

Meyerlander MONTHLY

Volume 1 | Issue 7

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SEPTEMBER 2013



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DEED RESTRICTIONS

by Jim Walters, MCIA President and Director of Section 2

The most important document for us as homeowners is our Deed Restrictions. Because the City of Houston has no zoning, Deed Restrictions are our only protection from commercial and industrial construction, and other types of land use that would detract from the single-family dwelling atmosphere of Meyerland.

Deed Restrictions define the owner's rights, obligations, and restrictions on each his or her use of property and behavior. They essentially "restrict" what you can do to your property and how you have to maintain it. They also establish each owner's financial obligation to share in funding the MCIA's operating costs, membership and voting rights, and specify the architectural control authority, as well as provide enforcement authority.

Not to confuse you, but there are 22 unique sets of Deed Restrictions in Meyerland. Why so many? Meyerland was created as a legal entity from 1956 through 1962, with each section (and portions of sections) being platted and recorded separately with Harris County over that period. There is one each for sections 1, 2, 3, 4, 5 & 10, while sections 6 & 7 have three separate sets, and finally, section 8 has ten different sets. It would be a lot simpler if there was only one set for all of us, but unfortunately, that's not our case. Please make sure that you are using the right Deed Restrictions for your property address!

When you review your Deed Restrictions, you will probably be a little surprised at what you find and perhaps at how specific they are in certain areas. You should have been given a copy at your closing, but like most of us, you haven't taken the time to actually read them. Deed Restrictions have seen changes over the years, so what you have in your file at home may not be the current revision. The most recent changes occurred in 2003. If you don't feel like pulling out your closing file from years ago, it's easier to go to the Meyerland website, meyerland.net

Find out which of the 22 sets of Deed Restrictions apply to your property address, use the "Find Your Section" tool on the main menu.

Download a PDF copy of your Deed Restrictions under the "Architectural Control" section.

In addition to the Deed Restrictions, the MCIA Board of Directors use several policy documents to clarify how certain clauses of the deed restrictions are interpreted and enforced. For example, there is a Sign Policy and Holiday Decorations Policy. From the website, refer to the "Policies and By-Laws" and "MACC Policies" sections.

A question the Board often receives is, "Can my Deed Restrictions be changed, and if so, what's required to do that?" Depending on the section, either a majority (50%+1) or two-thirds vote of the homeowners, by notarized consent, is required in order to make the changes. The MCIA Deed Restriction Renewal Committee assists Section Directors and homeowners with the amendment process and ensures that proposed new language is consistent across the 22 sets. Currently, Section 5 is in the process of approving an update, while Section 1 is considering a major revision.

Our Deed Restrictions are important, so please take the time to read yours.

On the Cover

Our front cover features the Soccer Shots team that plays in Godwin Park. Soccer Shots is a program offered to children 2-8 that meets once a week at daycare centers, schools, and parks throughout the city. From left to right: Logan Lollis, Evann Meador, Evan Cohen, Coach Lindsey Jorlando - Assistant Director of Soccer Shots, and Elexis Segal.

Maintaining our Community

by Amy Hoechstetter, MCIA General Manager

The rules that the Association members live by are pretty common sense. Simple things such as picking up your newspaper, putting your trash in a container, picking up after your dog, and cutting your grass are examples of good property maintenance, and frankly, a reflection of your good citizenship. In addition to good citizenship rules, there are rules that govern how your property must look in order to maintain the wide, open green spaces and other characteristics of our community.

The original Meyerland developers envisioned a modern neighborhood, one of the first planned communities in Houston. Then, as now, Meyerland homeowners wanted an attractive, long-term investment, and a good quality of life. These goals are probably what attracted you to this neighborhood. These are also the same values of your elected representatives.

Continuing to support the value of our investment requires us to review Deed Restrictions. As we move through the next 10 years, the MCIA Deed Restriction Renewal Committee will review the 22 different sets of deed restrictions and possibly suggest changes. Be sure you are a part of the change.



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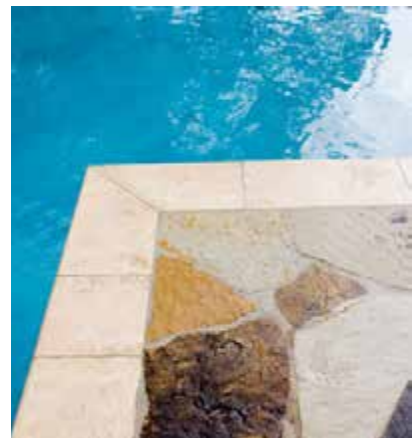
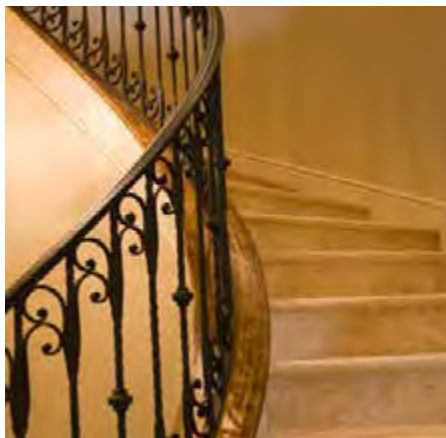


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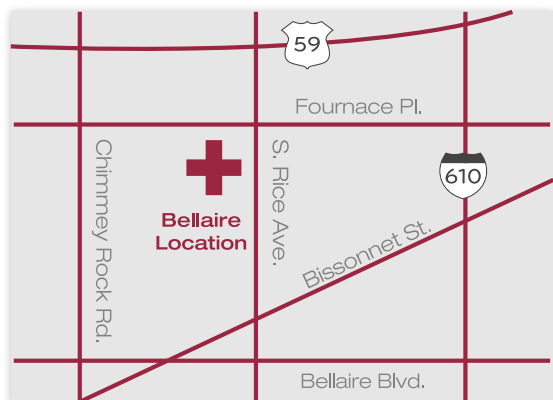


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3. Email your ad to meyerlander@meyerland.net, Subject: Classifieds. Deadline is the 12th of the month prior to the issue..

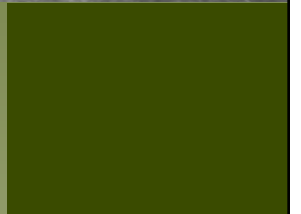
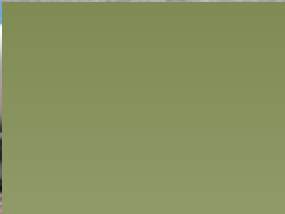
The Editor reserves the discretion to edit or withhold personal ads that do not follow guidelines. Garage, estate, and yard sales are not permitted in Meyerland. If you are placing a personal ad to sell something, remember this is a private transaction and you are not permitted to place the item outside in a yard sale manner. If you are a business, you can purchase a business classified through Peel Inc. (888-687-6444) at a very reasonable cost.



The MCIA Office has created a Facebook page. Get updates about trash, events and meetings, or share your views with others. Visit us at: facebook.com/meyerlandtx.



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REAL ESTATE UPDATE

by Joyce Young, Director of Section 3

The demand for homes in Meyerland is still great. Per Houston Association of Realtors (HAR) in July 2013, nine properties were sold in Meyerland for an average sales price of \$469,660. The average number of cumulative days on the market was 34. These homes were all built between 1955 and 1961 and the average square footage was 2,619. In addition, there were three homes with sales pending.

By comparison, the number of homes sold during the same time period in 2012 was also nine homes. These homes had an average sales price of \$465,221 and the average number of cumulative days on the market was 55.

In August 2013 there were 13 properties for sale in Meyerland. The average list price was \$585,544. The square footage of these homes ranged from 1,428 to 6,108 on homes built from 1955 to 2013.

The inventory of homes in Meyerland is low, but the demand is great as evidenced by the low number of days on the market. Homes are being quickly purchased as Meyerland is a much sought after area to live in due to its centralized location, excellent schools, and easy access to freeways.



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HOME IMPROVEMENTS ARE ON THE RISE

Lisa Murray, Architectural Coordinator

Meyerland residents take great pride in their homes. This is evident by the large number of residents who are remodeling, renovating and improving their homes. Applications for exterior work are being submitted in record numbers for all types of projects. The table below shows how many applications have been received just in the first half of 2013.

ROOF REPLACEMENTS	25
FENCE REPAIR OR REPLACEMENTS	28
SIDEWALK OR DRIVEWAY REPAIRS	57
PAINTING	32
NEW POOLS	11

New construction is also increasing. There are currently 7 homes under construction and 11 more are planned to begin within the year. Most of the new development is taking place in Sections 1 and 2, where the homes are older and smaller, but anyone might have a new home going up on his or her block soon.

Remember that if you have a project of any size, MCIA is here to help you. We can't make recommendations for specific contractors, but we can help you through the process. Make the MCIA office your first call (or email macc@meyerland.net) when beginning any major project.

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NATIONAL NIGHT OUT 2013 HOST A BLOCK PARTY

National Night Out is designed to heighten crime and drug awareness, generate support for, and participation in, local anti-crime programs, strengthen neighborhood spirit and police-community partnerships, and send a message to criminals that neighborhoods are organized and fighting back. And, it's a great way to meet your neighbors and have fun, too.

Make plans now to host or attend a block party this year. You can join with your neighbor to host right in your front yard. If you don't host, ask a neighbor who is hosting how you can help. Perhaps you can bring extra chairs or drinks.

Registration of your block party is not required. However, if you would like a little help publicizing your block party, send an email to office@meyerland.net with your name and address by Friday, September 27th. The MCIA Office will include your street address in an "email blast" to the neighborhood the day before National Night Out.



Soccer Stars

by Joyce Young, Director of Section 3



From left: Max Jones, Ellie Hill, Jacob Braun, Evan Cohen, Elexis Segal, and Evann Meador with Coach Lindsey Jorlando

On a recent Saturday morning, I was delighted to see soccer being played at Godwin Park. On the field behind the basketball court was a pickup game. Although there was no referee, you can be assured these men and women were taking the game seriously. Who else would suit up and play soccer in 90 degree heat with full sun if not for the love of the sport? In contrast to this group of players, across the park was a group of munchkins running around. Upon closer inspection, I discovered that these little ones, all aged 2-3 years old, were part of a group coached by Soccer Shots. While the parents were watching from under the shade of the oak trees, their kids were raptly paying attention to Coach Lindsey Jorlando. Okay, perhaps the kiddos were not exactly standing still and listening, but in their defense it was the end of the lesson and Jorlando had them picking up their gear.

Jorlando, who's been playing soccer since she was four years old, played Premier level soccer in Ohio and Michigan. She is currently working on her Master's degree in International Business at HBU while acting as Assistant Director of Soccer Shots. Soccer Shots has separate programs for kids aged 2-3, 3-5 and 6-8. This group of youngsters was organized when Brooke Jones, mother of Max, noticed that her son loved playing soccer, but there were no organized groups for kids 2-3 years old. She quickly contacted her friends and got a commitment from them and then she contacted Soccer Shots and asked if they would coach her newly formed group of youngsters. Lindsay Cohen, mother of Evan, was quick to point out that the group of kids has grown so much that the Fall session will be comprised of two separate groups of 2-3 year olds. Currently, that is the only age group that is coached at Godwin Park.

The group meets every Saturday from 9 – 9:30 a.m. for a 30 minute lesson. As with all youngsters, they have a mind of their own, but Coach Jorlando uses her various skills and tools to keep them engaged. One such tool, is the standing, or sitting, inside a plastic ring until it's time to do the next drill. She then has them running, kicking and scoring. Interspersed with the soccer skills is an emphasis on creative play, enjoyment of the sport and character building. On a normal Saturday the lesson ends with small prizes awarded to each child. On this particular Saturday, it was the end of the season and therefore each child was given an award certificate, water bottle and a Soccer Shots t-shirt. The proud parents were all taking pictures and videos of their kids. Perhaps for one or more of these little ones, the future holds a place on the Men's or Women's US National Soccer Team or the Olympic Team. Or maybe, years down the road, we will see these now grown kids playing a pickup game of soccer in Godwin Park, under the hot sun, and all for the love of the sport which began long ago with their Soccer Shots career.

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NEW CONSTRUCTION HELP NOW AVAILABLE

Lisa Murray, Architectural Coordinator

If you are considering a building project in Meyerland, there is a new resource available to guide you through the process. The New Construction Packet was made available in July on the Meyerland website under "Application Forms". The packet compiles all of the important information in one place. It contains all of the applicable forms, explanation of the process and a plain English version of Deed Restriction requirements related to new construction. This should prove to be a valuable resource for property owners. Take a look and if you have further questions, you can contact Lisa Murray, Architectural Coordinator at macc@meyerland.net.



YOUR COMMUNITY, YOUR VOICE

Do you have an article or story that you would like to run in this newsletter? Send it to us and we will publish it in the next issue.

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Trash/Recycling Schedule - September - October, 2013

September, 2013						
Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
1	2	3	4 Trash	5	6	7
8	9	10 T/R	11 Tree!	12	13	14
15	16	17 Trash	18	19	20	21
22	23	24 T/R	25	26	27	28
29	30					

October, 2013						
Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
		1 Trash	2	3	4	5
6	7	8 T/R	9 Junk!	10	11	12
13	14	15 Trash	16	17	18	19
20	21	22 T/R	23	24	25	26
27	28	29 Trash	30	31		

MCIA Deed Restriction Rules: Weekly - Put garbage and recycling containers, as well as yard trimmings, etc., on the curb no earlier than 6:00 p.m. one day before pickup. Remove containers no later than 10 p.m. on trash pickup day. Monthly - Put heavy junk/tree waste on the curb no earlier than Friday 6 p.m. before the 2nd Wednesday heavy junk/tree waste collection.



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WHERE IS YOUR TRASH CAN?

by Amy Hoechstetter, MCIA General Manager

Meyerland residents must store their trash and recycle bins out of view from the street. This includes homes on corner lots. If you enter your garage from a side street, your trash and recycling containers may not be in view from that side street.

We have noticed some properties in violation of this deed restriction. Listed below are common ways your neighbors have successfully accomplished shielding their cans from view from the street:

- Place the bins inside the garage
- Place the bins behind the fence next to the garage
- Place the bins between your home and garage
- Place the bins behind full grown shrubs next to the garage

Application for fencing may be requested to hide the bins next to the driveway at the rear of the property

For more information regarding this issue, including photos of the appropriate way to restrict view of your trash and recycling bins, please visit our website at www.meyerland.net.



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A FOCUS ON BACKPACK SAFETY TIPS

By: Concentra Urgent Care

WEAR BOTH STRAPS

The use of one strap causes one side of the body to bear the weight of the backpack. By using two shoulder straps, the weight of the backpack is evenly distributed.

WEAR OVER STRONGEST MID-BACK MUSCLES

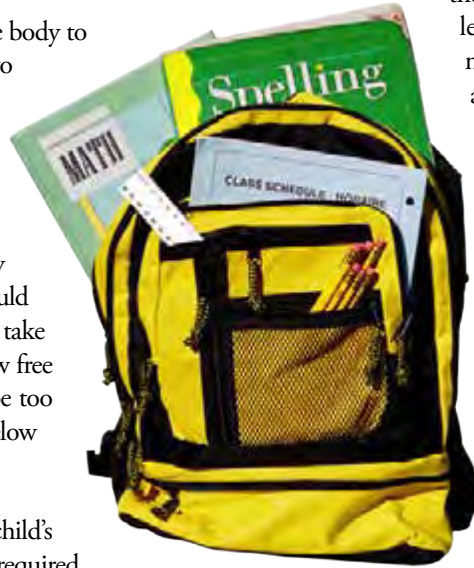
Pay close attention to the way the backpack is positioned on the back. It should rest evenly in the middle of the back. Shoulder straps should be adjusted to allow the child to put on and take off the backpack without difficulty and allow free movement of the arms. Straps should not be too loose, and the backpack should not extend below the low back.

LIGHTEN THE LOAD

Keep the load at 10%-15% or less of the child's body weight. Carry only those items that are required for the day. Organize the contents of the backpack by placing the heaviest items closest to the back. Some students have two sets of books, so as not to have to carry the heavy books to and from school.

PROPER BACKPACK USAGE

While a backpack is still one of the best ways to tote homework, an overloaded or improperly worn backpack gets a failing grade, according to the American Physical Therapy Association (APTA). Improper backpack use can cause injury, especially to children with young, growing muscles and joints. Injury can occur when a child, in trying to adapt to a heavy load, uses harmful postures such as arching the back, leaning forward or, if only one strap is used, leaning to one side. According to physical therapists, these postural adaptations can cause spinal compression and/or improper alignment, and may hamper the proper functioning of the disks between the vertebrae that provide a shock absorption. A too-heavy load also causes muscles and soft tissues of



the back to work harder, leading to strain and fatigue. This leaves the back more vulnerable to injury. A heavy load may also cause stress or compression to the shoulders and arms. When nerves are compressed, the child may experience tingling or numbness in the arms.

WHAT TO LOOK FOR IN A BACKPACK

Physical therapists recommend the following features when selecting a backpack:

- A padded back to reduce pressure on the back and prevent the pack's contents from digging into the child's back
- A waist belt to help distribute some of the load to the pelvis
- Compression straps on the sides or bottom of the backpack that, when tightened, compress the contents of the backpack and stabilize the articles
- Reflective material so that the child is visible to drivers at night

THE RESULTS

Worn correctly and not overloaded, a backpack is supported by some of the strongest muscles in the body: the back and abdominal muscles. These muscle groups work together to stabilize the trunk and hold the body in proper postural alignment.

HOW A PHYSICAL THERAPIST CAN HELP

A physical therapist can help you choose a proper backpack and fit it specifically to your child. Children come in all shapes and sizes, and some have physical limitations that require special adaptations. Additionally, a physical therapist can help improve posture problems, correct muscle imbalances, and treat pain that can result from improper backpack use. Physical therapists can also design individualized fitness programs to help children get strong and stay strong – and carry their own loads.

For more information on backpack safety, visit the American Physical Therapy Association at www.apta.org.

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- Kids Stuff -

Playgrounds



Do you have a favorite playground? Maybe it's a new wooden one that has lots of tall towers and passageways. Or maybe your favorite is an old-fashioned playground with swings and a seesaw. Playgrounds are fun places for kids because there's so much to do and other kids to have fun with. But sometimes kids get hurt at playgrounds. That's no fun, so here are 10 ways to keep safe:

Take a grown-up. As kids get bigger, they like doing things on their own. Going to the playground shouldn't be one of them, though. Grown-ups come in handy because they might spot problems at the playground, they can help you down if you get in a tight spot, and they can help if you happen to get hurt.

Take a good look around. If the playground has lots of trash, such as broken glass, or the equipment looks broken, don't play there.

Keep your size in mind. Many playgrounds have some equipment that's for little kids (like 2- to 5-year-olds) and other equipment that's meant for older kids. Use the equipment that's right for your age. If you squeeze yourself onto a swing for toddlers, you might get stuck. Likewise, if your little brother or sister starts climbing something meant for older kids, guide him or her to the little kid stuff.

Don't go too high. Many playgrounds have tall stuff to play on, such as towers or open passageways between equipment. Don't climb higher than you feel comfortable, and feel free to ask your grown-up if you need help getting down. Never climb up the outside of equipment, or hoist yourself up on the roof. The view might be cool, but it's a long way down.

Look out below. The best playgrounds put down special surfacing material, such as mulch, wood chips, sand, gravel, or rubber matting. These surfaces can help soften a fall, but



What's a Sprayground?

More and more cities are opening spraygrounds, which are water playgrounds. At a sprayground, kids can shoot each other with water cannons and get sprayed by dozens of water jets that squirt from different colored nozzles and hoses.



that doesn't mean you won't get hurt, especially if you tumble from a high spot.

Swing safely. Kids often get hurt at the playground because they get hit by someone on a swing. If you're swinging, watch out for people who might be getting too close. And if you're walking around the playground, don't get too close to the swingers.

Use your head. Sometimes you'll see kids going headfirst down the slide or maybe two or three kids will get on a piece of equipment that's only meant for one. Or some kids might start goofing around and trying to push each other off a swing or off of a high spot. If your grown-up sees you doing this, he or she will probably say, "Knock it off. Someone's going to get hurt." It's true, so try to use the playground equipment

properly. And if you get stuck, or don't know how to get down from something, call your grown-up over so he or she can help you down.

Report problems. If you see graffiti (when people write or paint on stuff), a broken swing, or find any other problems while you're playing, tell your grown-up. He or she can report the problem so it can be fixed.

Clean up. If you bring a drink or snack to the playground, clean up your trash before you leave. When you do, the park will look nice when the next kid comes along to play and you will have shown that you're a good playground citizen.

Have a great time! How can you make a good time at the playground even better? Bring a friend and only complain a little when it's time to leave.

Reviewed by: Steven Dowshen, MD

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