

Meyerlander MONTHLY



Volume 2 | Issue 3

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MARCH 2014



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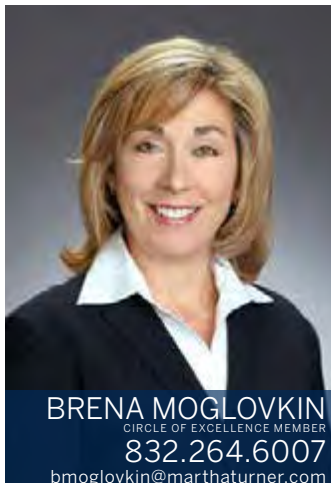
N BRAESWOOD BL | \$520s



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IMPORTANT CONTACTS

MCIA OFFICE

Amy Hoechstetter MCIA General Manager
Catherine Clark..... Office Staff

OFFICE HOURS:

Monday - Thursday 9:00 a.m. - 2:30 p.m.
Friday 9:00 a.m. - 12:00 p.m. Central Time
Closed Saturday, Sunday, and holidays.

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General Email office@meyerland.net
Architectural Control Committee macc@meyerland.net
4999 West Bellfort St., Houston, TX 77035

Visit our website at www.meyerland.net

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District C Council Member, Ellen Cohen832-393-3004
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Amy Hoechstetter	Shirley Hou
Gerda Gomez	Marlene Rocher
Emilio Hisse	Joyce Young

Send comments to meyerlander@meyerland.net

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On the Cover

The featured house on the cover is
5306 Braesheather in Section 8 North. The
landscaping looks impeccable all year round.

Save the Date!

MCIA Annual Meeting

WEDNESDAY, MARCH 26, 2014 @
7:30 P.M. (NEW TIME!)

LOCATION: KOLTER ELEMENTARY
9710 RUNNYMEADE

All Meyerland residents are encouraged to attend. Come hear from our President and Board of Directors who will talk about the many improvements in the neighborhood. And be sure to stay for the raffle. The grand prize is a waiver of your 2015 assessment fee!

Meyerlander Monthly Turns One Year Old

by Shirley Hou, Publications Committee

Can you believe that the *Meyerlander Monthly* turns one year old this month? Twelve months ago, the MCIA decided to produce our neighborhood newsletter on a monthly basis. There was a lot of trepidation internally about whether we had enough content each month to fill a newsletter, whether residents would accept advertising, and whether the final product would look as good as our past newsletters. I think the actual outcome exceeded all our expectations.

First, I want to thank our Publications Committee, who faithfully cranks out articles, photos, and other interesting tidbits each and every month. We work on a tight schedule that is impervious to day jobs, family responsibilities, holidays, illness, and the like. This publication obviously would not exist without their dedication. Next, I want to thank our advertising businesses who make it possible for us to produce a professional, color newsletter FOR FREE to our residents. We appreciate their advertising commitment and for providing useful information about their products and services. Finally, I want to thank Kelly Peel and Peel Publishing Inc. The company, which is based out of Austin, publishes newsletters for hundreds of homeowner associations in Texas. Their team of designers and printers ensure that each month we receive a top-notch publication, on spec, on time. They have been a great partner with MCIA.

Here's to one year and hopefully many more!

Directors Still Needed

by the MCIA Office

Each year, Meyerland residents elect Directors to represent them on the MCIA Board. Each Director serves a 2-year term. At the time of this publication, we have received notice that these residents will run for a seat in their Section. This is not the final list of candidates.

(THIS IS NOT A BALLOT)

- Section 1: Charles Goforth*
- Section 2: Jim Walters*
- Section 3: 2-year term OPEN
- Section 4: Cary Robinson*
- Section 5 – 2 year term OPEN
- Section 6 – 2 year term OPEN
- Section 7 – 2 year term OPEN
- Section 8 North: Marlene Rocher*
- Section 8 South: 2 year term OPEN
- Section 8 South: 1-year term OPEN
(seat was vacated before the end of term)
- Section 8 West: Larry Rose*
- Section 10: Rick Fritz*
- At-Large: Gerald Radack*, Clive Hess

** indicates incumbent Director*

If you are interested in running, please notify the MCIA office by submitting information outlined below to office@meyerland.net. Write-in candidates must be received by the office no later than Tuesday, March 25th, 2:00 p.m.

- Full name
- Property Address
- Telephone number
- Email address
- Short biography of yourself (5-7 sentences)
- Photo (headshot, jpg format, please don't crop)

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2013-2014 Candidates for the MCIA Board of Directors

by the MCIA Office

At the time of this publication, we have received notice that these residents will run for a seat in their Section. This page is not the final list of candidates or ballot. Look for the official ballot in your mailbox later this month. See you at the Annual Meeting on March 26th at 7:30 p.m. at Kolter Elementary!

SECTION 1 - CHARLES GOFORTH



As a native Meyerlander I always want to see what is best for our neighborhood. Our revised Deed Restrictions should only makes things better and add value to our investment. We still have tasks ahead of us such as working with the city on a possible Capital Improvement Project to replace our deteriorating sidewalks, streets, sewers, etc. and monitoring the shopping center to make sure the renovations do not harm the integrity of Section 1. I appreciated your support in the past and hope I've earned it again.

SECTION 2 - JIM WALTERS

I am an engineer, retired after 36 years in the energy industry. My wife Cheryl and I moved to Meyerland in 1979, raised our family here, and obviously like the area. Cheryl retired from HISD, having taught at Herod and Kolter Elementaries. I have been on the MCIA board the past two years, and my motivation for serving has remained the same: concern over neglected properties that reduce both the attractiveness of the neighborhood and property values.



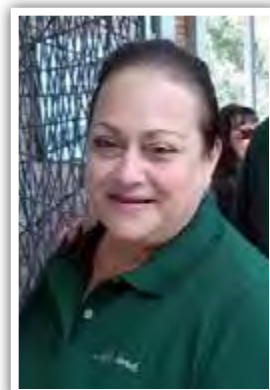
SECTION 4 - CARY ROBINSON



I'm Cary Robinson. I was born and raised in Houston and lived in Meyerland most of my life. I currently live in and am a director of Section 4. I work at a thirty year old family owned and operated steel pipe business. I have been a volunteer B'Nai Brith Youth Organization youth advisor for eight years. I am also an author of the award winning dog comedy mystery novels: The Dudley Files. My neighbors convinced me to run for this position during the last term because they wanted a representative on the board. After a very close election, I narrowly won. I do go to the meetings and participate when needed, and I support the great job the MCIA does keeping our little community up to snuff. I'm a writer, I can say up to snuff.

SECTION 8 NORTH - MARLENE ROCHER

I'm a native Houstonian...grew up in the Museum District, then in Post Oak Manor, but got to Meyerland as soon as I could. That was 29 years ago and definitely one of the best moves I've ever made! I graduated from Bellaire High School, and the University of Texas in Austin (go Horns!), came back to Houston and raised two great children in Meyerland. I have worked in Advertising my entire adult life, and for the last 16 years, I have been Copy Chief for Stage Stores.



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2013-2014 Candidates for the MCIA Board of Directors

continued from previous page

Several years back, I decided to take a more active role in my neighborhood, for the good of the whole, and became one of the original members of the Meyerland Citizens on Patrol. I am thrilled that Meyerland is in the midst of a rebirth... so much building and renovation happening! If I am re-elected to the MCIA Board, my focus will be on improving communication, encouraging greater resident involvement, increasing security measures, and continuing to ensure that Meyerland remains one of Houston's best neighborhoods to live in!

SECTION 8 WEST - LARRY ROSE



My name is Dr. Larry Rose and I have lived in Meyerland for over 35 years. I am a Board Certified orthodontist, a former Captain in the US Army, a former Assistant Clinical Professor at the University of Texas Dental Branch, have lectured throughout the US on various aspects of dentistry and orthodontics, developed a maxillofacial surgical technique to treat cleft palate patients that saves more than an hour of operating/

anesthesia time, and developed and patented an orthodontic plier that is sold worldwide. I have been on the MCIA Board representing Section 8W for many years, have served on the MCIA Security Committee as member and Chair, and served as President of MCIA. I am the current Section 8W Director and would like to be re-elected to continue representing the Meyerland residents from Section 8W.

SECTION 10 - RICK FRITZ

My name is Rick Fritz. My wife Sharlyn and I have lived at 5763 Birdwood Road for 22 years. I would like to place my name in nomination to be reelected to the position of Director for Section 10. I have served on the board since 2010. I am currently co-chair of the Security and Traffic committee within the MCIA Board and Vice President of the Board. My work history is that I retired after 40 years with ConocoPhillips in the



Commercial Department. Since retirement I have held various positions at my church - Pilgrim Lutheran Ministries at Beechnut and Chimney Rock. I have also been a volunteer with the Houston Livestock Show and Rodeo organization for 13 years. I have been involved with the Meyerland Citizen Patrol Group since its creation. Security should be important to all of our residents and I continue to work to increase the size and work of this group to make our subdivision a safer place to live.

AT-LARGE - CLIVE HESS



My name is Clive Hess and I have lived in Meyerland for 12 delightful years. I am married to Kelly Adels Hess and have 2 beautiful girls, Zoey (10) and Juliette (7). I am currently President of CompuCycle Inc., Houston's first Certified electronics recycling company. It would be an honor to serve on the MCIA board. We have a wonderful diverse community and I am committed to keeping Meyerland safe and secure

for all families. I want to encourage residential development to increase property values and strengthen our community.

AT-LARGE - GERALD RADACK

I grew up in Meyerland with my family and have been an active Board member or volunteer (when I wasn't on the MCIA Board) for over ten years. Over that time, I have served on committees that oversee the finance, beautification/image, website, and publications and have chaired the Annual Meeting and Afternoon in the Park. I am an Accountant and Systems Manager by education, which I am able to put to good use for the Association's business. I would like to see continued updates and improvements on the common infrastructure to bring the neighborhood to the forefront of this area of the City. Increasing our property values is a top priority.



ANNUAL MEETING



March 26, 7:30pm
Kolter Elementary



MARCH

IS TREE WASTE COLLECTION

MONTH

Wednesday, March 12

MEET YOUR DIRECTOR

CARY ROBINSON

This month's featured director is Cary Robinson, Director of Section 4. Cary joined the Board in 2012.

1. Why did you decide to join the MCIA Board of Directors back in 2012? My neighbors wanted representation on the board and after much cajoling, I decided to throw my hat in the ring.

2. What have you enjoyed the most about being a Director? The nifty green Meyerland director's shirt was pretty sweet and meeting the other directors and neighbors were pretty good too.

3. What was one of your most meaningful moments as a Director? I really enjoyed Afternoon in the Park last October. It was a real pleasure seeing friends, meeting everyone, and watching the kids have a great time – even at the petting zoo.

4. What surprised you about being on the Board? No surprises per se. Everyone on the board is very nice, knowledgeable, and caring.

5. What advice would you give a new Director? Keep your comments brief and succinct at Board meetings, and hope your fellow directors do the same.

6. What do you like about living in Meyerland? The people are very nice and care about their neighbors and neighborhood. And we don't have to worry about chickens running around (Deed restricted – buy your eggs at the grocery store).



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March, 2014						
Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
						1
2	3	4 Trash	5	6	7	8
9	10	11 T/R	12 Tree!	13	14	15
16	17	18 Trash	19	20	21	22
23	24	25 T/R	26	27	28	29
30	31					

April, 2014						
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. the evening before pickup. Remove containers no later than 10 p.m. on trash pickup day. Monthly - Put heavy junk/tree waste at the curb no earlier than Friday 6 p.m. before the 2nd Wednesday heavy junk/tree waste collection.

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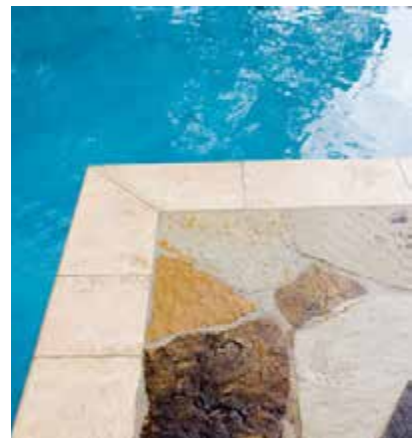
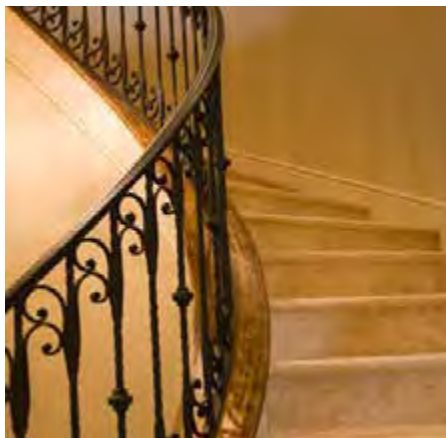


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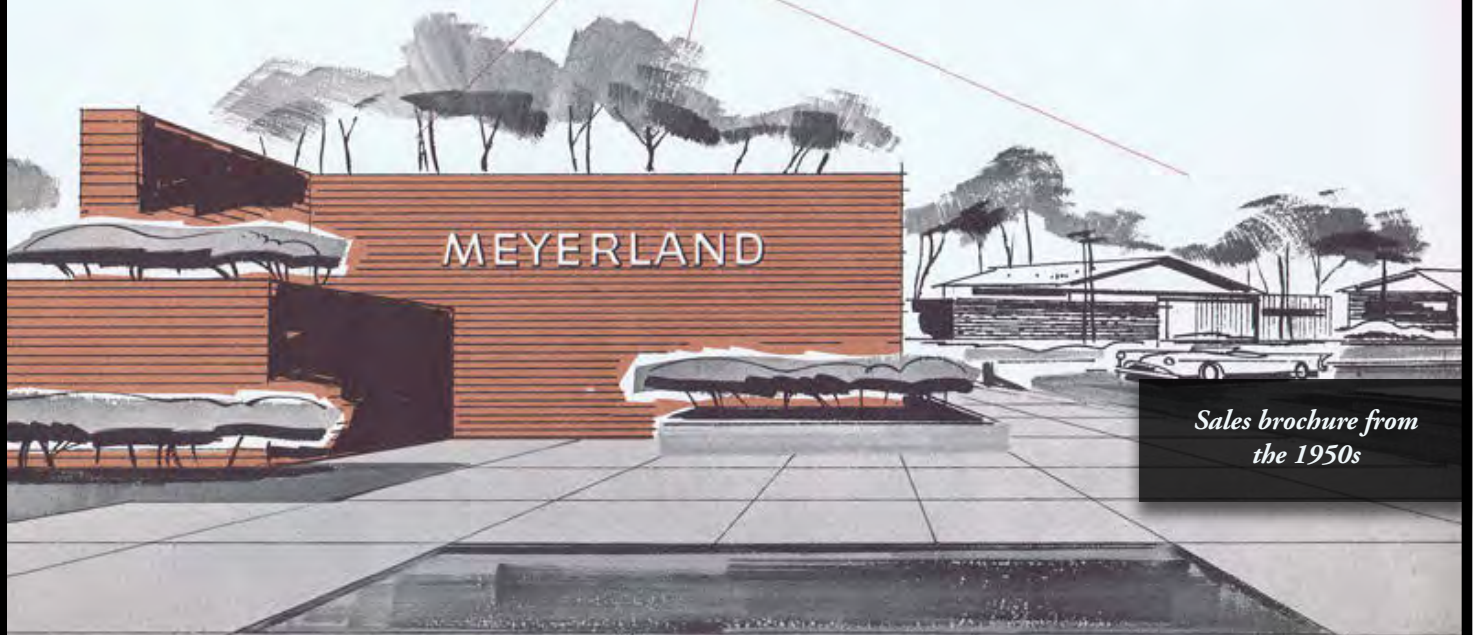
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IN THE BEGINNING

by Amy Hoechstetter, MCIA General Manager

As we celebrate our 60th year as an association, we will share stories about the history of Meyerland, as well as the vision for the future of the community. Periodically the *Meyerlander Monthly* will showcase articles about these topics.

In the 1890's, Joseph Meyer bought land in southwest Houston. Upon his death in 1933, the 6,000 acres were divided among his sons. His son, George Meyer, developed 1,200 acres of land along the bayou and named the subdivision Meyerland. In 1955, this forward-thinking hardware store owner enlisted multiple builders to construct homes on some of the lots in Meyerland. In addition to their modern looks, these homes had the most up-to-date features, which included the new concept of "built-in appliances". The homes also boasted air conditioning, landscaped yards, sidewalks and two-car garages. The Meyerland sales office, which was originally located at 4703 Jason, was a huge success and lots sold quickly due to their affordable price range. The sales prices for these homes started at \$23,500 with the most expensive home selling for approximately \$75,000. There was very little reason not to buy.

Of the land George inherited, 80 acres were set aside for retail. The

Meyerland Shopping Plaza and the strip center ultimately named Meyerland Court were home to such famous stores as Meyer Brothers White House (not related to the Meyer family), Palais Royal, J.C. Penney, Henke & Pillot, Woolworths, Kegg's Candies and Thornhill's Cafeteria, to name a few. This shopping center was established by The Meyer Company and run by George's oldest daughter, Leota. However, the 1980's brought a decline to the Meyerland Plaza and it was sold numerous times during this period. In 1993, the shopping center was sold again and the new owners demolished portions of the mall structure and renovated the remaining sections. This renovation rejuvenated the plaza and it remains a vibrant shopping center today. The Meyerland Plaza and Center have grown over the years, adding new stores such as Target, Best Buy, the Kelsey-Seybold Clinic, FedEx and many local small businesses.

Currently, Meyerland's median home sales price is approximately \$400,000 with over 160 lots sold in 2013 alone. The change in ownership in these homes has brought new families into the neighborhood who will now enjoy the community spirit of Meyerland.

WANT YOUR SKIN TO GLOW?

"All Natural" Might Not Be The Way To Go

If you want your skin to glow, experts at Baylor College of Medicine say all natural products might not be the answer.

"Some people think that by going all natural with their skin care, that it will automatically be safer for their skin. That's not necessarily the case," said Dr. Rajani Katta, professor of dermatology at Baylor.

Whether it is cleansers or moisturizers, you can still have allergic reactions to the ingredients even if they are all natural or organic. Many natural ingredients, such as lavender extract or sandalwood oil, are actually types of fragrance additives. Even though these are natural fragrances, they can still cause the same type of allergic reactions. Other natural ingredients, such as tea tree oil, can also trigger allergic reactions.

Since it may be hard to pinpoint exactly what is causing irritation or allergic reactions just by reading labels, Katta suggests consulting a dermatologist.



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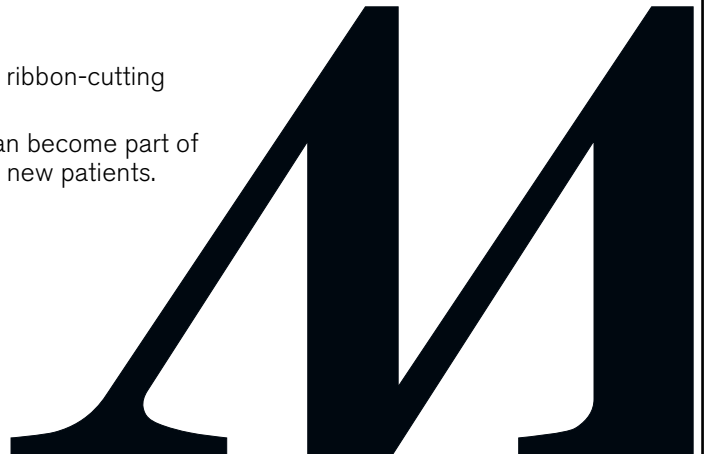
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Why Does Houston Flood So Easily?

by Gerda Gomez, Director of Section 7

Houston has a long history of flooding due to its geography. Harris County and Houston are very flat and gradually slope downward to the Houston Ship Channel, which is at sea level. Because of the gradual slope, the runoff from rain is likely to drain very slowly. Additionally, Houston lies in a sub tropical zone and therefore, it experiences intense rainstorms and hurricanes. During these storms, a large amount of rain can occur very rapidly in an isolated area or throughout the entire area. The problem is compounded in areas near the Ship Channel where storm waters from outlying areas are headed downstream to it. Additionally, the bayous, which are channels through which water may move or be directed, drain into the Ship Channel and have a certain capacity and rate at which they can carry water. (1)

Harris County has multiple watersheds, such as Buffalo Bayou, Sims Bayou, Clear Creek, Cypress Creek and, of course, Brays Bayou. A watershed is the land between two ridges in the center of which lies a bayou, river or stream into which the rainwater runs and then flows out and subsequently flows into a main channel. Meyerland lies in the Brays Bayou watershed, which is located in southwest Harris County and portions of Ft. Bend County. The Brays Bayou watershed drains parts of the cities of Houston, Missouri City, Stafford, The Meadows, Bellaire, West University, and Southside Place. The southern boundary of Brays Bayou watershed is defined by the shallow ridge, along Highway 90 A, separating it from the Sims watershed. The shallow ridge along Highway 59 east of Loop 610 separates the Brays Bayou watershed from the Buffalo Bayou watershed. The primary streams of the Brays Bayou watershed are Brays Bayou, Keegans Bayou and Willow Waterhole Bayou. Flooding can occur when these main streams are deluged and unable to carry the storm water fast enough to the Houston Ship Channel. (1) (2)

Detention basins, although very costly, provide flood

protection, both locally and further downstream, and can be built over an extended period. The detention basins are part of Project Brays, which is the largest project of the Harris County Flood Control District (HCFCD). Project Brays is a multi-year, \$530 million project that is a cooperative effort between HCFCD and the U.S. Army Corps of Engineers and resulted from the Water Resources Development Act of 1996. When federal funds are available for the project, 50% of the cost of design and construction by HCFCD is reimbursed by the federal government, after approval by the US Army Corps of Engineers and appropriation by the U.S. Congress. (1) (3)

Whereas HCFCD and Project Brays have the responsibility for the removal of stormwater in the main streams and bayous, the City of Houston has the responsibility of controlling the entry of stormwater from streets and structures into the bayous. Therefore, the planned project to replace the stormwater drains of Runnymede, Millbury and Doud, which is scheduled to begin February 2014, is a City project, not a project of Project Brays. Reports made to HCFCD indicate that the last time flooding of homes occurred in our neighborhood was during the January 9, 2012 rainstorm when four homes in Meyerland and 19 homes in Westbury flooded (3).

Residents should call 3-1-1 to report street flooding or clogged drains. Calls to the City are recorded numerically and the likelihood of the City responding is increased with multiple residents' calls. In addition, City Council Member, Ellen Cohen (832-393-3004) should also be notified.

Future articles in this series will address: Project Brays, current projects and future projects and the Brays Bayou Association. In addition, we will also address homeowners' flood insurance and the current requirements for flood prevention for new construction and remodeled homes.

SOURCES

(1) Robert J. Schwartz, President of Brays Bayou Association.

(2) www.hcfcd.org; www.projectbrays.org

(3) Kimberley Jackson, Manager, Communications Department, Harris County Flood Control District



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Meyerland

108 homes sold year to date*
Average prices in the area have
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