



# BUTLER'S BRIDGE

WEST BEND COMMUNITY IMPROVEMENT ASSOCIATION

VOLUME 2 | ISSUE 7

JULY 2016

## Celebration

The first Independence Day celebration took place the following year on July 4th, and Americans have been celebrating in style ever since. After the signing of the Declaration of Independence, John Adams wrote to his wife Abigail to describe a scene that is stunningly familiar to any American today. He wrote that the day would be celebrated by future generations with "Pomp and Parade...Games, Sports, Guns, Bells, Bonfires and Illuminations from one end of this Continent to the other." Despite the accuracy of his predictions about how Americans would celebrate, he did miss one detail. Adams felt that July 2nd was the most appropriate day for the celebration. It was even said that in subsequent years he would be known to refuse invitations to 4th of July celebrations in protest of the day chosen.

In an interesting twist of fate, John Adams and Thomas Jefferson both passed away on the same day, succumbing to unrelated ailments. They died on July 4th, 1826 - the 50th anniversary of the adoption of the Declaration of Independence. Five years later, the fifth President, James Monroe, passed away on July 4th. Three of the first five Presidents died on the 4th of July, and still today it is the day when more Presidents have passed away than any other.

Today, Independence Day is celebrated much as John Adams predicted it would be. Parades are extremely common in most cities. Families get together to play and barbecue, and in the evening cities light up the sky with large fireworks displays. In many rural areas, lucky citizens are still allowed to set off their own fireworks, although this practice has been widely outlawed due to safety concerns.

## Can an HOA File a Foreclosure to Collect Dues?

### YOUR HOA CAN FORECLOSE ON AND SELL YOUR HOME FOR UNPAID DUES

Your homeowners association wields a considerable amount of power when it comes to regulating what residents can and cannot do. The goal is to protect all residents' property values. This service, however, isn't free. You must pay annual dues to your HOA for its services. In the event you violate any of the covenants governing the neighborhood, your HOA may also levy fines in addition to your annual dues. If you leave dues and fines unpaid, the consequence could be your home.

#### *HOA Foreclosure*

When you neglect to pay dues and fines, your HOA may attach a lien to your home. This lien not only prevents you from selling or refinancing your property without paying the delinquent dues, it also gives the HOA the ability to foreclose on the property. Unless your state laws prohibit the practice, an HOA can foreclose on your home regardless of the size of your debt. Not all HOAs use foreclosure as a collection tool. Your HOA bylaws should detail the HOA collection procedure for delinquent dues and fines.

#### *After Foreclosure*

After your HOA forecloses on your home, it recoups its financial losses through foreclosing on the home and selling it at auction. The HOA then applies the auction proceeds to your delinquent balance. Foreclosing on and selling the home isn't the only way for an HOA to collect. Your HOA may seize the property and rent it out until your mortgage lender forecloses. Because a mortgage foreclosure is often a lengthy process, this option gives the HOA plenty of time to recover your unpaid dues before the lender takes possession.

#### *Time Frame*

Your HOA bylaws determine how much time you have to pay delinquent dues and fines before the HOA takes action against you.

*(Continued on Page 3)*

**JULY  
2016**

4th	Independence Day
5th	Newsletter
5th	Ramadan (end)
16th	Annual Meeting
26th	Board Meeting
28th	World Hepatitis Day

## IMPORTANT NUMBERS

### EMERGENCY

Emergency Situation .....	911
Constable Precinct 5 .....	281 463-6666
Sheriff Emergency & Non.....	713 221-6000
Harris County Sheriff (Store Front).....	281 564-5990
Harris County Sheriff (sub-station) .....	281 463-2648
Poison Control.....	800 764-7661
Crime Stoppers .....	713 222-TIPS

### EMERGENCY

AT&T (Repairs).....	800 246-8464
Center Point Energy (Electric).....	713-207-2222
Center Point Energy (Gas) .....	713 659-2111
Comcast (Cable) .....	713 462-9000
Mud #120 (Water) .....	713 405-1750
Reliant (Electric) .....	713 207-2222
Street Light Repairs -need Pole#.....	713 207-2222
Trash (Texas Pride Disposal) .....	281 342-8178

### PUBLIC SERVICES

Local U.S. Post Office .....	281 920-9337
<i>12655 Whittington Dr, Houston, TX 77077</i>	
Toll Road EZ Tag.....	281-875-EASY (3279)
Volunteer Fire Dept.....	281 498-1310
Steve Radack ( <i>County Commissioner</i> ).....	713 755-6306
Animal Control.....	281 999-3191
Dead Animal Pick-up (Precinct 5).....	713 439-6000
Dead Bird Report.....	713 440-3036
Graffiti Clean-up.....	281 463-6300
Mosquito Control (Health Dept.) .....	713 440-4800
Mow the Bayou.....	713 684-4000

### SCHOOLS

Alief Independent School Dist. ....	281 498-8110
Alief Transportation (to report Bus).....	281 983-8400

### NEWSLETTER INFORMATION

Editor.....	Linda Hermon
WBCIAnewsletter@yahoo.com	
Publisher .....	Peel Inc.
Advertising.....	www.PEELINC.com

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## Board Meeting and Management

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## MONTHLY BOARD MEETING EVERY 2nd TUESDAY

**7:00p - Executive Session**

**7:30p - Board Meeting**

**Butler's Bridge Pool**

**3915 Summit Valley Dr.**

**Houston, TX 77082**

*(Continued from Cover)*

This time period will vary depending on the association's regulations and your state laws. California, for example, does not permit HOAs to foreclose until a homeowner falls at least one year behind on his dues. When the HOA does decide to foreclose, however, it often does so quickly. Unlike banks, which can take years to foreclose on a home, an HOA can often complete the process in as little as four to six months.

### **Considerations**

If you fall behind on your mortgage and the bank initiates a foreclosure action against you, that doesn't mean that your obligation to your HOA debt will disappear along with your home. If the bank forecloses on the property before the HOA, your debt remains valid. Your former HOA may attempt to collect this debt in a variety of ways, such as sending your account to a collection agency or filing a lawsuit against you. If the HOA wins its lawsuit, it often wins the right to garnish your wages, levy your bank accounts and seize your personal property as payment for your overdue HOA dues. by Ciele Edwards, Demand Media

## HOMEOWNERS' ANNUAL MEETING AT THE PAVILION

(3915 Summit Valley Dr.)

**TUESDAY  
JULY 16TH  
6:30 PM**



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## The Garden Party

### WHITE POWDERY MILDEW

If a grayish-white powder has recently appeared on the new growth of your crape myrtles, chances are the problem is powdery mildew. In extreme cases, entire twigs may be blighted by the mildew fungus. While it will not kill affected crape myrtles, blighted foliage detracts from the appearance of this popular Southern landscape plant.

Leaves infected early in the season by the powdery mildew fungus become curled and distorted as they expand. Infected younger leaves have blister-like areas which quickly become covered with the mildew. On older leaves, large white patches of fungus growth appear, but there is little leaf distortion. Flowers which originate from infected buds often become blighted.

Powdery mildew is most common in dry weather with warm days and cool nights. If an infection isn't excessive, affected twigs may simply be removed by pruning. Heavily infected plants, however, will probably require fungicide treatment for full recovery.

Homeowners who have had severe powdery mildew problems in past seasons should start fungicide application immediately after the

first sign of the disease. It may be necessary to continue fungicide sprays until leaves are mature, at which time they are less susceptible to the fungus. Fungicide can also be applied during the flowering period to prevent blossom blight infection.

By the way, powdery mildew not only affects crape myrtles, but roses, annuals, perennials, vegetables and others.

#### Fungicides to Wash It Off

- Consan Triple Action 20
- Neem oil
- Banner-based fungicides (Fertilome Liquid Systemic, Ortho Banner-based)
- Homemade baking soda spray (2 teaspoons of baking soda, 2 quarts of water, ½ teaspoon of dish soap or Murphy's Oil Soap)

#### Fungicides to Prevent It

- Kocide
- Mancozeb
- Banner-based fungicides (see above)



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## Yard of the Month

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## DEED RESTRICTION AREA OF FOCUS

June – August

- Mildew removal
- Power washing exterior home
- Painting

Homeowners are legally obligated to maintain their property in accordance with the West Bend Community Improvement Association governing documents.

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## Emerald Ash Borer found in Texas

Emerald ash borer, often referred to as EAB, is an exotic pest from Asia. This beetle is a serious threat to ash trees. Emerald ash borer was accidentally introduced into the United States and was found in Michigan in 2002.

Four beetles were found in a trap located in NE Texas (Harrison County) in late April 2016. There are currently no confirmed cases of ash trees that are infested. The beetles will continue to be monitored throughout the state.

Larvae bore into trees under the bark and cut off the water and nutrient conducting vessels. Larvae are creamy white, legless with a flattened body. Larvae are 1- 1 ½ inches in length when fully developed.

As an adult, the beetle is elongated and cylindrical with the pronotum (a part of the thorax) extended back as a lobe towards the abdomen. Most notably, these beetles are bright, metallic green with reddish hues. Adults are about 1/2 inch in size. If the wings are removed or lifted, the upper side of the abdomen is bright coppery-red which can help differentiate this beetle from closely related species in Texas.

In infested trees, canopy die back is often seen in the top one third of the canopy and then moves down until the tree is bare. Epicormic shoots (leafy shoots coming off the trunk of the tree) may also be seen. Vertical fissures may appear on the bark and galleries may be able to be seen through openings. If bark is peeled off, serpentine galleries packed with frass (excrement) may be seen. Adult beetles produce a d-shaped exit hole (1/8 inch diameter). Woodpeckers may cause damage to trees infested with EAB. Look for flaking bark and uneven holes caused by the woodpeckers feeding on larvae and pupae.

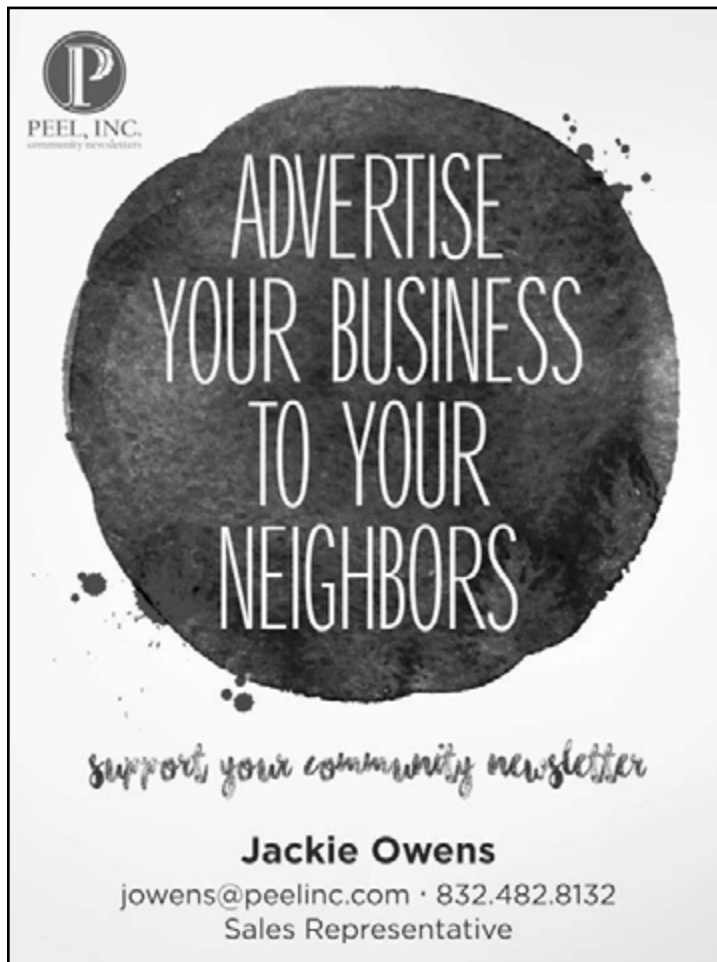
If EAB activity is confirmed for ash trees within an area, it is recommended that a systemic insecticide treatment is given to ash trees of high value. If more than 50% of an infested ash tree crown remains, then treatment with a systemic insecticide may slow the attack. If less than 50% of an infested ash tree crown remains, the tree should be removed.

For great information on emerald ash borer within Texas see the following site: <https://tfsweb.tamu.edu/eab/>

This information is to have you watch for this beetle on ash trees in your area. Only 4 beetles have been found currently and only in NE Texas. No trees have yet been confirmed to be infested.

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](http://www.urban-ipm.blogspot.com)



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