

Spring Branch Estates II

PROPERTY OWNER'S ASSOCIATION



Tuesday, March 24, 2026 6:00 P.M. to 7:45 P.M.

ANNUAL PROPERTY OWNER'S MEETING

WHERE: VFW Post 8790
1560 VFW Way, Houston, TX 77055
(Turn on the street by Discount Tires off Long Point)

Dear Members (Residents) of Spring Branch Estates II,

Please join us for the Annual Meeting this year. It is important for you to see what's going on in our neighborhood. Also you will get a chance to hear about new city policies from our City Council Representative's office as well as Chris Englehardt from the Police Department. It's a great opportunity to be involved in your neighborhood. Hope to see you there!

New City Policy for Heavy Trash Starting March 1, 2026

Houston Residents can schedule heavy trash pickup for bulky items and tree waste by calling 311, with collection occurring within five working days of the scheduled appointment.

OVERVIEW: Houston's Heavy Trash Pickup (also called Junk Waste or Tree Waste) allows residents to dispose of large items such as furniture, appliances, mattresses and tree limbs. The program alternates monthly. Tree Waste is collected in odd-numbered months (Jan, Mar, May, July, Sep, Nov) and Bulk Waste in even numbered months (Feb, Apr, June, Aug, Oct, Dec). Each household can request up to 4 heavy trash collections per year.

City of Houston Helpful Numbers

Houston Help & Information 311

HPD (Emergency) 911 HPD (Non Emergency) 713-884-3131

HPD Northwest Substation & Differential Response Team, 6000 Teague
832-394-5500

Animal Control (BARC) 713-229-7300

Anti-Gang Office 832-393-0931

Department of Neighborhoods 832-394-0600

District A Office 832-393-3010

Register for City of Houston emails <http://www.houstontx.gov/citizensnet/>
Spring Branch ISD

<http://cms.springbranchisd.com/district/Home/tabid/28539/Default.aspx>

Spring Branch Management District <http://www.sbmd.org>

Houston Community College <http://www.hccs.edu/>

Houston-Galveston Area Council <http://www.h-gac.com/home/default.aspx>

- Call to Order
- Minutes of 2024 Meeting
- President's Report
- Treasurer's Report
- Guest Speakers:
- HPD Police, Council Representative
- Election of (1) Board Director:
 - Susan Nelson
 - Q & A
 - Adjourn

All property owners are encouraged to attend or conveniently submit your proxy.

Board Members serve 2-year terms

1 Board Member is up for election this year during the Annual Meeting either in-person vote or by proxy. Proxy ballots are included on the back of this newsletter.

1. Mail your proxy to SBEII, PO Box 430236, Houston, TX 77243
2. Call a Board Member to arrange delivery or pick up of your proxy.

Spring Branch Estates II Property Owners Association

Board of Directors

President: Joe Soria 713-480-2613

Vice President: Catherine Barchfeld 713-557-0139

Secretary: Susan Nelson: 281-627-6055

Treasurer: Susan Cotton: 713-464-3053

Director: Amanda Smith 832-372-0955

P.O. Box 430236 Houston, TX 77243

New email goes to all Board Members:

sbe2-poa-board@googlegroups.com

www.sbeii.org or www.sbeii.com

Please Note: After your weekly trash is picked up along with your Recycling Bin, you are to pull them back to your house - don't leave them at the street!

(Continued from front page)
2026 Heavy Trash Program

Placement Instructions

- Tree Waste and Junk Waste should be placed adjacent to the front curb in a location easily accessible to the collection vehicle before 7:00 a.m. on the scheduled collection day.
- Tree Waste and Junk 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 Junk 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 Junk 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.
- Solid Waste Management Department collection services are not available to multi-residential structures of more than eight units.

Tire Disposal

Tire Disposal Residents may place up to 4 tires at the curb for collection during Bulk Waste months. Collection crews will separate the tires from the Bulk Waste. It may take up to a week before crews return and retrieve the tires. Separating the tires from the rest of the Bulk Waste allows the SWMD to properly process tires.

Please keep your pets in a fenced yard or on a leash. It is dangerous for the animals, as well as those who walk and drive in the neighborhood.

City of Houston Code Sec. 6-101 (a)

It shall be unlawful for any person owning or having in his possession any dog to allow such dog to be at large without the owner or person in charge thereof having direct physical control over such dog. An owner or person having in his possession a dog may allow the dog to be at large on property that does not provide the animal access to a sidewalk or street.

2026 Recycling Calendar

Bi-Weekly Collection Schedule

YES! Recycle these items.

Place all items loose, unbagged in recycling cart.



NO! Do not recycle these items.



www.houstonsolidwaste.org

or call 3-1-1 for additional information.

Curbside Recycling SWMD Garbage Collection

Residents who receive SWMD collection are provided a 96-gallon green recycling cart, collected every other week on the same day as garbage pickup.

Recycle Right, Recycle More

Sorting properly is important. Contamination can disrupt the recycling process and send good materials to the landfill. When in doubt, throw it out.

What Can Be Recycled

All items must be empty, clean, and placed loosely in the cart. Do not bag recyclables.

Accepted Items

Metal and cans: Empty and rinsed aluminum and tin cans (soup, vegetable, coffee)

Cartons: Empty and rinsed cartons for milk, juice, broth, or dairy alternatives

Glass: Empty and rinsed bottles and jars

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

Cardboard: Flattened boxes such as cereal or shipping boxes, with packing materials removed

Plastic: Rinsed bottles, jugs, tubs, and jars labeled #1 through #5 and #7 (water bottles, detergent bottles, yogurt tubs)

March - Fridays -6th and 20th

August - Fridays - 7th and 21st

April - Fridays - *3rd and 17th

September - Fridays - 4th and 18th

May - Fridays -15th, 29th

October - Fridays - 2nd, 16th and 30th

June - Fridays - 12th, and 26th

November - Friday 13th and *27th

July - Fridays -10th and 24th

December - Fridays - 11th and *25th

*Holiday - pickup next day

SPRING BRANCH ESTATES II DEED RESTRICTIONS

- 1 No building other than a single family residence shall be built on any lot except garages, garage apartments, servants quarters or guest houses used for domestic purposes only, which may be built on the rear 1/3 of the lot.
- 2 No improvements shall be constructed on said property within easement lines or nearer than 30 feet to the front property line nor nearer than 5 feet to side property lines, except that in the case of corner lots no improvements shall be constructed within 10 feet of side property line adjacent to streets.
- 3 No permanent homes shall be built on said land containing less than 7500 square feet. If not of masonry construction, all structures shall, before occupancy, be painted on the exterior with two coats of paint, and shall have a tiled, shingle or graveled roof.
- 4 No outside toilet shall be installed or maintained on any premises, and all plumbing shall be connected with a sanitary sewer or septic tank constructed and installed in accordance with regulations provided by the County of Harris and State of Texas.
- 5 No noxious, offensive, unlawful or immoral use shall be made of the premises.
- 6 Grantor reserves unto itself, its successors and assigns, all the oil, gas and other mineral in, on and under said property, but hereby conveys to Grantees a perpetual non-participating, undivided 1/32 royalty in and to all the oil, gas and other minerals in, on and under, or that may be produced from said property.
- 7 All restrictions and covenants are binding upon the Grantees and all covenants on the part of the Grantees shall be binding on the heirs, successors, representatives and assigns of the Grantees.

SPRING BRANCH ESTATES II
Annual Meeting of Property Owners

Tuesday, March 24, 2026

PROXY

BE IT KNOWN, THAT I, _____, THE UNDERSIGNED PROPERTY OWNER IN SPRING BRANCH ESTATES II, HEREBY CONSTITUTE AND APPOINT _____ AS MY TRUE AND LAWFUL ATTORNEY AND AGENT FOR ME AND IN MY NAME, PLACE AND STEAD, TO VOTE MY PROXY AT THE ANNUAL MEETING OF SPRING BRANCH ESTATES II PROPERTY OWNER'S ASSOCIATION, TO BE HELD ON MARCH 24, 2026 OR ANY ADJOURNMENT THEREOF, FOR THE TRANSACTION OF ANY BUSINESS WHICH MAY LEGALLY COME BEFORE THE MEETING, AND FOR ME AND IN MY NAME, TO ACT AS FULLY AS I COULD DO IF I WERE PERSONALLY PRESENT. THE UNDERSIGNED REVOKES ALL PRIOR PROXIES HERETOFORE EXECUTED.

DATE: _____

DATE: _____

OWNER: _____

PROXY HOLDER: _____

SIGNATURE

SIGNATURE

PRINT NAME: _____

PRINT NAME: _____

ADDRESS: _____

ADDRESS: _____

or Property Description _____

or Property Description _____

Spring Branch Estates II

P.O. Box 430236
Houston, TX 77243



Important Information!
ANNUAL MEETING
Tuesday
March 24, 2026
6:00 PM