

**West Bellfort Property Owners  
Association**

**[www.westbellfortpoa.com](http://www.westbellfortpoa.com)**

**Newsletter**

**APRIL 2026**

**WBPOA BOARD MEETINGS ARE HELD ON  
THE 4<sup>TH</sup> TUESDAY OF EACH MONTH AT 6:30  
P.M. AT THE BRAESRIDGE CLUBHOUSE  
10810 BRAESRIDGE. NEXT MEETING APRIL  
28, 2026.**

**WBPOA BOARD MEMBERS:**

Barbara Hite, President  
Etan Mirwis, Vice President  
Joy Cunningham, Secretary  
Marc Warren, Treasurer  
Phil Abrams, Board Member  
Michelle Amber, Board Member  
Asher Belles, Board Member  
Jeannette Calhoun, 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](mailto:Sylvia.Rivas@GoodwinTX.com)**

**Office: 713-589-3367**

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



*Hello April*

**Ludington Clubhouse Rental**

**Joy Cunningham**

**713 / 417-8154**

**[Joycunningham@sbcglobal.net](mailto:Joycunningham@sbcglobal.net)**

**Braesridge Clubhouse Rental**

**Jeannette Calhoun**

**713 / 203-2407**

**[jeannettecalhoun@aol.com](mailto:jeannettecalhoun@aol.com)**

**WBPOA is patrolled by :**

**Harris County off-duty Sheriff  
Deputies**

**713 630 8370**

**[patrolwbpoa@gmail.com](mailto:patrolwbpoa@gmail.com)**

**Please see REMINDER  
announcement in this  
newsletter**

COMING SOON!!



If you would like to be considered or would like to nominate a neighbor, please email  
Lloyd Lovell @ [lovell.lloyd@gmail.com](mailto:lovell.lloyd@gmail.com)

**ACC Approval and Maintenance Reminder – Exterior Modifications**

**Dear Homeowners,**

We hope you're having a wonderful day in our beautiful community. As we work together to keep the neighborhood safe and welcoming, we'd like to share a few important reminders.

Maintaining your home's exterior includes caring for your lawn, driveway, and the sidewalks/walkways and curbs in front of your lot. The HOA has begun issuing notices for sidewalk areas with significant tripping hazards, and additional driveway, walkway and curb notices may follow in the coming months. These repairs are the **homeowner's responsibility**, so please plan to address any issues promptly.

Before starting any exterior project, big or small, please remember to submit an **Architectural Control Committee (ACC) Review Request**. This ensures improvements meet community standards and prevents the need to modify or remove unapproved work. Recently, several modifications (including astroturf installations) have been completed without approval, so we appreciate your attention to the proper process.

**\*\*\*PLEASE DO NOT ASSUME THAT A NEIGHBOR'S PROPERTY REFLECTS WHAT IS PERMITTED, APPROVED, OR COMPLIANT WITH HOA STANDARDS.\*\*\***

Submitting your ACC request in advance:

- Prevents costly revisions to unapproved work
- Protects neighboring properties
- Ensures projects align with community guidelines

Attached, you'll find helpful ACC FAQs and information to guide you through the process.

Thank you for helping us maintain a safe and beautiful community. If you are planning any exterior changes, please submit your ACC application **before** beginning work.

**Warm regards,**

Management on behalf of  
**The Board of Directors**

## **HEAVY TRASH/BULK TRASH PICKUP**

As a service to single family homes, the City of Houston provides heavy trash collection for furniture, appliances, large items and tree waste. The current schedule is as follows:

**North of W. Bellfort:** Bulk Waste and Tree Waste – 2<sup>nd</sup> Friday

**South of W. Bellfort:** Bulk Waste and Tree Waste – 3<sup>rd</sup> Thursday

Historically, bulk and tree waste were done on an alternating monthly schedule but as of now the City is picking up both each month.

The City requires that items may not be placed under low branches, wires and on top of utility meters. Items must not block sidewalks or be in the street. Mattresses and upholstered furniture must be covered in plastic. Maximum volume is 8 cubic yards per collection (roughly the size of a minivan's cargo space). Additional limits of up to 4 cubic yards of building materials may be included in the same pickup. Contractor generated waste is not collected under this program.

Alternatively, there are City of Houston depositories where you can bring your waste. The closest depository to our neighborhood is at 10785 SW Freeway. Drop-off hours are Tuesday- Saturday, 9 am to 6 pm and closed on Mondays and Sundays.

Ultimately, the responsibility for maintaining your home clear of trash is the homeowner's. The restricted covenants state that it is a violation of deed restrictions when waste is left on your property. The HOA does its best to enforce the deed restrictions and be reasonable when violations occur. Due to the inconsistent City service, the Board has adopted a policy to deal with heavy trash.

**Residents must place bulk items between the curb and sidewalk NO EARLIER than 7AM on the Sunday prior to scheduled pickup day. Cardboard boxes must be broken down and tied up. It is HIGHLY recommended that you have your landscaping company take their yard / tree waste and not rely on the City's pickup. If waste is not picked up, you should call 311 and be sure to obtain a report number.**

### **Further, the following procedure will be implemented for violations of this Trash Policy:**

1. The Association will perform routine and random inspections throughout the community to locate violations of this policy.
2. If a violation is found, a 15-day letter will be mailed via certified and regular mail to the Owner stating the violation & date observed. You may hire your own contractor to remove the debris or haul it to the depository. The letter will include a demand that such Trash in View must be REMOVED from public view within **fifteen (15) days from the date of the letter.**
3. If the trash has NOT been removed from view within fifteen (15) days from the date of the letter, the Association may exercise its right to hire self-help and have a contractor remove such trash or debris after the fifteen (15) day deadline in the notice letter has expired.

## **HEAVY TRASH/BULK TRASH PICKUP (Continued)**

4. Once an invoice is received from the contractor for such trash removal, The Owner's account will be invoiced for the full cost of the work plus an administrative fee to cover the cost of the inspections, documentation, notifications and work order coordination. A statement that is billed as a reimbursement assessment will be mailed to the Owner requesting payment within ten (10) days of receipt.
5. If there are extenuating circumstances and the homeowner wishes to request additional time to remove the waste, they must email [Sylvia.rivas@goodwintx.com](mailto:Sylvia.rivas@goodwintx.com) together with the 311 report number and the date the report was generated. The extension of time request must provide an explanation as to why it is being requested and the amount of time requested. Extensions based only on the City's not picking up will not be acceptable, their lack of service does not exempt homeowners from being directly responsible.

For some time now heavy trash has been a significant challenge to maintaining beautification and quality of life in the community. The above policy has been adopted by the Board of the HOA with the intention of proactively addressing this issue. We are counting on homeowner support to maintain a standard all our neighbors can be proud of.

## Exterior Modifications / ACC Approvals

### Frequently Asked Questions

**1. Do I have to submit an ACC application?**

Yes. Any modification to the exterior of your home—front, side, or backyard—requires ACC approval. This ensures compliance with governing documents, prevents hazards or easement issues, maintains community aesthetics, and protects property values.

**2. Where do I find my community's ACC request form?**

Log in to TownSq → Select 'Architectural Review' → Click 'Submit Project' to begin. Management and the committee will communicate through TownSq if additional information is required.

**3. What's the process? How long does approval take?**

The Architectural Committee reviews submissions for guideline compliance. A response may take up to 30 days. Provide detailed information to avoid delays.

**4. What is the status of my application?**

If you have not heard back within 30 days, submit a request through TownSq or email your manager at [HWBELManager@goodwintx.com](mailto:HWBELManager@goodwintx.com).

**5. Where should I direct ACC questions?**

Email Goodwin's ACC team at [ACCReview@GoodwinTX.com](mailto:ACCReview@GoodwinTX.com) or use the TownSq 'Requests' feature.

**6. Is there a cost to submit an ACC application?**

For a limited time, there is no cost. Expedited service has a 10-day review period and requires a \$45 payment to be paid prior to the review.

**7. What is the response timeline?**

The committee has up to 30 full days to issue a decision once the application is placed in 'Voting' status and all required information plus the fee is received.

**8. What if I proceed without approval?**

Unapproved work may violate restrictions. Violations, legal involvement, and required removal/restoration at the homeowner's expense may occur.

**9. What if I do not want to use TownSq?**

TownSq is strongly recommended. If unavailable, email [ACCReview@GoodwinTX.com](mailto:ACCReview@GoodwinTX.com) for alternative submission options.

**10. Where can I find governing documents?**

In TownSq → Documents → Governing Documents folder. Also accessible on the community TownSq homepage.

## ARCHITECTURAL REQUEST

\*\* Please note that you will need to use a laptop or desktop computer and logged in to your TownSq account during submission.

If you're not registered, you can do so by visiting the following link through a web browser <https://app.townsq.io/ais/sign-up> All you will need is your HOA account number and property zip code. Through TownSq you can make payments, view documents, correspond with your Association Manager, and view full account detail.

**TO BEGIN AN APPLICATION**, please login to your TownSq profile at [West Bellfort | TownSq Community App](#) then select the Architectural Review feature on the left-hand side menu. From there, select "Submit Project" and fill in the necessary fields. Once the form has been completed, click "Save" at the top right of the screen to submit the project for immediate review. You also can upload any files or pictures you may have during this process (strongly encouraged). Once your project has been submitted, simply log back in to see the status of your request in real time, anytime!

Remember that a full and complete application containing all pertinent information will maximize the chances of your application being processed quickly; however, the Committee is allowed **UP TO 30 FULL DAYS** to respond and will aim to provide verdicts as expeditiously as possible.

**TO DOWNLOAD YOUR VERDICT LETTER**, login to your TownSq profile, select the Architectural Review tab on the left-hand side menu and click on your application. The letter can be downloaded by clicking on the button that is labeled "Download verdict letter" located on the upper right-hand corner within the request/ application.



# Newsletter

Hello everyone!

This is your Newsletter. Tell me what you would like to see included.

Do you have community photos, special events happening?

Would you like to advertise in the Newsletter?

Tell me some great stories as I am waiting to hear!

Send me an email and I will definitely respond!

Joy Cunningham

[joycunningham@sbcglobal.net](mailto:joycunningham@sbcglobal.net)

**I am waiting on YOU!!**

## Let's Make District K Shine. Join Keep Houston Beautiful Day



Spring is the perfect time to come together and take pride in the places we call home. **Keep Houston Beautiful Day is Saturday, April 11**, and we are encouraging neighborhoods across **District K** to take part by organizing community cleanups.

Whether it's picking up litter, clearing debris, or refreshing a neighborhood park or green space, small efforts can make a big difference. When neighbors work together, we create cleaner streets, stronger communities, and a greater sense of pride in where we live.

We would love to see **cleanups happening all across District K** on April 11 and make it a true district wide day of service.

If your civic club, neighborhood group, church, or organization is planning a cleanup, **please let our office know**. We'd love to help highlight your efforts and support the work happening in your community.

Let's come together, roll up our sleeves, and make District K shine.

# New Jury Service System



The **City of Houston Municipal Courts Department** introduced a **new jury management system** designed to make the jury service process easier and more efficient for the more than 70,000 Houstonians summoned each year.

Under the new system, traditional jury summons letters will be replaced with **postcard style summonses** like the ones above and mailed to residents.

There is also a change to how jurors are paid. The **\$6 daily juror compensation** will now be issued on a **debit card the same day jurors report for service**, instead of a mailed check.

The update also includes a **new online juror portal**, where residents can complete questionnaires, request exemptions, and receive updates about their jury status. Jurors can also opt in to receive **text message notifications** for faster communication.

Residents who cannot access the online portal can still contact **Jury Administration** using the information provided on their summons.

These changes are designed to simplify the process while maintaining the integrity of Houston's jury system.

# CenterPoint Launches New Progress Tracker



Ever wonder what upgrades are happening behind the scenes to strengthen Houston's power grid? CenterPoint Energy has launched a new interactive Community Progress Tracker that lets residents see resiliency improvements happening across their neighborhoods and throughout the Greater Houston area.

The online map was created based on customer feedback and gives people a clearer view of the work being done to make the electric system stronger, smarter, and more reliable.

Over the past year, infrastructure improvements have already made a difference. CenterPoint reports 100 million fewer outage minutes for its 2.9 million customers, which translates to an average reduction of more than 30 minutes of outages per home and business.

With the new tracker, residents can explore upgrades at the community, ZIP code, and even street level, including projects such as:

- Storm resilient poles and equipment
- Smart grid automation and technology upgrades
- Tree trimming to prevent outages
- Undergrounding of power lines

The goal is simple. Give residents a transparent way to see the progress being made to improve reliability and strengthen the energy system that powers our homes and businesses.

You can explore the interactive tracker and see what projects are happening near you across the Houston region.

## 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](#)

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**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,

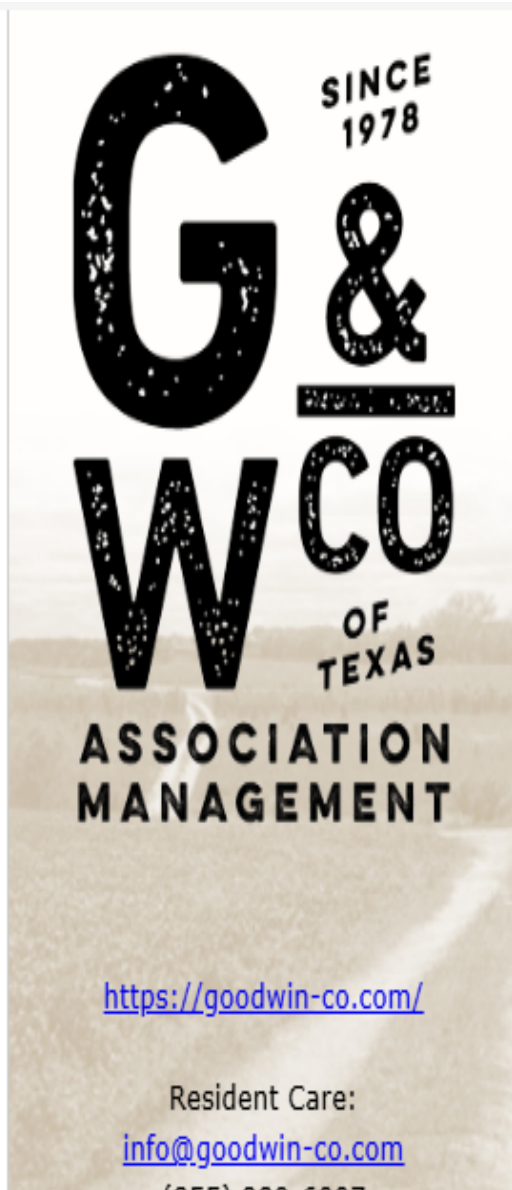
The Board of Directors of the West Bellfort Property Owners Association recently appointed Goodwin & Company as its new management company, effective August 1, 2025. Please review the attached welcome letter. This letter will also be sent via USPS with your new personalized account number.

You may access your community website by visiting [www.goodwin-co.com](http://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**



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](http://www.HoustonSolidWaste.org)

# Recycling in WBPOA

All WBPOA residents are on Schedule A/Thursdays for recycling pickup, which occurs every other week.



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 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

## 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).

# Pickleball Court Rules & Regulations

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

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## 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

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# 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

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## 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

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## 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

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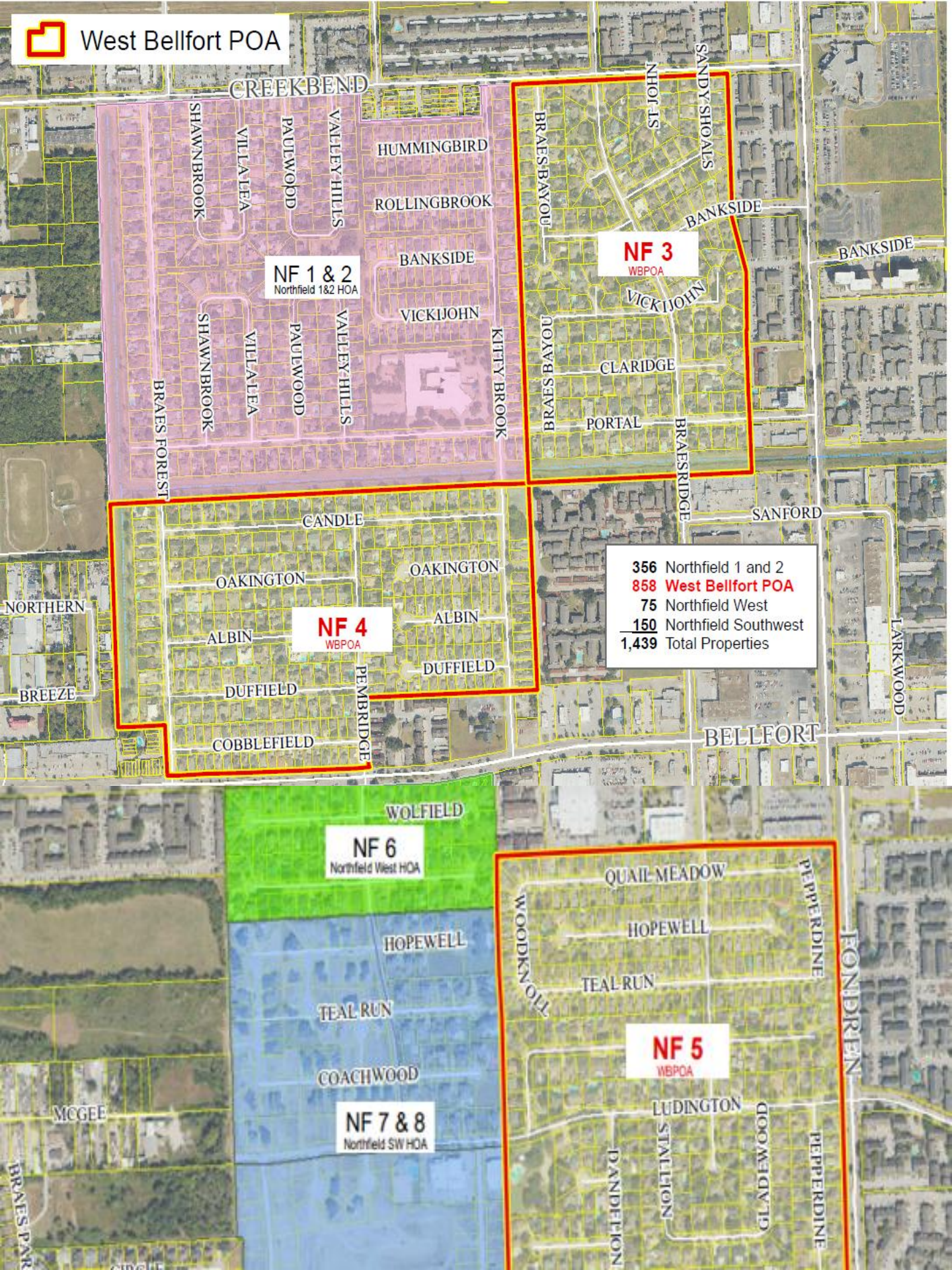
*These rules ensure our pickleball court remains a safe, enjoyable amenity for all community members. Thank you for your cooperation in maintaining the high standards that make our neighborhood special*

**Questions?** Contact the HOA Board at [patrolwbpoa@gmail.com](mailto: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



**NF 1 & 2**  
Northfield 1&2 HOA

**NF 3**  
WBPOA

**NF 4**  
WBPOA

356 Northfield 1 and 2  
858 **West Bellfort POA**  
75 Northfield West  
150 Northfield Southwest  
**1,439** Total Properties

**NF 6**  
Northfield West HOA

**NF 5**  
WBPOA

**NF 7 & 8**  
Northfield SW HOA

## 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
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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!**



**BIG**  
Blueprint Improvement Group



**THINK BIG!**  
Schedule your home inspection today.

713-259-0673 - [THINK-B-I-G.com](http://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 March 24, 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 OR**  
**<https://app.townsq.io/login>**

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

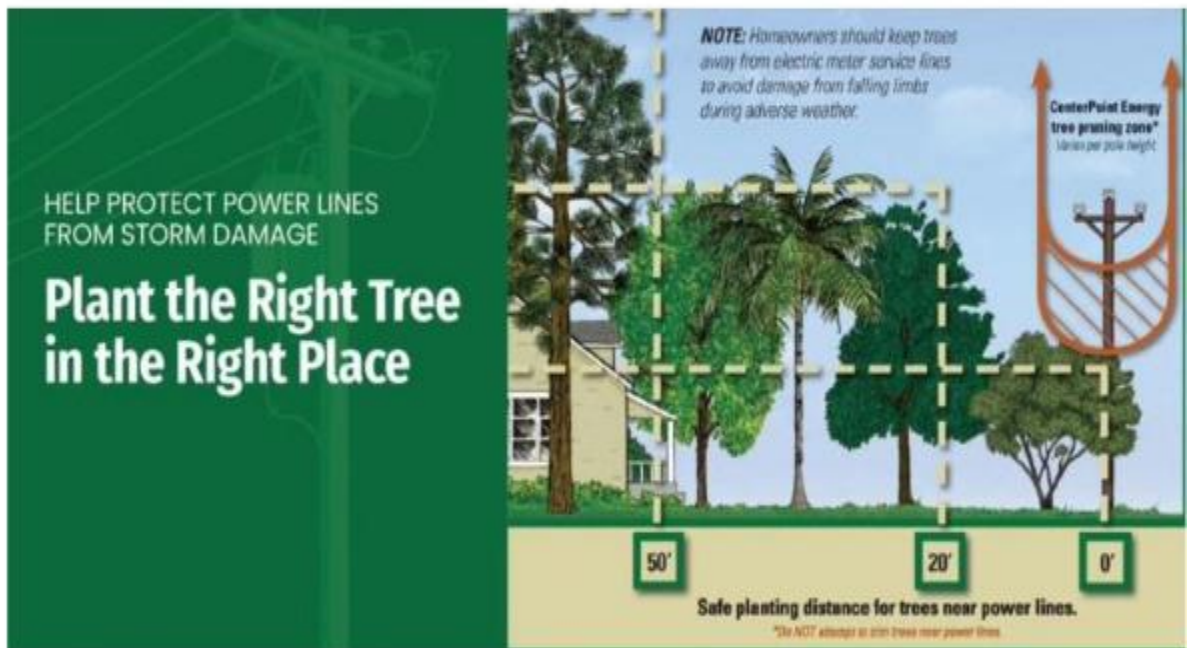
## **VEHICLES SHOULD BE LOCKED AND SECURED WHEN NOT IN USE AND VISIBLE ENTICEMENTS ELIMINATED**

- 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.



**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](http://www.westbellfortpoa.com) (under "Documents") or please contact WBPOA's property management company, Goodwin & Company at 855-289-6007 or [Goodwin-CO.com](http://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@houstontx.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](http://www.houstonsolidwaste.org)



City of Houston  
Solid Waste Management Department

PO Box 1562, Houston, TX 77251  
[www.houstonsolidwaste.org](http://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@houstontx.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

Do not place cart underneath low, overhanging tree limbs or utility lines

Curb Street

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

# Website Improvements

## 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](http://www.westbellfortpoa.com) (under "Documents") or please contact WBPOA's property management company, **c/o Goodwin & Co. , Sylvia Rivas 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): Bulk Waste and Tree Waste 2<sup>nd</sup> Thursday. Recycling 1<sup>st</sup> and 3<sup>rd</sup> Thursday
- \* WBPOA – Northfield V (South Side of West Bellfort): Bulk Waste and Tree Waste 3<sup>rd</sup> Thursday. Recycling 1<sup>st</sup> and 3<sup>rd</sup> Thursday

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](http://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.

