

Meyerlander MONTHLY

Volume 3 | Issue 6

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JUNE 2015

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IMPORTANT CONTACTS

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Amy Hoechstetter MCIA General Manager
Catherine Martin, Randi Cahill Office Staff

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Monday - Thursday 9:00 a.m. - 2:30 p.m.
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SECURITY

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Houston Help & Information 311 or 713-837-0311
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On the Cover

Kolter Cougars had a roaring good time at their Spring Carnival on April 16th, hosted by the Kolter Elementary Parent Teacher Organization.



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RealLiving

UPDATE on Millbury Storm Water Drain Construction Project

by Gerda Gomez

The completion date for the Millbury Storm Water Drain project was May 27, 2015. A final "wrap up" will occur sometime after that date when the City Supervisor, Jody Craze and the SER Construction Supervisor, Moe Elahmad will plan for and complete final touch up repairs needed because of the construction.

For several years, residents near the corner of Doud and Dumfries have witnessed the street gradually sinking and increased flooding. When SER construction removed the street's concrete pavement in that section, they discovered that a stabilizing base was lacking. In addition, the water line that connected to a residence, although intact, was directly underneath the concrete pavement rather than at the required depth. Large empty pockets in which rainwater collected were found. A thorough search at the site found no broken water or sewer lines. The conclusion was that the sinking of the street was due to improper preparation under the concrete pavement. Because of the newly, properly laid street, the residents can now enjoy peace of mind.

The new storm drains have already had a positive impact. The deluge of rain on April 18, 2015, caused flooding in many areas. The Meyerland area of Millbury, Runnymede and Doud did not flood.

Section 7 and 8 South have survived the construction project. There are new storm water drains, sewer drains, water lines, larger street drains and newly laid streets on Runnymede, Millbury and Doud. Twenty new light poles were installed May 13 and 14. New sidewalks and sod will be laid by May 27. The street leveling has given the streets the appearance of being wider. Thank you City of Houston, Rebuild Houston and SER.

JUNE
is Junk Waste Collection Month
Wednesday, June 10th

What Can Your Association Do for You?

By Elizabeth Black Berry

What is your MCIA Board going to do for you this year? How can we improve upon Meyerland's reputation, property values, community morale and the standard of living for you, your family, and in some cases, your tenants? As 2015-2016 MCIA President, I am addressing many of these questions in my first few months of office. It is quickly becoming apparent that although each one of us signed documents at the purchase or rental of our Meyerland home and acknowledged that we live in a deed restricted community, the majority of us are not clear about the governing rules, regulations and policies and why they exist. The Board will work hard to continue educating our community through www.meyerland.net, articles in the Meyerlander Monthly, live programs and email blasts to inform you of your rights and duties as a Meyerland resident.

Top Five Concerns of Residents:

1. Security
2. Outdated Deed Restrictions that do not serve our changing community
3. Building and Remodeling Policies, Rules, Requirements, and Prohibitions
4. Deteriorating Sidewalks and Driveways
5. Home maintenance rules and restrictions

Top Five Ways your MCIA Board is addressing these concerns:

We are working closely with Precinct 5 and Houston Police Department and communicating issues to our residents.

We are undertaking a complete overhaul of our Deed Restrictions.

We are writing policies to address maintenance, nuisance, vegetation, vehicle and other common issues and communicating them to the residents.

We are working with City, County and other entities to provide safe, cost-effective, attractive sidewalks, driveways and common areas.

We are relying more on you, the homeowner, to report possible significant Deed Restriction violations to our MCIA staff, and enabling all of our Directors to visit with their Section's constituents when issues arise.

Other positive happenings in 2015-2016:

We are trying to find a suitable area for a Meyerland community garden.

We are working with N4NN (Neighbor for Neighbor Network) to communicate to our senior residents how they can safely and gracefully "age in place" in their home in Meyerland.

The bi-annual fall festival, Afternoon in the Park, is tentatively set for Sunday, October 25, 2015 at Godwin Park.

We are planning coffee talks with residents on various "hot topics."

We are working with city and HISD officials to remedy the parking and traffic issues at some of our area schools.

We are gathering accurate phone and email information for every homeowner and tenant in Meyerland so that we can better communicate with and serve you.

Would you like to get involved as a Meyerland volunteer? If yes, come by our office or send us an email at office@meyerland.net with the following information:

I can help with:

- Compiling a Meyerland Directory
- Registration table check-in at events
- Visit with residents in your Section regarding any concerns they have and proposed Deed Restriction
- Other (please briefly describe)

Please provide us with your email address (even if you are leasing a home in Meyerland) and best phone numbers for each adult living in the home.

Meyerland Home Prices

by Joyce Young

It was a good year for Meyerland home prices in 2014. The median home taxable value was \$316,700. These values are based on the appraisal district records and not on sales price. However, according to the Houston Association of Realtors records, the selling price per square foot for Meyerland homes was \$184.85 which showed an increase of 11% from 2013 and a 26% increase since 2010.

As of May 10, 2015 there were 21 active listings with an average sales price of \$664,971. In the previous 12 months there were 105 homes sold in Meyerland with an average sales price of \$522,320. Currently there are 2.4 months of inventory, which is the number of months it will take to deplete the current active inventory based on the prior 12 months of sales activity.

The median age of the homes in Meyerland is 55 years and averages 2,477 square feet. Its convenient location to downtown, the Medical Center and the Galleria, along with its easy access to freeways, makes the Meyerland neighborhood a prized piece of real estate. This is evidenced by the increase in home values on the tax rolls as well as consistent increases in sales price each year.



GREEN GRID HOUSTON!

by Elizabeth Black Berry and Gerda Gomez

Ms. Roksan Okan-Vick, Executive Director of Houston Parks Board (HPB), spoke at the Brays Bayou Association meeting on April 20, 2015 at The Gathering Place. She described Bayou Greenways 2020 as a \$220,000,000 public-private project scheduled for completion in 2020. The project will connect 150 miles of parks and trails along ten Houston bayous, including Brays Bayou. When completed, the project will continuously connect trails and parks from downtown Houston to the city limits, thereby reducing traffic, improving air quality and providing physical fitness opportunities. Bayou Greenways 2020 includes a maintenance commitment from the City of Houston (COH) for eighty years. Since June 4, 2014 HPB has mowed the bayous and removed trash that collects from the streets and sewers and drains into the bayous.

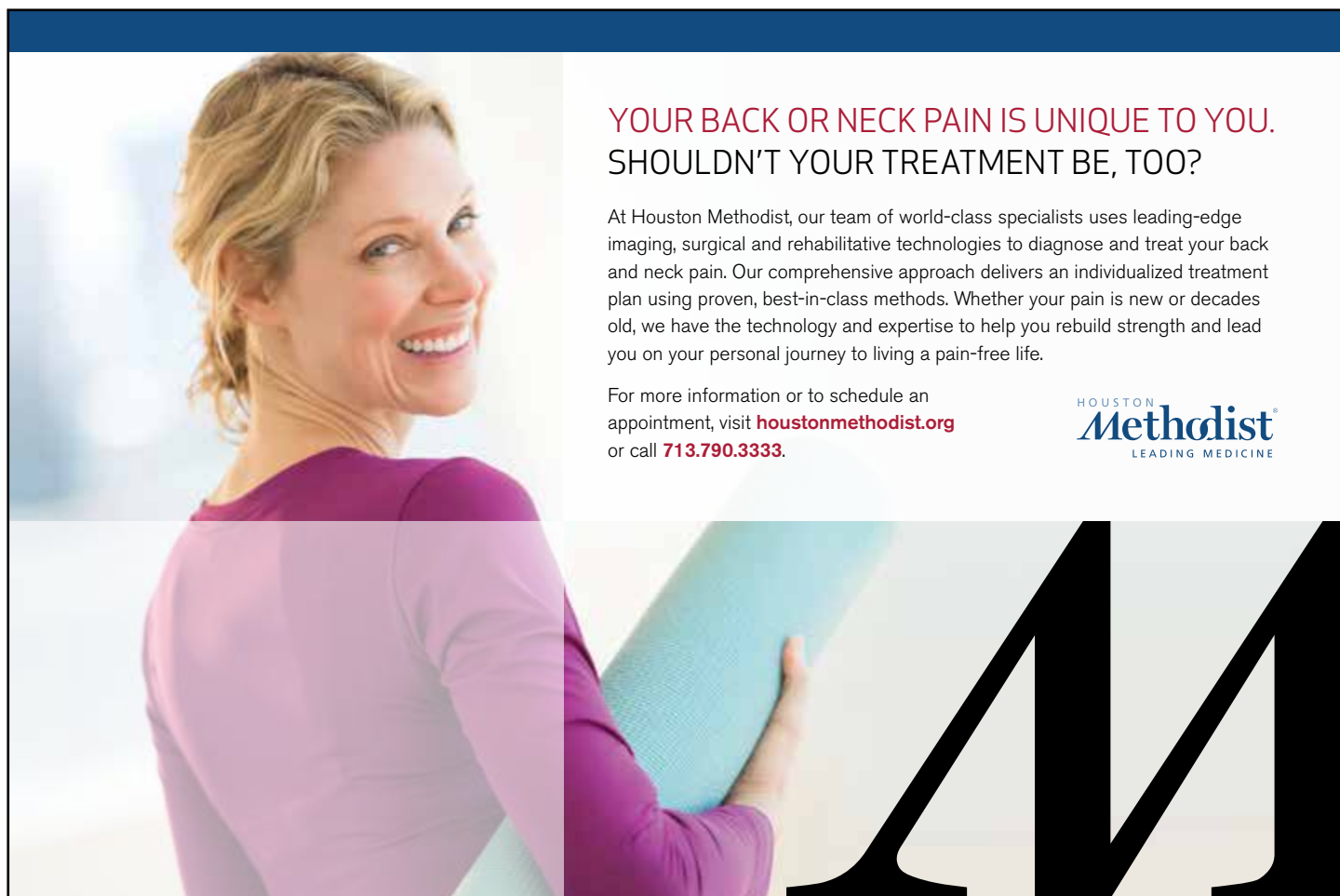
In 2011 HPB, COH and CenterPoint Energy (CNP) signed an agreement to allow trails on the CNP easements. A law enacted in 2013 allows hike and bike trails to be built in the utility's right of ways. A donation of \$1,500,000 was made by CNP for a major trail corridor project along its easement from Sims Bayou to Cambridge Village Park. This pilot project will break ground soon.

Bayou Greenways 2020 is a template for the Green Grid network that

will connect the bayous to communities. The Green Grid will include rail corridors, road right of ways and/or tributary and drainage ditches. The Green Grid plan for these greenways will require an urban planner and project leader, a coalition of partners, and input from the communities it will serve. Following a 9-12 month study to begin in June 2015, a blueprint will be developed. Topics to be addressed during planning include acquisition of additional land, crossings over streets and rail lines, closing of tributary ditches and long term maintenance. HPB has applied to a philanthropic foundation for funding the trail connections. They hope to receive a response in the near future.

Safety along the trails is a concern and according to Okan-Vick, studies indicate that the more a trail is used the less potential there is for crime. Bike trail patrols are a consideration but are costly. Maintenance workers wear uniforms for identification by hikers and bikers.

In addition to the Green Grid project, COH concurrently has other initiatives for increased greenways and bike and hike trails including COH Master Plan, Houston Master Bike Plan, Parks Master Plan, and Super Neighborhoods. As Houston becomes more dense there is an increasing awareness of the importance of bayous, trails, and parks for quality of life and recreational purposes.



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Meyerland Area School Rankings

by Joyce Young

The 2015 public school rankings compiled by the nonprofit, Children at Risk, were recently posted in the Houston Chronicle. The ranking included 870 elementary schools, 314 middle schools and 163 high schools. The biggest factors in the formula were based largely on student performance on State exams in reading and math. Other factors included socioeconomic performance, i.e., campuses were given credit for helping low-income students succeed academically. The schools were also evaluated on the gains made by students on the STAAR reading and math tests from the previous year. High schools were judged on their graduation rates, college entrance exam scores, along with the number of students taking Advanced Placement and International Baccalaureate exams and their passing rates.

Meyerland's three elementary schools fared very well with Kolter, Lovett and Herod placing 45th, 120th and 167th, respectively.

Kolter received an "A+" rating, while Lovett and Herod both received an "A" rating. Of the 314 middle schools, Pershing Middle School ranked 101 and received a "B+" rating. Johnston Middle School with an economically disadvantaged population of 64% received a "B" rating and placed 120th. Fondren Middle School with a 91.7% economically disadvantaged student population placed 302nd and received an "F" rating. Bellaire High School received an "A+" rating and placed 22nd in the rankings. Bellaire High School has a graduation rate of 81.1%.

In general, the schools zoned to Meyerland have an excellent reputation and high education marks which makes Meyerland a much sought after neighborhood in which to live.

Editor's Note - Meyerland Section 10 is zoned to Fondren Middle School and homes on the north side of Beechnut are zoned to Pershing Middle School. All other sections are zoned to Johnston Middle School.



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| June, 2015 | | | | | | |
|------------|------|-------------|-------------|--------|------|------|
| Sun. | Mon. | Tues. | Wed. | Thurs. | Fri. | Sat. |
| | 1 | 2 T/R | 3 | 4 | 5 | 6 |
| 7 | 8 | 9 Trash | 10 Junk! | 11 | 12 | 13 |
| 14 | 15 | 16 T/R | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 Trash | 24 | 25 | 26 | 27 |
| 28 | 29 | 30 T/R | | | | |

| July, 2015 | | | | | | |
|------------|------|-------------|------------|--------|------|------|
| Sun. | Mon. | Tues. | Wed. | Thurs. | Fri. | Sat. |
| | | | 1 | 2 | 3 | 4 |
| 5 | 6 | 7 Trash | 8 Tree! | 9 | 10 | 11 |
| 12 | 13 | 14 T/R | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 Trash | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 T/R | 29 | 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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A Community Service Program of JFS

by Madeleine Appel, Chair,

N4NN Founders Committee and Meyerland neighbor

Senior alert! Neighbors4Neighbors Network (N4NN) is recruiting members and volunteers! Neighbors4Neighbors Network is a village without walls whose boundaries fall within Zip Code 77096 and include all of Meyerland. It is a non-profit, non-sectarian community service program of Jewish Family Service with day-to-day operations guided by N4NN members. Its goals are to enable older adults to remain in their own homes as they age with the help of neighborhood volunteers and to promote a vital, caring neighborhood.

One phone call will give members access to volunteers who can climb ladders, change light bulbs and smoke detector batteries, walk pets, take out and bring in garbage cans, watch your house, help with electronic device issues or transport members to medical appointments or grocery shopping (through affiliations with Volunteer Interfaith Caregivers and J Rides sponsored by the Jewish Community Center). That one phone call will also provide access to social events and programs and classes in members' homes. It will also give members access to a list of preferred providers when professionals rather than volunteers are needed to do the job.

Annual membership fees are \$300 for an individual and \$500 per household. Members must live within the 77096 boundaries and be age 50 or older. Members can also be volunteers, but volunteers do not have to be members. There are no age or geographic limitations on volunteers. Volunteers from within the village boundaries promote the goal of creating a caring neighborhood.

Contact N4NN at 832-998-N4NN (6466), info@N4NN.org or at www.N4NN.org.

N4NN is part of a national movement of villages that enable seniors to age in place/remain in their own homes and is the first of its kind in Houston. It is a pilot project that will hopefully be replicated in neighborhoods around the city.

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NEW PRECINCT 5 WEBSITE

by the MCIA Office

The Harris County Precinct 5 Constables have launched a new website. Information for Meyerland can be found at <http://www.constablepct5.com/meyerland/>. The first page shows any recent criminal activity in the area. Under the "Programs" tab, visitors will find a list of safety services for adults, children, and teens. This includes free home inspections and classes in computer and gaming safety, identity theft and cyber safety.

Another exciting initiative that Precinct 5 offers is the ability to receive text, tablet or email message alerts in real time with details of the incident. We thank the Precinct 5 Constable Deputies for continuing to enhance their service to our community.

Annual Meeting 2015 Sponsors

We would like to acknowledge and thank the following companies for their generous donations for this year's Annual Meeting:

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Annual Meeting 2015 Sponsors



Many residents attended to learn more about the activities of the MCIA over the past year, the Brays Bayou improvement plan, the Precinct 5 new features, to hear who was elected to the board and of course to win one the many items the MCIA was giving to some lucky attendees.



Chief Heap of the Harris County Precinct 5's Constables office explains the many new opportunities residents now have to further protect themselves from crime.



Residents were greeted at check-in as they entered the MCIA Annual Meeting

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President Jim Walters awards his "President's Award for the Most Outstanding Director" to Section 6 Director, Elizabeth Black Berry



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WANTED: Pretty Pet Photos

by the MCIA Publications Committee

We are seeking adorable photos of Meyerland pets (with or without human family members included) to feature on the cover of an upcoming Meyerlander Monthly issue. If you would like to nominate your furry friend, please send a photo to meyerlander@meyerland.net, Subject: Cover Photo. Please provide the pet's name, owner's full name, and any other interesting tidbits you would like to share.



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The Value of Sleep for Children and Teens

Shelley Coleman M.A., L.P.C.-S.

As important as food and water, sleep is vital to your well-being. And, if you are a parent, research shows that your children are not getting the sleep they need. According to the National Sleep Foundation, children (ages 6-13) require 9-11 hours of sleep per night and adolescents (ages 13-18) require 9-10 hours per night. A recent study from the Centers for Disease Control found that 31% of teens get 8 hours or less of sleep per night and most school age children are getting 8.5 hours.

For growing brains and bodies, not getting enough sleep can have consequences on school and relationships. Teens and children can have difficulty concentrating when sleep deprived. And, according to the Sleep Disorder's Center, approximately 1,550 people are killed annually in crashes related to drowsy driving. Often, these crashes are caused by young people under the age of 25.

On the contrary, quality sleep has been linked to improved attention, better mental health, and lower risk of obesity. In recognizing the importance of quality sleep, parents can help children establish healthy sleep habits at an early age. If healthy sleep hygiene is established in adolescents, those habits can carry into adulthood.

Healthy sleep habits for teens and children include:

- a set bedtime and wake time that does not vary by more than 2 hours

on the weekend

- a relaxing bedtime routine such as reading for teens or story time for children
- no "exciting" activities at bedtime such as jumping or wrestling for children or computer games for teens
- daily exercise
- healthy diet
- no caffeine after 4 PM

If you think your teen or child may have a sleep issue, there are common symptoms you may notice. For adolescents, parents may have difficulty waking them in the morning or observe that their teen is irritable in the early afternoon. Children may require excessive "help" falling asleep, wake many times during the night, or cause their parents to lose sleep. While these symptoms are usually easily addressed by improving sleep habits, more severe symptoms should be addressed with the help of a pediatrician or behavior specialist.

As parents, the value that we place on sleep is a big influence on our children's attitude toward sleep. Fortunately, there are a lot of practical steps we can take to help our children get the sleep they need. There are too many benefits of good sleep for our teens and children to miss out on them.

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FOUR-LINED PLANT BUGS



Four-lined plant bugs are brightly colored. Nymphs (immatures) are red while older nymphs start to have wing pads with yellow and black stripes. Adults have fully developed wings that are yellow and black striped. Adults look similar to, and may be mistaken for, striped cucumber beetles.

These insects have piercing-sucking mouthparts which they use to suck out plant juices. The plant bugs suck out chlorophyll and leave a "window" between the upper and lower epidermis of the leaf. Damage appears as white, dark or translucent spots of foliage and is sometimes mistaken for fungal damage. Feeding may also cause curling and browning. Fortunately, damage is mostly cosmetic, but if you are trying to eat the foliage of the damaged plant it may become a problem.

The insects feed on a wide variety of hosts, including fruits and vegetables, annuals and perennials and woody plants. When disturbed, the insects are fairly good at hiding. They either crawl to the underside of the leaves or drop to the ground to hide among foliage.

If you feel the need to manage these insects, try insecticidal soap. If that doesn't work, you can try azadirachtin (neem- concentrate, not oil; it's getting too hot to use oil formulations) or pyrethrins. If that doesn't work then try a residual contact product.

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600. Check out my blog at www.urban-ipm.blogspot.com.

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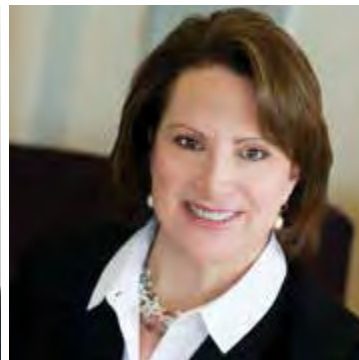




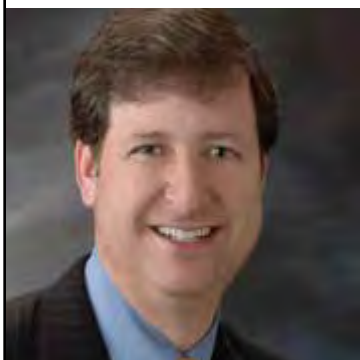
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BETH WOLFF
CHAIRMAN/CEO

BETH WOLFF
REALTORS®

RealLiving®



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PRESIDENT

EXPERTS IN YOUR NEIGHBORHOOD!

Know Your Realtor



BOB READER

As a Realtor since 1978, Bob Reader brings a wealth of residential and commercial real estate experience. Starting out in commercial and new home sales, he is knowledgeable in various sides of the industry. Bob joined Beth Wolff 19 years ago, and has been a valuable partner and consistent top producer since.

Born in California, but soon relocated to Texas, Bob proudly claims the title of "Transplanted Texas Native." He is a

Meyerland resident for over 40 years and has seen the surrounding area develop as a neighborhood that has escalated in value.

Bob is active in the community, volunteering with the United Way Allocations Committee, served as vice president of Congregation Beth Israel and past president of Jewish Family Service.

With Bob's experience and knowledge, he is a wonderful resource. Bob strongly believes that there are no set hours in his business.

"Whether residential or commercial, my clients are great!" His genuine care and respect for his customers' goals is unparalleled and his experience in the industry helps him achieve them.

"My top priority is your real estate needs." - Bob



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to Your Next Transaction!*

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