

Meyerlander MONTHLY

Volume 5 | Issue 2

MEYERLAND.NET

FEBRUARY 2017



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		Average Sale Price	Average Square feet	Price Per Square Foot	Number of homes
Sales	\$500,000 and under	\$378,149	2,543	\$148.70	52
	\$500,000 - 800,000	\$592,504	2,914	\$203.33	30
	\$800,000 +	\$993,750	4,309	\$230.62	4
Pending Sales	\$500,000 and under	\$423,843	2,673	\$158.57	7
	\$500,000 - \$800,000	\$584,737	3,412	\$171.38	4
	\$800,000+	\$1,184,317	4,859	\$243.74	4
Available	\$500,000 and under	\$397,959	2,458	\$161.90	20
	\$500,000 - \$800,000	\$599,263	3,468	\$172.80	14
	\$800,000+	\$1,132,787	4,896	\$231.37	5

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IMPORTANT CONTACTS

MCIA OFFICE

Pending..... 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.

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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

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..... 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.

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ON THE COVER

Blooms are “Spring”-ing forth in the well-manicured gardens at 4962 Dumfries in Section 8 South.

Save the Date Annual Meeting

Thursday, March 23, 2017

7:00 p.m.

Location to be determined

Every year the Meyerland Community Improvement Association meets with its membership for a “State of the Union” address. At this meeting, residents will hear a recap of the activities of the board over the past year and learn about 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. We look forward to seeing you on March 23th.

Super Bowl Sunday

Houston will come alive on Sunday, February 5, 2017 when it hosts Super Bowl LI at NRG Stadium. The super bowl game decides the league champion of the 2016 season between the American Football Conference (AFC) and the National Football Conference (NFC). This will be Houston’s third time to host the Super Bowl. The city also hosted Super Bowl VIII in 1974 and Super Bowl XXXVIII in 2004.

February is Junk Waste Collection Month

Wednesday, February 8th



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Letter from the President

By Larry Rose

Editor's Note: the annual letter from the president accompanied the mailed 2017 Assessment Notices. An abridged version is reprinted below:

Dear MCIA Member,

You should have now received your 2017 invoice for the annual Meyerland Community Improvement Association (MCIA) Maintenance Fee and Security Assessment. If appropriate, past due assessments, legal fees and other amounts due to the MCIA were also included in the invoice. Unpaid amounts will be considered delinquent after February 1, 2017. Property owners will be charged on April 1, 2017, a 10% interest fee per annum for all unpaid maintenance fees.

The maintenance fee for 2017 has increased to 2.1461 cents per square foot of lot area for all Meyerland properties. The board is re-instituting annual increases, at the rate decided by the United States Department of Labor each year, as expenses have increased as well. This will result in an average increase of \$3.62 per lot. The Association has not increased the maintenance fee since 2007. The volunteer Board of Directors and the professional staff work hard to keep costs low by searching for ways to bring value to the neighborhood on a cost effective basis.

Meyerland will maintain seven Harris County Precinct 5 deputies on patrol for 2017. The Security Assessment remains a flat rate of \$237.17 per lot and fully covers the cost of this contract. This cost is a function of the number of deputies that patrol under our contract and is set by Harris County. All City neighborhoods pay the same rate per deputy. The County requires that each lot within the contract be charged an equal amount. The rate charged by the County is currently unchanged from 2016.

Your Association will finish 2016 in solid financial condition. Each year an independent CPA firm audits the MCIA financial records. Complete annual audit reports are posted on the website.

In the upcoming year, we intend to continue our focus on updating the restrictions and policies. Ongoing progress will continue with the sections hardest hit by the floods of 2015 and 2016 as we support the reconstruction, renovation and other improvements homeowners are making to their lots. Additionally, the Board, MCIA committees, and MCIA staff are devoting time and effort to working with the City, State, County and Federal governments to demonstrate the sense of urgency necessary to complete the Project Brays improvements and the subsequent removal of some of the Meyerland lots from the 100-year floodplain. Furthermore, we expect to complete all of the scheduled improvements to the grounds MCIA works diligently to maintain.

If you want to be part of the decisions made for this outstanding neighborhood, let us know. The board needs dedicated, decisive people who have a strong desire to see the growth and success of our neighborhood. We can be contacted via email at office@meyerland.net or by phone at 713-729-2167.

Do You Want to be a Director?

Each year approximately one half of the potential twenty-three Board of Directors seats are up for election. We encourage all of our homeowners to consider taking on this important role in ensuring that each section is represented. If you are interested in running for one of these board positions, the following is what you will need to know.

Board member responsibilities:

*The members of the Board of Directors are required to follow the Code of Ethics (found on the Meyerland website/About MCIA/Board of Directors)

*Mandatory board meetings are held at 7:30 p.m. on the second Monday of every month and usually last between one and two hours.

*There are two and sometimes three additional events annually that all Directors are required to attend and assist at (such as the Annual Meeting or Afternoon in the Park).

*Board members discuss and determine appropriate actions to take regarding financial, legal, management and contract issues (such as building annual budgets, enforcing of the association documents, and establishing and/or updating sound rules and policies, among other things).

*Board members must participate in, and guide, committees ensuring appropriate actions are taken to support that which is in the best interest of the association membership.

Additional dates you will be required to attend events:

Please note that the election of the Board of Directors will take place on Thursday, March 23, 2017, at 7:00 p.m. at a local school. Attendance at this Annual Meeting by those running for a board seat is not mandatory, however, if you are elected, you will be required to attend Board Member Training which will take place on (date TBD) and your induction will be at the April 10, 2017 board meeting.

Communicating your candidacy:

Those interested in running for a board seat should send an email to the Secretary of the MCIA stating your intent to run for office (send to office@meyerland.net with "Candidate" written in the subject box). Please include a short biography (up to 150 words) explaining why you want to be a Director for your section. Also, please include a photo of yourself, in jpeg format, that can be included on the formal ballot. **The deadline for submissions to be published in the Meyerlander and included on the mailed ballot is February 13, 2017.** Should you miss this deadline but would like to be considered as a candidate; you may submit your information as a "write-in candidate" to the Secretary no later than noon on March 22, 2017. If you are unsure of your "section" please visit our website (Meyerland.net – General Information – Find Your Section) to determine where your property is located.

Open seats:

All sections (1 through 8, 10 and At Large) have at least one Director's position that is up for re-election. A Director completing his/her term is allowed by state law to run for the board seat again.

Trash/Recycling Schedule

February, 2017						
Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
			1	2	3	4
5	6	7 T/R	8 Junk!	9	10	11
12	13	14 Trash	15	16	17	18
19	20	21 T/R	22	23	24	25
26	27	28 Trash				

March, 2017						
Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
			1	2	3	4
5	6	7 T/R	8 Tree!	9	10	11
12	13	14 Trash	15	16	17	18
19	20	21 T/R	22	23	24	25
26	27	28 Trash	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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What Did Herod Families Do Over the Holidays?

by *Natalie Johnston*

For many, the holidays are a time of family, food, faith, and tradition. For families with children in school, the holidays are an opportune time for traveling to see loved ones and making new memories. Herod families took advantage of the winter break to venture out of our great city and had a wonderful time doing it.

Herod parents Patrick and Erika Drake took their three children to New Orleans. "We try to visit New Orleans every year to celebrate our anniversary. We got married in New Orleans so it's a very special city to us. We love the energy and music; the architecture and history; the food and the people. People may not think of New Orleans as a perfect family destination, but it really is! We really enjoyed riding the streetcar, eating amazing cuisine, visiting the hotel where we were married, and walking the streets of the French Quarter. The kids heard live jazz and other music from around the world and danced along to it all!"

Meg Guion, a second grade parent, traveled to Florida with her family. "We had a fabulous road trip to Dunedin, Florida and Disneyworld! We were lucky to stay at Fort Wilderness and enjoy three of the Disney parks! On the way home we stayed at a fabulous hotel in Mobile, AL. The road trip was a part of the fun!"

Marci Dallas, a third grade parent, ventured to Washington, D.C. for a memorable historical trip with her family. "Camryn loves the musical Hamilton. Through the musical she has become



Camryn Dallas, 3rd grade

very interested in American history, so over the break we went to D.C. to visit the the Museum of American History and to Virginia to tour Mount Vernon and Monticello. She had learned about many of the monuments in school and was excited to see them - especially the Washington Monument and Lincoln Memorial - along with White House and Capitol building. I realized on the trip that I had forgotten a lot of the history that I learned in school and it was fun to learn it all again through her eyes."

One thing is for sure, whether it's out of town

Hillcroft Expansion Defeated

We are pleased to announce that the concern about the Hillcroft expansion is no more. The City of Houston listened to the many constituents who expressed extreme opposition to the expansion of Hillcroft between Bissonnet and Beechnut from 4 lanes of traffic to 6 lanes of traffic. After much deliberation, the project was approved to go forward with most of the improvements and without adding additional lanes.

The project plans were modified to keep Hillcroft to four lanes while replacing the asphalt with concrete, ensuring new curbs, sidewalks, street lights, and traffic signals. In addition, the esplanades will be left largely untouched thus leaving the trees intact and also replacing the water lines. The water lines will not be enlarged, but that is due to the fact that the street is not being widened.

This could not have been possible without the extensive support from the homeowners of Section 10, other Meyerland residents, and the residents of the surrounding communities. This was a true community effort and it shows the power of the people. We appreciate the City of Houston for listening to and responding to the wishes of the residents in preserving their neighborhood environment.

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Lovett's Student Council Remembers the Gift of Giving

by *Pauline Mathiesen*

December is a busy time for most schools. For Lovett Elementary, the month was busy with numerous Holiday programs, the Coin-a-Day Challenge fundraiser, the Fall Book Fair and class parties! Amongst all the hustle and bustle in the school, the Student Council at Lovett Elementary still remembered that December is a time to give. This year they chose to give to the Agape Manor Home.

The student council at Lovett Elementary is comprised of students in grades 3-5. This year there are 80 students and 5 officers. These students are considered leaders on campus and expected to uphold Lovett's high standards in academics and behavior. To become a council member, students must attend the first meeting of the year and fill out an application about what projects they would like the Student Council to be involved in. The students must attend monthly meetings after school and continue to be positive examples to their fellow students throughout the year. Finding ways to support the school and community is one of the missions of the student council. This year, their goal is to support 4 different community organizations through fundraisers and donation drives.

During the month of November and December, the student council asked for new toy/gift donations for the Agape Manor Home. Agape

Manor is a foster care service that has kids from ages 0-20. Their mission is to create a safe and supportive environment for abused and neglected children. The student council members at Lovett made posters and did morning announcements to create awareness in hopes to provide a



wide range of gifts to meet the needs of all the different age groups that the Agape Manor Home supports. Ms. Marshall, one of the 4th grade teachers who helps to oversee the Student Council explained, "I had heard of this organization and I thought it would be a good idea for our students to help kids that are less fortunate than they are." When asked how successful the drive was for the school community, Ms. Marshall replied, "It was a huge success! The students were excited to help! They wanted to do all they could for the kids. I hope we can continue this every year".

Building awareness for the needs in our community and knowing that they can make a difference is important for students to understand. As for future projects, some of the student council officers have expressed an interest in helping the HSPCA in the spring. Their hope is to raise some money to donate to the animal shelter in any way they can. Well done Lovett Elementary Student Council!



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Common Structural Termites

There are three main types of termites that can cause problems for homeowners in Texas- native subterranean termites, formosan subterranean termites and drywood termites.

Native subterranean termites have nests in the soil and must maintain contact with soil or an above-ground moisture source to survive. If native subterranean termites move to areas above ground they make shelter (mud) tubes of fecal material, saliva and soil to protect themselves.



Native subterranean termite workers and soldiers.

Formosan termites are a more voracious type of subterranean termite. These termites have been spread throughout Texas through transport of infested material or soil. Formosan termites build carton nests that allow them to survive above ground without contact with the soil. Nests are often located in hollow spaces, such as wall voids.



Formosan subterranean termite workers and soldiers.

Formosan termites feed on a wider variety of cellulose than other subterranean termites, including live plants (and can be found living and feeding on trees), consuming both spring and summer growth wood whereas native subterranean termites feed only on spring growth. Formosan termites have also been known to chew through non-cellulose materials such as soft metals, plaster or plastic.

Drywood termites do not need contact with soil and reside in sound, dry wood. These termites obtain moisture from the wood they digest. Drywood termites create a dry fecal pellet that can be used as an identifying characteristic. They have smaller colonies- around 1,000 termites- than subterranean termites; they also do not build shelter tubes.



Drywood termite fecal pellets.

If you are concerned that you may have termites, call a pest management professional to inspect your home for termites.

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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To Prune or Not to Prune

by Joyce Young

Meyerland is full of big, beautiful trees. Now that it is the winter season, many of the leaves have fallen and the tree branches are more visible. These branches may need to be pruned for a variety of reasons including diseased or storm-damaged branches, thinning the crown to permit new growth, reducing the height of the tree, removing obstructing lower branches or to shape the tree for design purposes.

The best time to prune a tree is during the dormant season which is typically late fall and winter. Dead branches can and should be removed at any time. Pruning trees during the dormant season minimizes sap loss, risk of fungus infection or insect infestation, and stress to the tree.

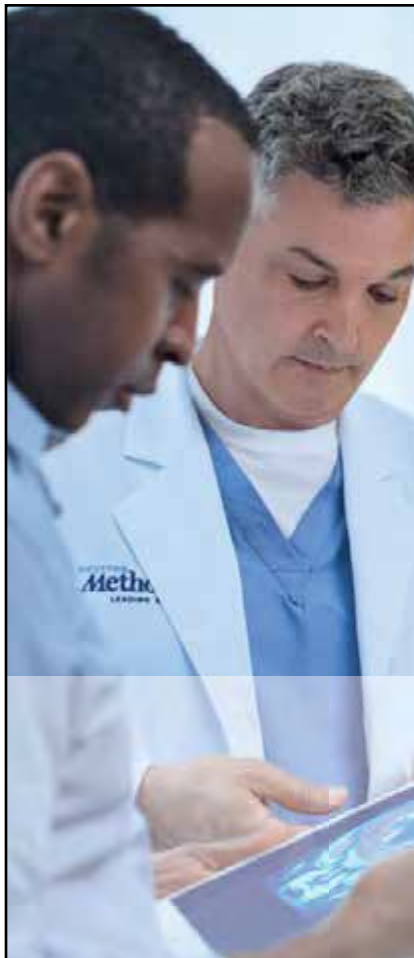
The crown of the tree after pruning should be approximately two-thirds of the tree height. Thinning the crown of the tree will improve airflow. If the branches are crossing or rubbing together, they should be trimmed in order to keep from falling unexpectedly. Trim branches that have weak V-shaped narrow angles and retain the branches that have strong U-shaped angles. Branches are easier to prune when they are young and they leave less scarring. It is possible to save a tree by

strategically pruning away the affected branches and limbs.

When thinning the crown of the tree the lateral branches should be as evenly spaced as possible and never remove more than one-fourth of a living crown at one time. If the crown needs to be thinned by more than one-fourth, spread it out over a number of years. Live branches should be maintained on at least two-thirds of the tree's height. Lower branches can be removed to raise the crown and provide clearance for pedestrians or for other aesthetic reasons.

Because Meyerland is an older community there are lots of large trees of many varieties. If you have deciduous trees in your yard, it is the perfect time of year to see the shape of your tree without foliage and whether or not the tree is in need of pruning. Pine trees require very little pruning, but it is still best to prune these trees during their dormant season (late winter to early spring).

With a little careful trimming and removal of dead or diseased branches during the winter months, Meyerland will continue to be an inviting neighborhood for everyone passing by during the spring and summer months when the trees are back in full bloom.



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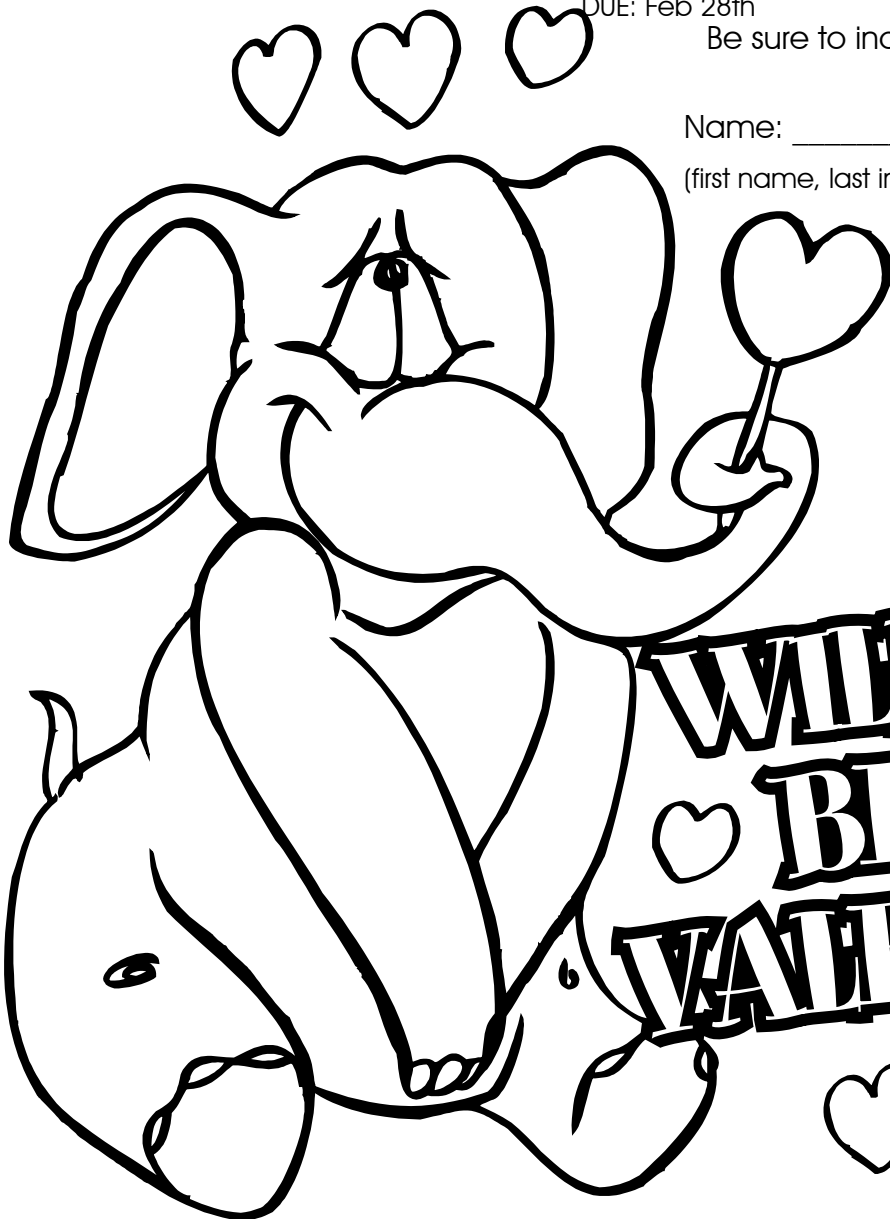
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Lakeway, TX 78734

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PEEL, INC.

MEY



BETH WOLFF
CHAIRMAN/CEO



ED WOLFF
PRESIDENT

EXPERTS IN YOUR NEIGHBORHOOD!



**BOB
READER**
*Commercial &
Residential Expertise*



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COOK**
*A Local
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*Your Trusted
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**LINDA
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*The Expert
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*Certified Luxury
Home Marketing
Specialist*



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*A Medical Area
Specialist*



**SETH
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*The Concierge of
Real Estate*



**SHELLEY
GREEN**
*Making A Move
Work*



**URSULA
MUENZEL**
*Acclaimed
Professional*

WE ARE COMMITTED TO HELPING YOU IN YOUR NEXT MOVE!

(713) 622-9339 • WWW.BETHWOLFF.COM



713.778.1476

www.AustinLandscaping.net

Email: AustinLandscaping@AustinLandscaping.net

Design and Installation

- 30 years experience with native landscaping
- Degreed designers
- escorted nursery visits
- extensive maintenance knowledge
- we do woodcrafts, hardscapes & irrigation work

Quarterly Care

- our most popular service
- many service add-on options
- build your own plan
- outstanding results
- you control scheduling

Lawn Care &

Monthly Maintenance

- 3 Lawn Care plans
- balanced billing plans
- online ordering
- accept all major credit cards
- add-on service options
- Degreed managers
- extensive experience with turf issues and plant care

Other Services Offered:

Quarterly Turf Care

Turf Installation & Rejuvenation

Tree Works

Irrigation & Drainage



Our Mission is to put 5% back into the communities we serve:

Nature Discovery Center-Boy Scouts of America-West University Little League and Softball
Willow Meadows HOA-Westbury Little League-St.Thomas More Parish School-Parker Elementary
McNamara Elementary-West University Elementary-Bellaire High School-Kolter Elementary
Twain Elementary-Braeswood HOA-Keep Houston Beautiful-St.Thomas High-Lamar High
Westbury Baptist Church-Parker Elementary-Herod Elementary-Bellaire LaCrosse-YMCA

2007 Recipient of Mayoral Honorable Mention Award, Keep Houston Beautiful

SPECIAL

Turf Aeration &

Fertilization

Includes application
of Gypsum and Turface

\$144.99 +tax

Average size yard

Use coupon code TURF2017

Why Aeration?


- * Stimulates root growth
- * Enhances water uptake
- * Reduces compaction
- * Improves oxygen content
- * Enhances nutrient absorption

For more information
visit our website



ORDER THROUGH
OUR ONLINE
ORDERING OPTION @
[AUSTINLANDSCAPING.NET/
TURFCARESPECIAL](http://AUSTINLANDSCAPING.NET/TURFCARESPECIAL)

OR CALL US TO SEE
WHEN WE ARE IN YOUR AREA



Why Aeration?

Aeration is a process of penetrating a surface in order to create a permeated surface in order for air or rather, oxygen, to enter. Oxygen is critical for the ability of roots to uptake nutrients. Core aeration where plugs are actually removed, also allows creates areas where roots will have the ability to grow in when sod is trying to grow through our compacted gumbo soil.

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