

# *Meyerlander* MONTHLY



Volume 3 | Issue 12

MEYERLAND.NET

DECEMBER 2015



*Happy Holidays*



**MEYERLAND | 9607 Moonlight**  
Custom pool and backyard oasis. Flooded Memorial Day. Remediation done and new sheetrock installed.  
±3,402 SQFT | ±13,820 SQFT LOT  
Offered at \$575,000 MLS 62204324



**MEYERLAND | 4903 Braesheather**  
Huge lot that is being sold as is. Home flooded on Memorial Day.  
±3,359 SQFT | ±13,977 SQFT LOT  
Offered at \$410,000 MLS 71033004

**SOLD!**



**MEYERLAND**  
4906 Wigton



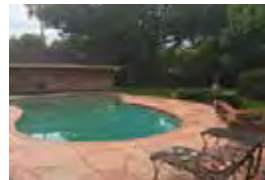
**MEYERLAND**  
5023 Wigton



**MEYERLAND**  
5026 Heatherglen



**MEYERLAND | 4835 Imogene**  
Remodeled (Aug. 2015). Hardwoods. Gourmet kitchen with granite.  
4 BEDROOMS | 2 BATHS  
Offered at \$549,900 MLS 46007396



**MEYERLAND**  
4902 Braesheather



**MEYERLAND**  
4907 Dumfries

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## IMPORTANT CONTACTS

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Amy Hoechstetter ..... MCIA General Manager  
Catherine Martin, Randi Cahill ..... 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.*

Telephone ..... 713-729-2167

Fax ..... 713-729-0048

General Email ..... office@meyerland.net

Architectural Control ..... randi@meyerland.net

Community Assistance ..... catherine@meyerland.net

*4999 West Bellfort St., Houston, TX 77035*

**Visit our website at [www.meyerland.net](http://www.meyerland.net)**

### SECURITY

Precinct 5 Constable (including burglar alarms) ..... 281-463-6666

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Houston Help & Information ..... 311 or 713-837-0311

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Godwin Park Community Center ..... 713-393-1840

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Elizabeth Black Berry

Marlene Rocher

Amy Hoechstetter

Joyce Young

Gerda Gomez

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## On the Cover

The beautiful Hanukkah themed decor found at the home of the Grosman's, 5115 Carew in Section 2, is a show stopper in the neighborhood.

**GO GREEN**  
**GO PAPERLESS**



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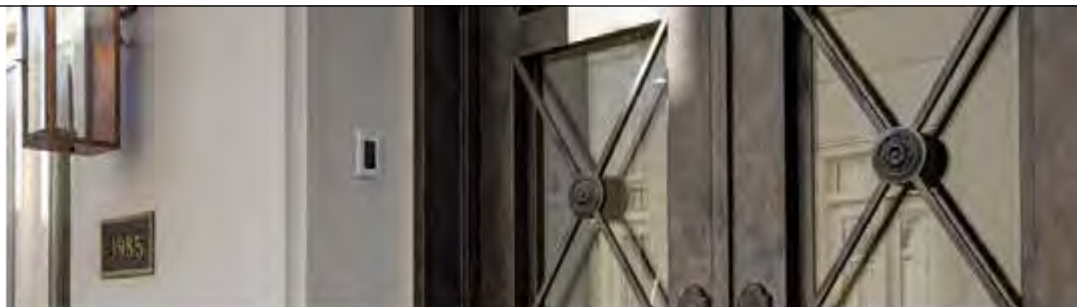
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**Terrell Hillebrand**  
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**Leora Kahn**  
713.826.9109  
lkahn@BernsteinRealty.com



**Judy Levin**  
713.204.8807  
jlevin@BernsteinRealty.com



**Marsha E Loring**  
713.550.7722  
mloring@BernsteinRealty.com



**Laura Perlman**  
281.796.1798  
lperlman@BernsteinRealty.com



**Sondra Rosenthal**  
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# Memorial Day Flood: Fact vs. Fiction

by Kimberlye Jackson

Manager, Communications Department

Harris County Flood Control District

***Editor's Note: The following questions from Meyerland residents were presented to Harris County Flood Control District following the Memorial Day flood event. The information we are sharing is an effort to allay the residents' concerns regarding misinformation that is circulating.***

Question:

Many homes in Meyerland flooded for the first time ever since they were built almost 60 years ago. The rumor is that "Meyerland has become the detention pond for the Medical Center." Is protecting the Medical Center more important than Meyerland?

Answer:

First and foremost, we would like to make it clear that Meyerland has never been, and will never be, considered as a detention pond for the Texas Medical Center or any other community downstream on Brays Bayou. Various factors related to the Memorial Day Storm intersected to result in the unfortunate flooding in Meyerland, and other communities, upstream of the Texas Medical Center along Brays Bayou:

- Two major storm systems came into the Harris County area and combined into one in the late hours of May 25, and over the next several hours, dropped 8 to 11 inches in an area that stretched from the northwest side of the city of Houston to Heights Boulevard southwest to near Beltway 8 and Interstate 10, and then southwest into Fort Bend County. All of the rainfall occurred within 12 hours. A maximum rainfall amount of 11 inches was recorded at Brays Bayou and Beltway 8. Neighborhoods along Brays Bayou that experienced flooding, including Meyerland, Westbury, Braeburn Glen and Braeswood Place, were in the area that received 8 to 11 inches of rainfall on May 25-26. The Texas Medical Center was not located in the area of the heaviest rainfall, and only received approximately 5 inches of rain during the same time period.
- The Meyerland community, in particular, is located at a lower elevation than Brays Bayou and was among the first to fill with stormwater when the bayou overtopped its banks in that area. Meyerland and other communities also had stormwater from internal drainage pipes backing into streets and some homes.
- Much of the Meyerland area is located in the 100-year floodplain, and the amount of rain that fell during the Memorial Day storm was between a 50-year and 100-year storm event.

Question:

The city spent \$6,500,000 on the Millbury Project, which included new wider storm drains on Millbury, Runnymede,

and Doud. The project was completed, except for minor work, on May 26, 2015. The rumor is that the new wider storm drains resulted in flood water from Brays Bayou flowing into the streets rather than down the bayou. Why did homes along Millbury, Runnymede and Doud, and the intersecting streets, flood when they had never flooded before?

Answer:

The Harris County Flood Control District is not in a position to provide details about the City of Houston's Millbury Project – those questions should be directed to the City of Houston's Public Works and Engineering Department. However, in general, there is a design limit to how much water all internal (underground) stormwater drainage systems can carry before water backs into surrounding streets. Unless the City's system was designed to accept runoff from the amount of rainfall that fell in the area served by the Millbury Project (approximately a 50- to 100-year storm event), then water from those underground pipes could back into neighborhood streets. Also, at some point, the bayou was filled to a point that it could not accept additional runoff from those pipes, which added to the equation i.e., water in the pipes backing into streets, and unfortunately, some homes.

Question:

Did the flooding in Meyerland occur because the area of Brays Bayou under the 610 loop at South Post Oak exit is a "bottleneck?"

Answer:

No, the flooding in Meyerland was not the result of a bottleneck at the South Loop West bridge over Brays Bayou near the South Post Oak Road intersection. That is not to say that the South Loop West bridge has no effect on flow in Brays Bayou – all bridges have a unique set of hydraulic effects on any given waterway – but it had no more effect on the flow of stormwater in Brays Bayou than did bridges downstream and upstream.

Question:

Did the flood result because one of the river authorities decided to release water into Brays Bayou to avoid overfilling a lake?

Answer:

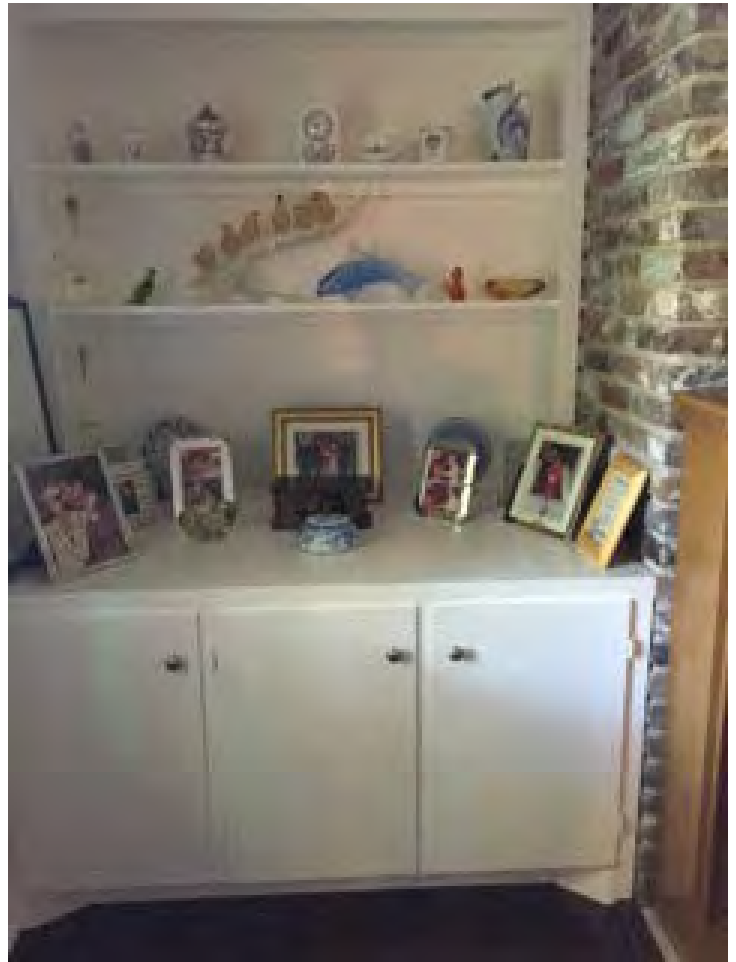
The Harris County Flood Control District is not aware of a release of water into Brays Bayou by any entity, and there are no river authorities that are responsible for water in the Brays Bayou watershed, or that would eventually drain into the Brays Bayou watershed.



## Repairing the Damage

*by Gerda Gomez*

It's been several months since the epic flood of 2015. While some of us have completed our renovations there are still others who are wrestling with what to do. For some the decision to sell was made when the task of rebuilding was too distressing. Others saw the opportunity to do long, overdue renovations that were on their wish lists. And still others are waiting for the insurance money that will be used to rebuild their lives. The landscape of Meyerland may be changing, but the community has rallied and is strong.





## Assessments are Coming!

*by Amy Hoechstetter, MCIA General Manager*

In approximately one week's time, you will be receiving your annual assessment invoice in the mail. The payment is due in full on January 1, 2016, and is considered delinquent if it is not received by February 1, 2016. All payments are to be mailed to a PO Box address in Arizona.

Why do we mail our assessments to Arizona instead of Texas? We use a bank that specializes in homeowner association accounts. The bank processes over 100,000 payments monthly from hundreds of homeowner associations around the country. Their expertise ensures the safe transmission of your payment directly to your account. There is no charge for this electronic service. Using an electronic payment system is much more efficient than using the MCIA office to manually process over 2,300 payments. The cost savings by using this system are passed onto you.

If your mortgage company pays your assessment from your escrow account, please forward this information to them to ensure prompt payment.

If you do not receive your bill in the mail by December 31st, we strongly urge you to contact the MCIA office to request another copy. You may call us at 713-729-2167 or email [office@meyerland.net](mailto:office@meyerland.net) with your property address.

## Construction and Improvement Fees Waived for 2016

At the November, 2015 MCIA Board Meeting, the Directors voted to continue waiving all Construction and Improvement Fees through December 31, 2016.

Please note that submitting and receiving approval from MCIA is STILL NECESSARY. Only the fees have been waived.

**DECEMBER**  
is JUNK Waste Collection Month  
Wednesday, December 19

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## Letter from the Publications Committee

Wow! What a year! As we close our 60th year, 2015 will go down in history as the most eventful year in Meyerland's history. We would first like to express our heartfelt support and concern for our residents and friends who experienced losses with the Flood of 2015.

We began the year with a messy and trying construction project south of the Bayou. For many months, our residents had to deal with poorly accessible streets, sidewalks and lack of streetlights. The project wrapped up in late spring.

And then it happened, the flood of the century. In the end approximately 800 homes out of the 2,307 homes in Meyerland experienced some degree of flooding; many homes flooded for the first time in Meyerland's 60 year history.

While many residents decided to restore their homes, we are also seeing a large flurry of real estate activity (including outside investors), and we expect to see a large number of new construction projects beginning next year. The MCIA Board is working to help update the Deed Restrictions in the flood areas to allow for new construction that residents desire.

Financially, MCIA is in excellent financial condition. We're proud to announce that there will be no increase in MCIA Dues or the Constable Contribution for 2016. Additionally, Construction and Improvement Fees are being waived for 2016. Note that approval forms and MCIA approval is still necessary.

We are continuing our multi-year plan to improve our common areas. In the near future, you will see new irrigation and new and updated planting areas on the Beechnut corridor. The Braeswoods will follow soon after that. The MCIA office was upgraded in late 2014 and 2015 in order to better serve our Residents.

Crime continues to be low. Unfortunately, because of our prosperous neighborhood, criminals see that as an opportunity. You can do your part by reporting anything you see that is suspicious by calling the Constables at 281.463.6666. Our Harris County Precinct 5 Constables are doing an excellent job and continue to provide extra patrols which started at the time of the flood. We are grateful for their assistance.

For the first time in our history, our popular biennial event, Afternoon in the Park, had to be postponed due to a forecasted deluge of rainfall (and the forecast was right!), but the event was held on November 15th.

All of us on the Publications Committee, the MCIA Board of Directors, and the MCIA Staff would like to wish you a very happy holiday season and the very best of everything in 2016!

## Office Holiday Hours

*By Amy Hoechstetter, General Manager*

The Meyerland office is open Monday through Friday to assist you with your Association business needs. The normal office hours are Monday through Thursday from 9:00 a.m. to 2:30 p.m. and on Friday from 9:00 a.m. to noon. Please take notice of the following changes to the office hours this holiday season:

**Christmas - The office will be closed Thursday, December 24 and Friday, December 25. The office will reopen on Monday, December 28th.**

**New Year's Day - The office will be closed Friday, January 1st. The office will reopen Monday, January 4.**

We advise all of our Homeowners to make an appointment for your visit to ensure the person you need assistance from is in the office at the time of your arrival.



## Trash/Recycling Schedule

December, 2015						
Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
		1 T/R	2	3	4	5
6	7	8 Trash	9 Junk!	10	11	12
13	14	15 T/R	16	17	18	19
20	21	22 Trash	23	24	25	26
27	28	29 T/R	30	31		

January, 2016						
Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
					1	2
3	4	5 Trash	6	7	8	9
10	11	12 T/R	13 Tree!	14	15	16
17	18	19	20 Trash	21	22	23
24 31	25	26 T/R	27	28	29	30

**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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## Deed Restriction Changes Are Coming

*by Randi Cahill*

The proposed Deed Restrictions for Section 7c and 8i are currently being reviewed by the Residents in those respective sections. The new Deed Restrictions are different not only in layout, but also in content. Most provisions will remain intact, but they will now include added clarification. Other provisions are new and address the needs of the Meyerland neighborhoods today while taking into account the possibility of changes in the future. The new Deed Restrictions are less specific and policies will now dictate permissible activity. This will allow more flexibility in construction standards and way of life changes.

We invite all residents to review these restrictions. Over the next 12 to 15 months the Board intends to roll out new sets of Deed Restrictions across the remaining 19 sections of Meyerland. Please visit our website, [www.meyerland.net](http://www.meyerland.net), to see the new sets of Deed Restrictions for Sections 7c and 8i and to read the quick comparison sheet that explains the more significant changes.

## Rebuilding - what do I do now?

*by Amy Hoechstetter*

Let's say you are a Homeowner and you want to rebuild your home due to flood damage. What do you do now?

There is no easy answer to determine the next step, but the City of Houston allowed most homeowners to repair their flood damaged homes. Many Homeowners are doing just that. Steps to navigate the permit process are available on the MCIA website, [meyerland.net](http://meyerland.net), for interested residents to read and learn how to proceed.

If you are one the Residents who are rebuilding, I'm sure you are aware that it is a long process, but the process does not have to add to your stress. Randi Cahill, in the Meyerland office, is equipped to assist you with preparing your documents for approval from MCIA. Since most of what the Association requires to ensure compliance with Deed Restrictions is also required by the City of Houston, it is more efficient to work on these documents at the same time. Knowing the process, such as the order of actions or the location of governing rules can reduce the stress of building your new home.

Please visit <https://mciaplannerreview.youcanbook.me/> to make your own appointment with Randi Cahill to ensure you have everything you need for a smooth and successful submission for approval. Remember, it is important to receive the approval of the Association first because the Deed Restrictions may be more stringent than the City of Houston requirements.

## Good Gifts Market

Westbury United Methodist Church will host its annual Good Gifts Market on Saturday, December 5th, from 9:00 a.m. to 2:00 p.m. The outdoor market will feature fair-trade vendors whose products provide living wages for workers. The sale of the items (like candles, scarves, jewelry and linens) also assists victims of human trafficking and refugee women.

Joyce Akins, co-organizer for the event, is especially excited about this year's market. For the first time, the market will be held outside on the church grounds as a special invitation to the community. Shoppers will be able to purchase unique gifts for the holidays, while improving the lives of others.

Local PUCS coffee truck will be on site as people shop, with world music by DJ H.Kumi of 90.1 FM. Everyone is invited to come meet and mingle with new neighbors and reconnect with friends.

Fair-trade vendors include: Haitian Artisans for Peace International, SERRV, She Has Hope, Free the Captives, and The Community Cloth.

Westbury United Methodist Church is a "church for all people with more than enough love to go around." The church is located at 5200 Willowbend Blvd., Houston, TX 77096.

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if you  
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## Mayor's Holiday Celebration

The 96th Annual Mayor's Holiday Celebration and Tree Lighting will take place on Friday, December 4, 2015, in Hermann Square at City Hall from 6:00 p.m. to 8:00 p.m. The event which is free and open to the public will include holiday music, Santa, fireworks and family fun. The Holiday Tree will be lit with LED lights, shimmering ornaments and a stunning star topper.

The public is invited to bring a new, unwrapped toy to the Salvation Army booth at the Mayor's celebration to help make a child's holiday season brighter. Everyone who brings a toy will receive a light-up Santa hat from Reliant, who is sponsoring the holiday event.

## SUDOKU

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View answers online at [www.peelinc.com](http://www.peelinc.com)

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The goal is to fill in the grid so that every row, every column, and every 3x3 box contains the digits 1 through 9. Each digit may appear only once in each row, each column, and each 3x3 box.

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# A FEW HOLIDAY THOUGHTS...

It is good to be children sometimes, and never better  
than at Christmas, when its mighty founder was a  
child Himself.  
Charles Dickens

There are two ways to live your life. One is as  
though nothing is a miracle. The other is as though  
everything is a miracle.  
Albert Einstein

The way you spend Christmas is far more important  
than how much.  
Henry David Thoreau



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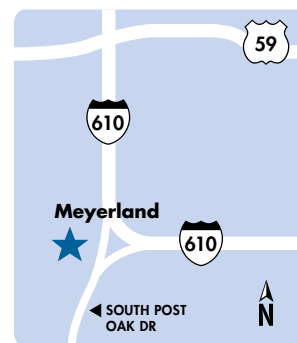
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