

# Meyerlander MONTHLY

Official Publication of the  
Meyerland Community Improvement Association



Volume 6 | Issue 2

MEYERLAND.NET

FEBRUARY 2018



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

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

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

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users may need to dial 713-837-0311.

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## PAY YOUR ASSESSMENT ONLINE

MCIA is offering property owners the ability to pay their annual assessments online.

Online payment can be made by making a one-time payment through your checking account. Payment by phone or in person is not available.

Credit cards are not accepted and payment may only be made through a link on the the MCIA website, which goes to this specific payment site: <https://onlinebanking.cab.payments.mutualofomahabank.com/OneTimePayment.aspx>

You must have the following information to complete your payment:

- MCIA payment coupon which has the Management Company ID, association ID, and Property Account Number on the bottom of the coupon
- Your bank routing number
- Your checking account number

Invoices were mailed to homeowners in mid-December. If you still have not received your bill in the mail, please contact the MCIA office to request another copy, (713) 729-2167 or email [office@meyerland.net](mailto:office@meyerland.net).

## Meyerland Farmers Market Closed

Shortly after January's Meyerlander Monthly went to press, the Meyerland Farmers Market announced that they were temporarily halting its operations. The market manager posted this announcement on its Facebook page on December 30:

When the Meyerland Farmers Market opened it was with one overriding idea—a farmers market as a community gathering place, where neighbors could come together and enjoy good food and good company. In the weeks after Harvey the market reopened and Pilgrim Lutheran Church came together to support the community to the best of its ability, but the reality is that it is hard to support a community that is displaced.

Houston's chief recovery officer, Marvin Odum, says Houston is essentially two cities right now: the part that was open for business two weeks after the storm and the areas that are still struggling to recover. Meyerland, more than perhaps any other area, is still struggling to recover and there are many casualties in this struggle. The Meyerland Farmers Market is just one of these casualties. It is because of this that the Meyerland Farmers Market will be taking a temporary break after today, December 30. We look forward to reopening to serve the community once more when more of our neighbors and friends have been able to move home again--and what a party that will be.

Look for a grand reopening one year from the hurricane. The storm sought to wash away community, but community is stronger than any storm!



## RETHINKING WHAT'S POSSIBLE TO GIVE HEART PATIENTS NEW OPTIONS.

Physicians at Houston Methodist DeBakey Heart & Vascular Center are pioneering new solutions for patients with common to complex heart conditions. Through specialized programs, clinical trials and a commitment to challenging conventional thinking, our team of specialists are improving outcomes and providing new options to those who previously had none.

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## Sign Your Revised Deed Restrictions

*By the MCIA Office*

The MCIA Board is making every effort to accommodate residents in the process of rebuilding after Hurricane Harvey, which includes revising Meyerland's deed restrictions to be consistent with other recently approved sets (there are 22 in total). The new deed restrictions attempt to balance the needs of new construction and the aesthetic of the neighborhood. The final versions incorporate feedback gathered at the town hall on November 30, the survey data, and homeowner comment.

Deed restriction revisions are being divided into two distinct phases. The first phase is out and available for signature on our website ([www.meyerland.net](http://www.meyerland.net)). Phase two is currently in progress. The Deed Restriction Renewal Committee intends to have all remaining sections available for comment as soon as possible.

The follow sets of deed restrictions included in phase 1 have been released on the Meyerland website for residents' approval via signature:

Section 3	Section 4	Section 5	Section 6
Section 6A	Section 6B	Section 8B	Section 8E
	Section 8F	Section 8G	

MCIA understands that many of you may not be living in your homes. It is our intent to contact every member of your section. If you know where your neighbor is living (in the event it is not in their home), please reach out to them to inform them that the restrictions are available for review and adoption.

Residents living in these sections and who support the amendments should go to the MCIA office at 4999 West Bellfort to sign their approval.

## COVER CREDIT

The elevated home on the cover belongs to Drew and Pamelyn Shefman. The Shefmans fortunately finished raising their house 10 feet right before Hurricane Harvey hit Houston.

## Hurricane Harvey Federal Tax Deduction For Flooded Homes

### If you or your clients flooded from Hurricane Harvey:

- They may qualify for a significant casualty loss tax deduction (regardless of flood insurance coverage) by having a real estate casualty loss appraisal performed.
- Tax deductions typically range from 10% to 30% of the property value prior to Hurricane Harvey.
- Tax deductions can be applied to their 2017 income tax return and carried forward for up to 20 years.
- Deductions may apply even if flooding was minor (i.e. garage or crawl space).
- The appraisal will be completed by a licensed real estate appraiser with over ten years of experience in casualty loss valuations.



If your client's property was damaged and you would like a **FREE ESTIMATE** of the potential federal tax deduction, call Ryan Lin, MAI at 713-239-0587 or email [rlin@napllp.com](mailto:rlin@napllp.com)





## Know Your Options

*Join us for a complimentary informational seminar*

On Saturday, February 17, please be our guest at our FREE informational seminar presented by Mike Feigin, Owner and CEO of Design Tech Homes and DTH Restoration & Remodeling.

Mike is infinitely passionate about sharing his knowledge and local expertise, serving the Meyerland and greater Houston area for over 20 years.

You will learn about your options for:

- Rebuilding onsite
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# TOWN HALL MEETING

*By Joyce Young*



*Eddy De Los Santos, DRRC Chair*

On November 30, the Meyerland Community Improvement Association (MCIA) held a town hall meeting at Lovett Elementary School. Approximately 90 people were in attendance and several members of the MCIA Board of Directors and office staff were on hand to answer their many questions. Charles Goforth's (Section 1 Director) opening remarks included the announcement of a new HEB to be built in Meyerland Plaza. After his opening remarks,

he opened the floor to the residents and the meeting became an open forum for individuals to relay their experiences with the flood and all that

goes with it, e.g., rebuilding, permitting, elevating, etc.

Eddy De Los Santos, Deed Restrictions Renewal Committee (DRRC) Chair, then addressed the audience regarding the new proposed sets of deed restrictions. The DRRC worked diligently to prepare ten (10) sets of new deed restrictions that included Sections 3, 4, 5, 6, 6A, 6B, 8B, 8E, 8F and 8G. Due to the number of Meyerland homes impacted by Hurricane Harvey the committee felt an urgency to update the deed restrictions to include items pertinent to today's building styles and guidelines. Copies of the proposed new deed restrictions were handed out to the residents in attendance.

The town hall meeting was met with enthusiasm and active participation by the residents. There were agreements and disagreements on items that should or shouldn't be included in the new proposed deed restrictions. The comment period on the new sets of deed restrictions was open until December 4. The DRRC committee met on December 6 and reviewed all comments and made changes. The new sets of deed restrictions were presented at the December 11 board meeting. They were then readied for signatures during the month of December. Since many lot owners in these sections are not presently living in Meyerland, it may be challenging to get the requisite number of signatures to pass the new deed restrictions. Please check [www.Meyerland.net](http://www.Meyerland.net) for updates on the signature process.





# HISD approves plan to construct a new building for Kolter Elementary

by Cory Giovannella



Scarborough, and Mitchell Elementary will all receive new buildings.

Facilities assessments of the four elementary schools found significant property damage, as well as a strong need to raise the elevation of the buildings, to prevent potential future flood damage. The cost to replace the four schools is estimated at \$126 million, which will be funded by a combination of Operations reserves and Tax Increment Reinvestment Zone (TIRZ) funds.

To get the students back into Kolter as soon as possible, existing building plans are being reviewed, to try to reuse and avoid having

to create a new set of plans. The goal is to try and get the students into the new building in 2020.

No decision was made during the board meeting regarding where the Kolter students will go until the new building is completed. Currently, the students are attending classes at what has come to be known as 'Kolter North'. This is the campus that was formerly Gordon Elementary, which then became the Mandarin Immersion Magnet School (MIMS) located at Bissonnet Street and Avenue B.

HISD received a temporary permit from the City of Bellaire to allow the Kolter students to use this property. However, to continue using it, there are several issues that need to be addressed. This campus was scheduled to be demolished and used for athletics for Bellaire High School while Bellaire High School's new campus is being built. There are also some permitting issues that need to be addressed.

Those issues are currently being looked into, along with several other alternatives. The final decision will be made by HISD Administration and is expected soon.

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# RUN FOR THE BOARD

Each year approximately one half of the 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. Hurricane Harvey especially took a toll on the neighborhood, forcing many residents to move out of the neighborhood, at least temporarily, until their homes were repaired. Now, more than ever, we need passionate, civic-minded people to serve on the Board and carry out the work of the Association. If you are interested in running for one of these board positions, the following is what you 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 in March, date TBD. 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 and your induction will be at the April 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](mailto: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.

*(Continued on Page 11)*



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*After*



## **"On Time. On Budget...Guaranteed!"**



(Continued from Page 10)

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 12, 2018.** 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 the day before the Annual Meeting. 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.

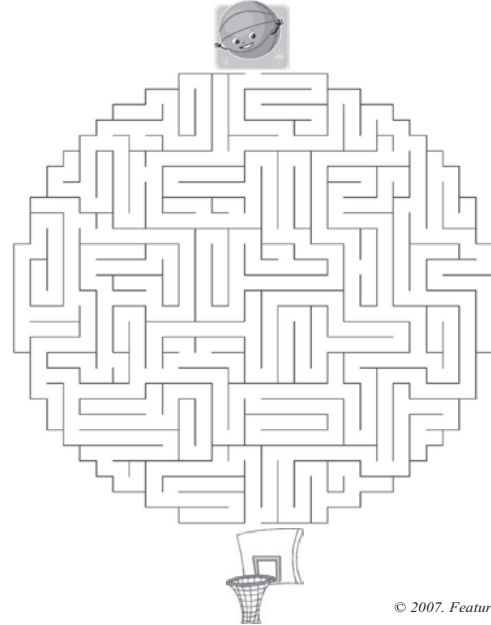
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## IS IT A TURTLE OR A TORTOISE?

*By Cheryl Conley, TWRC Wildlife Center*



*The photo is of a soft shell turtle admitted to TWRC for care.*

Some lump anything with an outside shell into the turtle category when in fact there are distinct differences between turtles and tortoises. Both are reptiles but turtles live in the water and the tortoise is a land-dweller.

Turtles are identifiable by their webbed feet and long claws. The webbing helps them swim. The tortoise has a heavier shell than the turtle and has short sturdy legs. Turtles are omnivores meaning they eat vegetation and meat. Tortoises tend to be herbivores but have been known to occasionally eat meat.

Both turtles and tortoises date back 220 million years! They both have a very long lifespan with sea turtles living up to 70 years and the more common turtles living up to 40 years. Tortoises can live up to 150 years!

Red-eared slider turtles became popular as pets when they were made available in dime stores. I know I had one in the 1950's so they've been around a very long time! Their popularity soared when the Teenage Mutant Ninja Turtle movie came out.

*(Continued on Page 13)*



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(Continued from Page 12)

Because the turtles were released into the wild when pet owners got tired of them, they are now considered invasive in some states. A couple of states have outlawed the sale of them. These turtles tend to be a bit aggressive and make it difficult for other native species to compete for food and habitats. They can also introduce unknown diseases to the wild population when pet turtles are released into the wild.

Probably the most unique turtle in our area is the softshell turtle. They live in the water and are carnivores. It has a flat shell and will often bury itself at the bottom of a lake, stream, or bayou leaving only its neck and head exposed. It can breathe underwater much like a fish.

TWRC Wildlife Center cares for hundreds of turtles every year. Most are admitted because of injuries sustained from cars. In 2014, concerned citizens asked Missouri City to help protect turtles crossing the road. The City took a positive step by erecting road signs showing a mama turtle with three babies.

TWRC Wildlife Center is a 38-year-old non-profit organization that is your resource for wildlife questions and concerns. Check out our website at [www.twrcwildlifecenter.org](http://www.twrcwildlifecenter.org) or give us a call at 713-468-TWRC.

## Fun Valentine Facts

- In Victorian times it was considered bad luck to sign Valentine's Day cards.
- About 1 billion Valentine's Day cards are exchanged each year. This makes it the second most popular day of the year for sending cards.
- XOXO- Many believe the X symbol became synonymous with a kiss in medieval times. People who couldn't write their name signed in front of a witness with an X. The X was then kissed to show their sincerity.
- In the Middle Ages, young men and women drew names from a bowl to see who their valentine would be. They would wear the name pinned on their sleeve for 1 week for everyone to see. This was the origin of the expression, "to wear your heart on your sleeve".
- Richard Cadbury produced the first box of chocolates for this holiday in 1868.
- Roses are Red- The red rose is considered the flower of love because the color red stands for strong romantic feelings.



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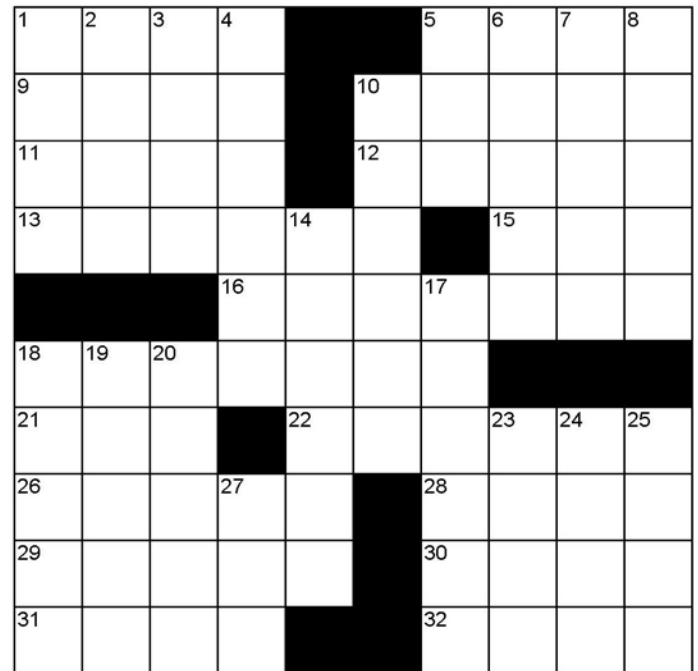
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# CROSSWORD PUZZLE



### ACROSS

- Green seedless plant
- Syrian bishop
- Singing voice
- Tapestry
- Oracle
- High School dance
- Camel seat
- Kimono sash
- Moslem
- Ancient time piece
- Environmental protection agency (abbr)
- Naval fleet
- From Asia
- Aroma
- Jeans
- Back of the neck
- Tuber
- Removes the water

### DOWN

- Squash
- Tub spread
- Soup
- Dirty
- Creative work
- Sweeper
- Deer
- Molded salad
- Precision cut stone
- People from Asia
- Kitchen appliance color
- Large mammals
- Defeat
- Simple
- 6th month (Jewish calendar)
- Foolish
- Greek god of war
- Place

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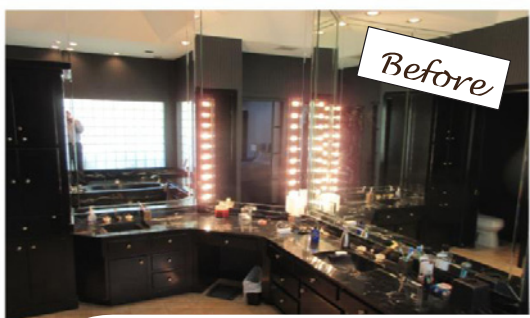
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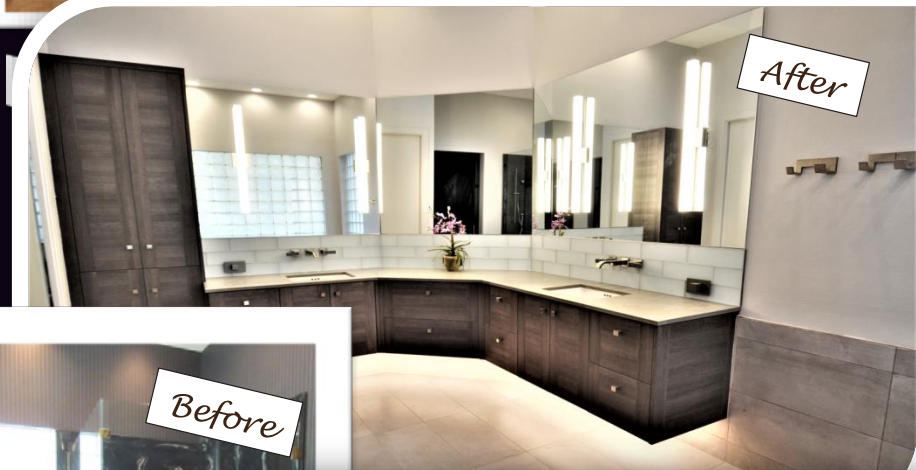
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**A+ Rating**



*Before*



*After*



*Before*



*After*

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Meyerland Area

Open concept living and dining with  
hardwoods, tile, entertaining space  
*Lynnette Crocker \$359,000*



Meyerland

Ready for renovation, recent roof,  
double pane windows  
*Marie Caplan \$349,000*



Meyerland Area

Beautifully updated with hardwoods,  
crown molding, huge yard with deck  
*Cindy Cook \$335,000*



Meyerland

Opportunity for remodel or new  
construction on 10,000 sqft. home site  
*Cindy Cook \$329,000*



Meyerland

Customize this Mid-Century Modern  
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*Mark Fontenot \$500,000*



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*Shelley Green \$425,000*



Meyerland Area

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with pool and spa, recent roof  
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