

Meyerlander MONTHLY



Volume 4 | Issue 3

MEYERLAND.NET

MARCH 2016



Hello, Spring!

Contemporary-style & More *in the heart of Meyerland*



MEYERLAND | 5111 Contour Place

Contemporary-style home has never flooded. You will love the huge windows that allow the light to pour in. This special home has character, abundant storage and spacious room sizes. Large master suite includes bath with separate shower and tub. You will love the gorgeous yard with pool and lush landscaping. 5th bedroom behind utility room has a full bath and is a perfect guest room, office or playroom.

Offered at \$650,000 | 4-5 BEDROOMS | 3.5 BATHS



Pending Sale!

MEYERLAND | 9607 Moonlight Drive
Wonderful 2-story home was flooded for the first time during Memorial Day storm. Remediation has been done and sheetrock has been installed.

Offered at \$575,000
4-5 BEDROOMS | 0 BATHS



Available!

MEYERLAND | 9402 Braesheather
Home built on builder's piers to prevent flooding. Custom home on a huge lot with a ton of amenities including: 3 AC units, hardwood floors, salt water pool.

Offered at \$975,000
4 BEDROOMS | 3.5 BATHS



Available!

MEYERLAND | 5103 Grape Street
Home has never flooded per seller. Updated and remodeled traditional ranch style home on a 10,625 foot corner lot. Open floor plan for entertaining.

Offered at \$589,500
3 BEDROOMS | 2 BATHS



Available!

MEYERLAND | 5003 Heatherglen Drive
House flooded in Memorial weekend flood. Remediated and ready for remodel or build your own home on this large 11,400 square foot corner lot.

Offered at \$495,000
4 BEDROOMS | 3.5 BATHS

Contact us with all your real estate needs.



Terry Cominsky

REALTOR-ASSOCIATE®

713.558.3331
tcominsky@marthaturner.com



Brena Moglovkin

REALTOR-ASSOCIATE®

832.264.6007
bmoglovkin@marthaturner.com

You deserve a great Realtor® who knows

Meyerland!

We have over 50 years of combined experience.

If you are thinking of buying or selling a home in Meyerland, allow us to provide you with our Meyerland expertise, the strength of Martha Turner Sotheby's International Realty's worldwide network and a Relocation Department coordinating moves of buyers into Houston.

Martha Turner

Sotheby's
INTERNATIONAL REALTY

IMPORTANT CONTACTS

MCIA OFFICE

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

SECURITY

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

Emergency 911

Houston Police Dept. Non-Emergency 713-884-3131

CITY OF HOUSTON

Houston Help & Information 311 or 713-837-0311

District C Council Member, Ellen Cohen 832-393-3004

Meyer Branch Library 832-393-1840

Godwin Park Community Center 713-393-1840

CENTERPOINT ENERGY

Electric outages or electric emergencies

..... 713-207-2222 or 800-332-7143

Suspected natural gas leak

..... 713-659-2111 or 888-876-5786

For missed garbage pickup, water line break, dead animals, traffic signals, and other city services, dial 311. Some mobile phone users may need to dial 713-837-0311.

BOARD OF DIRECTORS

To contact a member of the Board of Directors, please visit www.meyerland.net and click Contact Us.

EXECUTIVE BOARD

President Elizabeth Black Berry

Vice-President Jim Walters

Treasurer Gerald Radack

Secretary Mike Jones

SECTION DIRECTORS

Charles Goforth Section 1

Bill Goforth Section 1

Jim Walters Section 2

Emilio Hisse Section 2

Open Section 3

Cary Robinson Section 4

Gary Altergott Section 5

Open Section 5

Elizabeth Black Berry Section 6

Lisa Gossett Section 6

Gerda Gomez Section 7

Open Section 7

Marlene Rocher Section 8 North

Paul Connor Section 8 North

Jordan Longerot Section 8 South

Open Section 8 South

Larry Rose Section 8 West

Steve Fowlkes Section 8 West

Open Section 10

Mike Jones At-Large

Gerald Radack At-Large

NEWSLETTER INFORMATION

MCIA Publications Committee

Gerald Radack - Editor

Shirley Hou

Elizabeth Black Berry

Marlene Rocher

Amy Hoechstetter

Joyce Young

Gerda Gomez

Send comments to meyerlander@meyerland.net

Publisher - Peel Inc. www.peelinc.com

Advertising 1-888-687-6444

Photo Opt Out - If you do not want your home's photograph featured in the newsletter, please send an e-mail to meyerlander@meyerland.net with your address and the subject line "Opt-Out."

Ad Disclaimer Statement - The Meyerland Community Improvement Association neither represents nor endorses the accuracy or reliability of any advertisement in our newsletter. We strongly encourage you to do your own due diligence before responding to any advertisement.

Meyerlander and Meyerlander Monthly are trademarks of the Meyerland Community Improvement Association (MCIA).

© Copyright MCIA 2015, All Rights Reserved

ON THE COVER

The neatly landscaped house on the cover this month is 5107 Queensloch in Section 8 North.

MARCH

is **TREE** Waste Collection Month

Wednesday, March 9



Trimming to Take-Downs

Trimming • Removal of Debris
Hedge Trimming • Stump Grinding
Professional Tree Health Care

Bonded & Insured Since 1987

Call David
Ph: 281-469-0458



Mention this ad for a Spring Special! Senior Citizens Receive an Additional Discount.

FREE ESTIMATES

jonesroadtreeservice.com



In-Home Personal Care Services for Those in Need



713.270.4836

www.medreliefcaregivers.com

"The care you deserve from the people you can trust..."

SpaceMax HOME & OFFICE ORGANIZED BLISS



2015 Angie's list SUPER SERVICE AWARD

CLOSETS | GARAGE | MURPHY BEDS | HOME OFFICE

Save 15% until March 31, 2015!

713.688.8808 | SPACEMANAGER.COM

Owned by a Meyerland Resident since 1999!



Amy Bernstein
713.932.1032 x 148
abernstein@BernsteinRealty.com



Terrell Hillebrand
832.419.5775
terrell@BernsteinRealty.com



Leora Kahn
713.826.9109
lkahn@BernsteinRealty.com



Judy Levin
713.204.8807
jlevin@BernsteinRealty.com



Laura Perlman
281.796.1798
lperlman@BernsteinRealty.com



Sondra Rosenthal
713.870.3790
srosenthal@BernsteinRealty.com



Mindy Tribolet
713.502.5915
mtribolet@BernsteinRealty.com

For a real estate experience that will exceed your expectations,
please contact us. We look forward to being of service to you!

Your home. Our expertise.

713.932.1032
www.BernsteinRealty.com



**Bernstein
Realty**

PRESIDENT'S MESSAGE

by Elizabeth Black Berry

Perhaps you share some of the same perceptions that I had before I ran for MCIA Director in 2013. Some of these perceptions included that the MCIA office is there to tell me "no" to what I want to do to my house; the MCIA and most HOAs run at their own will; and what the heck does the MCIA Board and staff do?

The MCIA office is there to assist us, the Meyerland residents, in maintaining and improving the exterior of our homes. Anything we wish to change in the interior is off-limits to MCIA so long as we do not violate our Deed Restrictions. If we are told "no" by the MCIA office, we are likely trying to do something that directly violates the Deed Restrictions.

The MCIA office is comprised of two full-time staff and one part-time staff person who work extremely hard during office hours (M-Th, 9 a.m. – 2:30 p.m. and F, 9 a.m. – 12 noon) and after office hours. Some of the many duties they handle for us include answering questions by phone, email and in person regarding our Deed Restrictions and Policies. They are actively involved in helping the Board enforce our 22 sets of Deed Restrictions. They consult with residents and builders on acceptable location and materials for new or remodeled properties. In addition, they liaise with the City and County to get answers, repairs and improvements for Meyerland, along with executing Resale Certificates for property transfers. They also work diligently to plan and implement programs for Meyerland which include the biennial Afternoon in the Park, Anniversary Celebrations, Special Information Programs and the Annual Meeting.

The past few Boards have worked very hard to plan events and services to show Meyerland residents that we are here to serve and to unite the community. We want a more positive image for our MCIA Board and Staff. From our 60th Anniversary celebration at Lovett Elementary in 2014 to our Annual Meetings, to our compassionate and swift response to the 2015 Memorial Day flood, and our reduction in the number of nitty-gritty violation letters, we continue to show the residents that we care and we only want what is best for our community.

MCIA and all Texas HOAs are governed by our legislature. In their infinite wisdom, the Texas legislature decided to allow HOA Board members to continue to be elected in perpetuity. Should Homeowner Association Boards have consistency? Of course. This helps with association history and organizational knowledge. Should Board members be allowed to serve with no term limits? Like many elected officials, perhaps it would be helpful to the community's progress, to establish some limits. This, however, would require a change to the State's laws.

Did you know that Meyerland Policies are created and voted on by a majority of the Board of Directors to clarify the Deed Restrictions? They cannot contradict the Deed Restrictions. The current Board ranges from young professionals to senior citizens. Their reasons for serving on the Board include addressing their "burning issues" to their desire to serve the community and continue to make Meyerland a stellar place to live. The MCIA Bylaws can be read to say that Board Directors can include investors who merely "own a home" in Meyerland.

Your MCIA staff and volunteer Directors work hard to ensure a beautiful Meyerland where people are fortunate to live.

WIRED
ELECTRICAL SERVICES
SERVICING ALL OF YOUR ELECTRICAL NEEDS

- Panel Upgrades
- Home Inspections
- TV Install/Mounting
- Troubleshooting
- Remodeling
- Landscape Lighting
- Recessed Lighting
- Home Generators

Residential & Commercial
Licensed & Insured

24/7 SERVICE

**Take \$25.00 OFF
YOUR NEXT SERVICE
CALL**

Family Owned & Operated
Call Us!!
713-467-1125 281-897-0001
www.WiredES.com

BBB

TECL 22809 Master 100394

f t g+

Update on Deed Restriction Revisions for Sections 7c and 8i

by Tom Killian and Gerda Gomez

Editor's Note: The following letter cites details about the second Draft Deed Restrictions for Section 7c, but many things are similar for 8i as well. You can read and download the latest Deed Restriction Drafts at www.meyerland.net.

Dear Residents of Meyerland Section 7c,

As your representatives on the Meyerland Community Improvement Association (MCIA) Board and the MCIA committee working on revising Deed Restrictions, we would like to update you on the Deed Restriction revision process for Meyerland section 7c.

This revision process is part of a long-term plan to update Deed Restrictions and make them more uniform from section to section. Sections 7c and 8i were selected for revision at this time because they were hit particularly hard by the flood. In this letter, we will focus on section 7c.

A first draft version of revised Deed Restrictions was presented to the MCIA board and distributed to residents in December. An open community meeting was held, and many residents also submitted comments to renewal@meyerland.net. All comments were considered carefully by the Deed Restriction Revision Committee, with input from the Board.

A second draft is now available on the MCIA website at <http://www.meyerland.net/en/tx/>.

Please note that the first draft is also still posted, so be sure that you look at the newest version.

A final version will go before the board on March 7th at its public meeting at 7:30 pm at the Godwin Park Community Center located at 5101 Rutherglenn. We encourage you to attend the meeting. The Board will vote whether to present this version to residents. A signature of support from a majority of residents in Section 7c (one per lot) is required for adoption of the new Deed Restrictions.

Given the opportunity for community feedback and the vigorous debate we have had, we expect that the proposed new Deed Restrictions are close to their final form, but it is still important to submit comments on the proposed revisions if you have them. The best way is to email renewal@meyerland.net. Please be specific about changes that you would like to suggest. Strong arguments can have an impact. If there are inconsistencies in the document, or future problems being created that you feel have not been considered, please point them out.

Many people have worked hard to update and improve the Deed Restrictions in a responsible way for the future prosperity of Meyerland as a whole and Section 7c in particular. The community will ultimately vote whether or not to adopt the Deed Restrictions. We feel that overall

(Continued on Page 8)

WHY CHOOSE OUR SERVICES?

We offer online billing and accept all credit cards

We have balanced billing maintenance plans for carefree automated service

We customize each maintenance plan to match the clients budget and goals

Our landscape designs are hardy, lush, and professional and our pricing is competitive

Our managers are native, degreed & experienced with local landscapes

Lawn Care ~ Maintenance ~ Tree Care ~ Design & Installation ~ Turf Care ~ Hardscaping

 **Austin Landscaping**
WWW.AUSTINLANDSCAPING.NET

713.778.1476

Average mow price in your area is only \$30.00 for weekly and \$35.00 for biweekly service!

2007 Recipient of Mayoral Honorable Mention Award, Keep Houston Beautiful

(Continued from Page 7)

the proposed new Deed Restrictions are a major step forward and will serve the residents of Section 7c well. We hope that you will provide your signature of support when the time comes.

We would like to point out and explain some changes in the new deed restrictions that we feel are particularly important or perhaps would benefit from some clarification. This letter reflects the second draft of the restrictions, and is thus more current than the comparison log posted on the MCIA website, which compares the first draft of the new restrictions to the old restrictions.

Review and Control Committee, Article 3. This section establishes the Review and Control Committee (RCC) as the entity that approves architectural plans for new construction, significant remodeling, landscaping, etc. The RCC is appointed by the MCIA board and thus is accountable to Meyerland residents, which is the main goal of this change. The RCC replaces the Architectural Control Committee (ACC), which has had the power to approve or deny architectural plans since the establishment of Meyerland. The ACC is not accountable to Meyerland residents in any meaningful way. Committee members are not elected or appointed by the MCIA board. They appoint their own successors, and serve as long as they wish. There is no appeal process for decisions by the ACC. A well-defined appeal process is proposed for the new RCC. This new structure has been in place for Meyerland Section 1 for almost two years and it is working well.

Non-permeable coverage, Section 4.27: The current deed restrictions have no limit on the allowable amount of non-permeable lot coverage. The proposed version includes a limit of 60%. This change is intended to move toward having a uniform coverage limit for all of Meyerland. It has generated very strong reaction from Meyerland residents because the ACC has been imposing a 50% limit on non-permeable coverage since circa 2008. The 60% limit thus appears to be an increase, and many residents, including us, are worried about the impact on future flooding events. This is a complicated issue. This summer, the board passed a policy (which would be superseded by the new deed restrictions) setting the limit to 60% for Meyerland. An important factor in that decision was that many homes were originally constructed or improved to be at or over the 50% coverage, and the board did not want to have a policy that many residents were out of compliance with. We feel that additional input from residents on this topic would be especially valuable.

Garage location, Section 4.5: The proposed deed restrictions allow forward-facing garages as long as the garage door is set 10 feet back from the forward-most portion of the residential dwelling. This is a change from the restrictions in place now, which only allow forward-facing garages if they are behind the rear line of the residential dwelling. After much discussion and review of submitted comments, the sense of the deed revision committee is that a strong majority of

(Continued on Page 9)

JOINT REPLACEMENT. WHERE YOU GO MAKES A DIFFERENCE.

At Houston Methodist, we know that with so much to enjoy in life, you can't afford to waste time suffering through joint pain. That's why we build your treatment around the latest minimally invasive techniques. Our joint replacement specialists have the knowledge and expertise to enable a faster, less painful recovery that helps you get back to doing what you love.

Schedule an appointment with one of our joint specialists at houstonmethodist.org/orthopedics or call **713.790.3333** for a physician referral.

- Central – Texas Medical Center
- East – San Jacinto
- Northwest – Willowbrook
- Southeast – St. John
- Southwest – Sugar Land
- West – Katy
- North – The Woodlands (opening in 2017)

HOUSTON
Methodist[®]
ORTHOPEDICS &
SPORTS MEDICINE



(Continued from Page 8)

7c residents are in favor of allowing forward-facing garages closer to the front build line. The advantages such as leaving more usable yard space, reducing non-permeable lot coverage, increasing convenience, and allowing more efficient home construction were also influential in the final decision. A 10 foot setback was chosen as a compromise to take advantage of the benefits of forward-facing, attached garages closer to the front of the house, while encouraging house designs in which the garage doors are slightly less prominent. Side-facing garages are unaffected by the proposed changes.

Building materials, Section 4.25: Currently, the exterior material of the dwelling on all lots must be 75% or more masonry. The revised restrictions reduce this requirement to 60%. The goal is to make this more uniform in all sections, and 60% is the current and proposed requirement in 8i. Also, stucco is added to the definition of Masonry (definition #20) in the proposed version, while the definition only included brick and stone previously.

Minimum house sizes, Section 4.4: In the proposed new deed restrictions, the minimum house sizes are the same as in the current deed restrictions.

The first draft of the proposed deed restrictions moved many rules out of the deed restrictions and allowed them to be set by MICA board policy, such as building height and the definition of masonry. The goal was to allow Meyerland to adapt more quickly to changing

construction technologies, for example. This generated significant concern among some residents. Therefore, the second draft of the proposed restrictions left almost all rules in the deed restrictions. MCIA board policy can set acceptable landscape materials (Section 4.3) materials for driveway gates (4.17), and paint colors (4.25), and may modify the items allowed that are visible from the street (4.19).

As we mentioned before, comments on the proposed deed restrictions are still encouraged, and it would be particularly valuable if they are received this week. We hope you will support the final version that the board authorizes. With many residents still out of their homes as our community recovers from the flood, communication is a great challenge. This will make it difficult to obtain signatures for adopting the proposed restrictions. If you have not already done so, please update your contact information at <http://meyerland.net/Forms/contact-information-update/>.

Also, please watch for communications providing information on when and how you may review the final proposed version and, hopefully, provide your signature of support.

If you have any questions on the process or the proposed restrictions, you may contact us at killian@rice.edu or gegomez1@att.net. Please also submit comments to renewal@meyerland.net.



Incredible Renovations

Design—Build—Remodel!

Call Incredible Renovations
FREE ESTIMATE—(713) 532-2526
www.incrediblecrenovations.com



Before



After

ONE STOP SHOP:
 Structural Engineer, Architectural Designer,
 Interior Designer on staff

DEPENDABLE:
 On Time On Budget...Guaranteed!

ACCOMPLISHED:
 BBB Award of Excellence for last 7 years
 2012 Texas Remodeler of the Year

EXPERIENCED:
 Over 35 years designing & building homes

“On Time. On Budget...Guaranteed!”



Save the Date - Annual Meeting

Tuesday, March 22, 2016 (new date!)
7:00 p.m.
Lovett Elementary School

Every year the Meyerland Community Improvement Association meets with its membership for a "State of the Union" address. At this meeting, residents learn about the activities of the Board over the past year and hear the direction for the new year to come. A special speaker will be invited to enlighten the crowd on key issues facing Meyerland today and in the future. New Directors are also voted onto the Board at the Annual Meeting. It is a great opportunity to socialize with your neighbors and enjoy tasty refreshments. Watch our website, read our Meyerlander and look for our email blasts to see who will be this year's speaker at our meeting.

Lastly, don't forget to attend the meeting for a chance to win nice door prizes. We look forward to seeing you on March 22nd. Please note the date has been corrected since the last issue.

AROUND TOWN

by Joyce Young

The 12th Annual Houston Jewish Film Festival will be held March 5 – 20 at the Evelyn Rubenstein Jewish Community Center located at 5601 S. Braeswood. This year's festival continues its tradition of presenting an entertaining, thought provoking and high quality line-up of the best Jewish and Israeli films from across the world. The complete listing of documentaries, dramas, comedies and musicals can be found at erjchouston.org.

Spring is in the air which means it's time for the annual Azalea Trail. This year's trip through the spectacular gardens at Bayou Bend along with a tour of some of River Oaks' exquisite homes and breathtaking gardens will take place March 11 – 13. For more information please visit riveroaksgardenclub.org.

The 44th Annual Buffalo Bayou Regatta takes place on March 12. The 15 mile American Canoe Association sanctioned course travels along Buffalo Bayou and finishes at Sesquicentennial Park. Details are located at visithoustontexas.com.

On March 30 through April 3 the 2016 Shell Houston Open will take place in Humble, Texas. This tournament is Houston's largest and most prestigious golf event hosting 144 of the world's best golfers. They will be competing for \$6M in prize money. For more information please visit shellhoustonopen.com.

FULL COURT ADVANTAGE

WE PAY MORE. WE PAY TODAY.



SELL US YOUR CAR!™

 **TEXASDIRECTAUTO.COM**



Location. Location. Innovation.

Meyerland has long been one of the city's most desirable neighborhoods. And now Meritage Homes will be providing a rare opportunity for 14 discerning homebuyers to own a brand new luxury home within this coveted neighborhood. Choose from eight unique floor plans from 3,800 to 5,200 sq ft, highlighted by exquisite finishes, and elegant appointments. These incredibly energy-efficient ENERGY-STAR® homes start in the high \$900s. After all, your dream home should save you money and let you spend it on things you enjoy, not high utility bills. Plus, with beautifully designed floor plans and close proximity to Uptown, Downtown and Loop 610, you'll love where you call home. Now selling by appointment.



Meyerland



Setting the standard for energy-efficient homes™

Call or visit us online.
844-582-4953 | meritagehomes.com/myerlander



The potential amount of energy savings is based on a 2012 average HERS score of 65 or less. Actual energy savings and performance of any home or any of its features may vary widely, and may be more or less than indicated savings and performance, depending on the personal energy consumption choices of the occupants and changes in energy provider rates and programs. Pictures and other promotional materials are representative and may depict or contain floor plans, square footages (All base square footages are shown as "A" elevation with masonry and may be greater or less than the base square footage based on the elevation.), elevations, options, upgrades, extra design features, decorations, floor coverings, specialty light fixtures, custom paint and wall coverings, window treatments (such as shutters, drapes, etc.), landscaping, pool, spa, sound and alarm systems, furnishings, appliances, and other designer/decorator features and amenities that are not included as part of the home and/or may not be available in all communities. Home and community information is subject to change, and homes to prior sale, at any time without notice or obligation. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual Meritage Homes communities. See sales associate for details. Meritage Homes® is a registered trademark of Meritage Homes Corporation. ©2016 Meritage Homes Corporation. All rights reserved.






PEEL, INC.


308 Meadowlark St. South
Lakeway, TX 78734

PRSR STD
U.S. POSTAGE
PAID
PEEL, INC.


MEY



BETH WOLFF
CHAIRMAN/CEO



BETH WOLFF
REALTORS®
RealLiving®



ED WOLFF
PRESIDENT

EXPERTS IN YOUR NEIGHBORHOOD



AVAILABLE!

5/4.5, Master Down, Game Room, 3-Car Garage





AVAILABLE!

6/4.5, 14,000+ sq.ft. lot, Master Down.





SOLD!

Cedarhurst



FROM SIGN TO SOLD!
MEYERLAND HOMES



SOLD!

Manhattan





AVAILABLE!

5/2.5, Recent Renovations, Hardwoods Throughout.



(713) 622-9339 • WWW.BETHWOLFF.COM

Each office is independently owned and operated.