and household cleaners. Residential electronic scrap items will also be accepted (monitors, televisions, printers, keyboards, mice, scanners, fax machines, telephone handsets, VCRs, CPUs, cellular phones and other small consumer electronics). These items should not be placed on the curb with or in your container for collection with garbage or tree waste/junk waste pickup. Styrofoam blocks (plastic #6) and packing "peanuts" are not accepted at the ESC-South location.

NORTH - 5614 Neches, Building C
Open 2nd Thursday of the month from 9 am - 3 pm

SOUTH - 11500 South Post Oak
Open every Tuesday and Wednesday from 9am - 3pm and 2nd Saturday of the month from 9 am - 1 pm

Container Replacement

Residents needing to replace containers more frequently than once every 10 years will have the following fees added to their monthly water bill.

- Fee reflected on property owners water bill must be paid in full before delivery.
- Fee includes the container delivery fee and the cost to purchase the replacement container.
- The city will replace damaged parts such as wheels, lids and handles at no charge.
- Department will replace containers city collectors damaged beyond use at no charge.

Fees and Charges

Container Delivery/Retrieval \$23.84

Cleaning & Disposal of Content \$40.14

*Only applies to retrieval of unauthorized containers.

Container Cost varies at the time of each purchase order.

Westpark Recycling Center

The Westpark Consumer Recycling Center is the City's premier drive-through recycling drop-off location. Accepted items include aluminum and tin cans, household plastic containers #1-5 & 7, glass bottles and jars, paper, and cardboard. Also accepted batteries, used motor oil and filters, latex paint, antifreeze, electronics and tires. There is a box for clothes and shoes. Styrofoam blocks (plastic #6) and packing "peanuts" are not accepted at the ESC-South location. Styrofoam is not accepted in the curbside recycling program.

The center is open Monday through Saturday from 8:00 a.m. to 5:00 p.m.

Westpark Recycling Center
5900 Westpark
Houston, TX 77057



**Please use your bag to
keep our park beautiful!**

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, Goodwin & Company at 855-289-6007 or Goodwin-CO.com 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.

GARAGE / YARD SALES ARE NOT ALLOWED.



Construction material accounts for 38% of the waste stream in the Houston area. The Reuse Warehouse benefits the community by providing space for excess building materials that would otherwise be dumped in local landfills. The facility accepts material from individuals, supply companies, and builders, and makes it freely available for reuse by any non-profit organization.

REUSE WAREHOUSE

9003 N. Main St.
Houston, TX 77022
reuse.warehouse@houston.tx.gov

Hours of Operation:

Tuesday - Friday: 8:30 a.m. to 4:30 p.m.

Every 2nd and 4th Saturday of the month
8:30 a.m. to 12:30 p.m.

Closed: Sunday and Monday

Dead Animals

Dead animals can be picked up by calling 311, the City's Customer Service Hotline. A fee is required for large dead animal pickup. For large animal pickup during the weekend, please call 311 from 7:00 a.m. to 3:00 p.m. Do not place dead animals with household garbage or tree waste/junk waste collection.

For dead animals on the freeway and feeder, call TXDOT at 713-802-5000.

Fines

Violation of any provision of the solid waste ordinance is punishable upon first conviction by a fine of no less than \$50 nor more than \$2,000. Each subsequent conviction is punishable by a fine of no less than \$250 nor more than \$2,000. Each day that any violation continues may be punishable as a separate offense. To report a violation or to file a complaint, call 311.



MASCOTS

To request a Solid Waste Management Department mascot or a Speaker from the SWMD please call 3-1-1.

Adopt-A-Container Program

Non-profit organizations may request large bulk containers for weekend neighborhood cleanup campaigns. Requests must be sent to the SWMD in writing at least 14 days before the anticipated cleanup date. Bulk containers are provided on a "first-come, first-serve" basis and are delivered on Friday and collected on Tuesday. Only non-profit organizations and civic organizations coordinating a neighborhood cleanup campaign are eligible to sponsor bulk containers. For more information, call 3-1-1.

Yard Waste

Find out how easy your choices are!

Grasscycling Composting Compostable Bags



City of Houston Compostable Bags

Look for City-approved compostable bags at your local grocery and hardware stores.

www.houstonsolidwaste.org

For information visit
www.houstonsolidwaste.org



City of Houston
Solid Waste Management Department

PO Box 1562, Houston, TX 77251

www.houstonsolidwaste.org

Houston residents call 3-1-1 for non-emergency calls.

The Trash Facts is a newsletter published by the Solid Waste Management Department. Information may be reproduced for public dissemination by civic groups and neighborhood organizations.

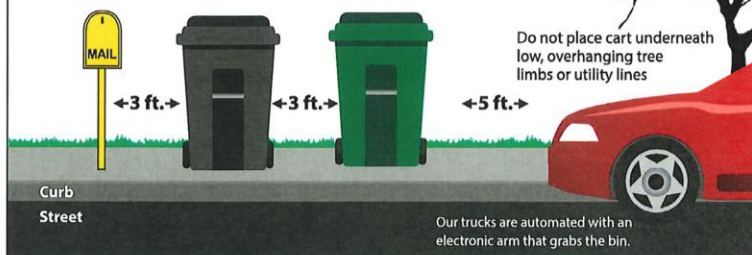
Mark C. Wilfalk, SWMD Director

swdworks@houston.tx.gov

Placing Your Cart

HOW TO POSITION YOUR CARTS CORRECTLY

- 1 Allow 3 feet between carts and structures such as mail boxes, lamp posts and 5 feet from cars
- 2 Face the metal bar toward the street
- 3 Make sure the lid is closed



Our trucks are automated with an electronic arm that grabs the bin.

REV01142022

Please set up your TownSq account and log into Goodwin & Company

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

DESECHELA
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.



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, **c/o Goodwin & Co. , Sonia LeCompte at 855-789-6007** 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.

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



**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.



- * 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, Jeannette Calhoun
Landscape	Etan Mirwis, Kim Jones
Newsletter	Joy Cunningham, Daphne Jack, Kim Jones
Parks & Recreation	Asher Bellas, Neal Harris
Pool	Phil Abrams
Safety	Barbara Hite
BLOCK CAPTAINS	Volunteers Needed!!



WBPOA residents can request vacation watches from Sheriff for vacation planning needs. You can register for a deputy vacation watch by visiting the WBPOA website @ westbellfortpoa.com and select "PATROL". Forms need to be completed at least 7 days in advance.



See Something, Say Something!

There are approximately ten (10) "off duty" Harris County Sheriff's Deputies that have been on the job since December 2023 at various times and shifts as many of you have already met. If you do not know, the Non-Emergency Line for security is: **713-630-8370**. As always, if someone is in immediate danger or an In Progress crime is occurring, always call 911 first.

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.

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 _____
APPROVED/APPROVED CONDITIONALLY/DISAPPROVED.

Date _____
ACC COMMITTEE CHAIR SIGNATURE and Date _____

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