

BUTLER'S BRIDGE

WEST BEND COMMUNITY IMPROVEMENT ASSOCIATION

VOLUME 4 | ISSUE 3

MARCH 2018

March 2018

COMMUNITY CALENDAR

Observed as:

- Women's History Month
- National Nutrition Month

Birthstone:

Aquamarine, Bloodstone
& Jade

Flower:

Daffodil

Astrological Signs:

Pisces (till 20th) & Aries (21st)

1st.....	Purim (Start)
1st.....	Zero Discrimination Day
2nd.....	Holi (Hindu festival)
3rd.....	World Wildlife Day
4th.....	Academy Awards
8th.....	International Women's Day
8th.....	World Kidney Day
11th.....	Daylight Saving Time Begins
14th.....	Pi Day
17th.....	Saint Patrick's Day
19th.....	St Joseph
20th.....	Spring Begins (Northern Hemisphere)
20th.....	Int'l. Day of Happiness
21st.....	International Day of Forests
21st.....	Board Meeting
21st.....	World Poetry Day
22nd.....	World Water Day
23rd.....	National Puppy Day
24th.....	World Tuberculosis Day
25th.....	Palm Sunday
25th.....	Greek Independence Day
29th.....	Holy Thursday
30th.....	Good Friday
30th.....	National Doctors' Day
31st.....	Passover (Start)
31st.....	Cesar Chavez Day

THE POOL OPENS ON SATURDAY, MAY 26TH.

How to Collect your Pool Tags . . .

- 1) Pick-up BEFORE Swim Season at the POOL
on the following dates:

April 6th	Friday	6:00 PM - 8:00 PM
April 7th	Saturday	11:00 AM - 2:00 PM
April 8th	Sunday	11:00 AM - 2:00 PM

- 2) Available for Pick-up after April 18th at:

C.I.A. Services, 3000 Wilcrest Drive, Suite #200

(Monday – Friday, between the hours of 9:00 AM – 5:00 PM
excluding holidays.)

Pool Tags are available to property owners in good standing with the West Bend Community Improvement Association. Residents who have obtained the use of property rights from the property owner must present proper documentation**

NEW MONUMENT SIGN

The New updated Monument sign now reflects the Legal name of our subdivision, **West Bend Community Improvement Association, Inc.** The previous sign of Butler's Bridge was installed by one of the builders whose name was Butler. It was sometimes a confusing feat when doing business with the County, Water Company, Trash, Company, Fire Dept., Sheriff's Dept., Constable's Office, Greater Mission Bend Area Council, The School District, and so on. The name Butler's Bridge did not show up anywhere in any Legal Documents, Maps, and not to mention, Butler's Bridge was often misspelled whenever we were presented with any certificates, because they had nothing to go by except the sign itself.

As the previous sign continued take its toll with weathering and age, and then finally disconnecting from the brick itself; it was the perfect time to make it right.

The name Butler's Bridge will always remain a part of our history and will continue to be the name of our community newsletter.

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

UTILITIES

AT&T (Repairs).....	800 246-8464
Center Point Energy (Electric).....	713-207-2222
Center Point Energy (Gas)	713 659-2111
Mud #120 (Water)	713 405-1750
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

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YARD OF THE MONTH GUIDELINES

West Bend Community Improvement Association

Homeowners of West Bend C.I.A. will be sponsoring a self-governed "Yard of the Month" program. The purpose of the program is to recognize West Bend C.I.A. neighbors who demonstrate above-average efforts in maintaining their property, thereby contributing to the overall appearance of the community at large. There is a great award and the program is administered entirely by volunteers. All award winners receive an official "Yard of the Month" lawn-sign, to be placed on their property for the duration of their award month. If your sign becomes lost or damaged, please request a replacement by sending an e-mail to www.ciaservices.com. Position of the sign should be prominent in the yard located midway between the street and the front of the house. West Bend C.I.A. Yard of the Month group congratulates all "Yard of the Month" award selections and encourages all neighbors to join the efforts of these homeowner's in keeping their yards and homes beautiful.

CONTEST GUIDELINES:

All current West Bend C.I.A. properties are automatically eligible by default.

- Award winners are selected based on the recommended judging criteria listed below.
- Recipients must reside in West Bend C.I.A.
- Key criteria include manicured yard, beautification, originality and creativity.
- The upkeep of the yard can reflect the efforts of the residents themselves or that of a professional landscaper or groundskeeper.
- An award duration term lasts a single calendar month and runs from the first day of the month to the last day of that same month.
- The same property cannot receive more than one award in the same rolling 12 month calendar period. At least 12 months must elapse between awards for the same yard.
- Recipients receiving awards in the middle of the month shall surrender their award at the end of that same month.
- More than one Yard of the Month recipient may be selected in a single month. In other words, multiple yards may be concurrently recognized.
- While an individual's home is being recognized as a West Bend C.I.A. "Yard of the Month" they are expected to maintain their yard in the same manner that allowed them to win the title.

RECOMMENDED JUDGING CRITERIA

West Bend C. I. A. Yard of the Month candidates are judged solely on the **total exterior appearance of their property and front yard as viewed from the street**. General upkeep of the yard and property is paramount. Factors include the overall appearance, tidiness and neatness of the front of the property as evidenced by pruned, trimmed and shaped foliage, edged and defined lawns, borders & flower beds,

and a visually appealing facade.

LAWN: Healthy grass with no bare spots or excessive weeds. Grass shall be mowed and edged, and grass around foundations and fences shall be trimmed. Debris (garbage, pet feces, etc.) shall be picked up and removed. A unified, simple, and balanced landscape design. Neat and natural.

LANDSCAPE & FLOWER BEDS: Beds weeded and edged. Flowers deadheaded and dead plants removed. Trees and shrubs pruned. Natural areas cleaned. Beautification efforts including new flowers, new trees, new shrubs, etc. Plantings in scale with the surroundings and limited to a few different types of plants rather than too many which may confuse the eye.

WALKWAYS & DRIVEWAYS: Walkways and driveways shall be clean (including trash containers or yard products removed from view). Area in front of curb free from debris and dirt. Evening appearance after dusk including accent lighting, safety lighting, visible interior lighting, etc.

AESTHETICS: Overall look of landscaping (formal versus informal, use of color and textures, garden art). Inviting look of front entryway (hanging baskets, pots, cleanliness etc.) Originality/creativity (any special touches of the owner i.e., yard art, bird feeders, etc.)

***Summary note:** While lack of strict adherence to the criteria above does not necessarily result in a disqualification, these principles offer general guidelines that should be recognized by the West Bend C.I.A. Yard of the Month program. WBCIA Yard of the Month is dedicated to improving the quality of living and appearance of our community. We encourage residents to take pride in their homes and neighborhood. In turn, we look to celebrate those who do a superior job in maintaining their yards in such a way that they enhance the overall curb appeal of the entire community. Yards of the Month are awarded at the beginning of each calendar month. Yards are judged on neatness, landscaping and color. All yards are eligible. If you feel you're yard is being overlooked, please send a voting e-mail with your name, address & phone number to www.ciaservices.com.*

THE ARCHITECTURAL CONTROL COMMITTEE

The (ACC) Architectural Control Committee must be informed if you are planning to change the exterior style, color, or have plans for additions or any removal to your property. A mandatory Architectural Review Form will need to be completed and signed. You may obtain this form on-line at www.ciaservices.com

West Bend CIA

We hope you are enjoying our Monthly Newsletter!

We are so excited in keeping you informed with community news, reminders, and events. Should you have an article or information that you would like to see or to post in the newsletter, please contact WBCIAnewsletter@yahoo.com.

“Let’s **GO GREEN** and save on \$ postage”.

Go Green! Have the Newsletter sent to you via email by logging onto <http://www.peelinc.com/newsletterSubscriptions.php> select Go Green; Houston, West Bend CIA, then enter your contact and email addresses.

NEXTDOOR.com

Nextdoor is the free and private social network just for West Bend neighbors. On Nextdoor, neighbors share crime and safety concerns, local events, recommendations, items for sale/free, ideas about how to make our neighborhood better, messages from the Harris County Sheriff’s Dept., and the Houston Chronicle.

Our neighborhood is using a private online network called Nextdoor.

Please join us to build a better neighborhood!

www.nextdoor.com/join Code: MZXJX

REMINDERS...

- ✓ Please drive safely, obey stop signs, and observe speed limits.
- ✓ Garage Doors are to be the same color as the body of the house and not the trim.
- ✓ Architectural Review is required on any Exterior Modifications.. www.ciaservices.com
- ✓ Assessments are Due Every Year on January 1st.
- ✓ Remove trash cans from public view on non-trash days.
- ✓ Remove Holiday Decorations and Lights by January 20th.

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How to Spot Bad Neighbors When Buying a House

It might sound extreme, but buyers should investigate their neighbors before making an offer.

You are not just buying a house, but also the neighborhood.

How to Spot Bad Neighbors When Buying a House

After months of looking, you've finally found the house of your dreams. It's the perfect size, the perfect price, and the perfect layout. However, there's only one small problem. You think you might be living next door to a neighbor, or a neighboring property, that's less than desirable.

How do you know? The grass in the yard is knee-high, there's a rusty vehicle peeking out of some overgrown brush, and the house's paint is peeling away like old wallpaper. As a result, you're torn. Is a lousy neighbor going to make the house more difficult to sell when you're ready to move again?

This is an important question to ask when buying a house, and there's a one word answer for it: Yes. When you're shopping for a home, even a fantastic house is going to seem blighted if it's plopped right next door to a lousy neighbor. You may love the place, but most buyers are going to shy away from the property, which means selling could be a long, complicated affair.

Remember, the old adage "location, location, location" is around for a reason. You can always change a house, but you can't change its location. Ignoring the neighborhood, and your neighbors, is one of the most common home buying mistakes you can make, especially if you're a first-time home buyer. And, bad neighbors can come in many disguises. What should you look for?

How to Spot Bad Neighbors

1. Property Upkeep

First, look for signs of disrepair and neglect. Make sure you look at all the homes surrounding your potential buy, as well as homes down the street and behind your property. Look for uncut grass, garbage and other clutter left in the yard, and weedy flowerbeds. Also, look closely at the homes and buildings around you. If they look like they're hurting for some love and care that could be a red flag. The neighborhoods in your price range might be full of modest, older homes, but the yards and the exteriors of the homes should indicate pride of ownership.

2. People

Who wants to listen to yet another frat party at 2am Friday morning? Bad neighbors don't just neglect their property; they can also have no consideration for other people in the neighborhood. If you're buying in a college town, or in a neighborhood where there are already lots of rentals, be aware that you might have to listen to more than your fair share of loud music and late night parties. Inspect the neighborhood during the day, and make sure to also drive around the neighborhood at night.

Look for signs such as one house having a lot of cars parked outside and front porches dotted with sofas, recliners, and ottomans. Bad neighbors might also ignore their pets; no one likes listening to a barking dog all night. When you're house shopping, keep an eye out for

neighborhood pets. Are they tied up outside, or in a small fenced area? Do they look like they're taken care of, or are they being neglected? A neighbor's pets offer an important clue to how good, or bad, a neighbor is likely to be. It can be helpful to talk to other homeowners in the area to find out the inside scoop about their neighbors.

Many home buyers also forget to look into the criminal history of neighbors. Think that's going overboard? Well, you might think differently if you found out your new home was right next door to a registered sex offender. Living in the same neighborhood as registered sex offenders and other criminals can drive down the value of a home. According to researchers at Longwood University in Farmville, VA, living within one-tenth of a mile of a sex offender will lower your home's value by 9 percent. So, find out before you buy. Visit FamilyWatchdog.org to see who you'll be living next to if you buy a home in the area.

3. Homes in Foreclosure and Vacant Buildings

Absent neighbors and empty buildings can also bring down property values in the neighborhood. Search online to find foreclosed homes for sale in the area, and then drive by the homes to inspect their condition. Look closely for damage to the exterior of the homes, overgrown yards, and graffiti. In addition to searching for vacant or foreclosed homes in the neighborhood, look for vacant commercial buildings as well. Neighborhoods with stores that have gone out of business and schools that have closed do not reflect a growing, prosperous community. Furthermore, vacant buildings encourage a variety of nefarious activities that you do not want in your neighborhood.

4. Zoning Changes and Development Plans

Zoning laws and plans for development can negatively impact neighborhoods. For example, are residential homes mixed with commercial buildings or mobile homes? Do any of the homes have poorly built additions? Does the city plan to build a road alongside the home? Learning more about existing zoning laws and development plans can tell you more about the neighborhood.

5. City or Community Services

If your potential dream home is located near a power plant or landfill, you might have a problem when it comes to selling your home. Homes located near city services lose, on average, 6 to 10 percent of their value. And if the landfill happens to be designated as hazardous, then your home's value could drop off by 15 percent or more. Excessive light pollution at night, caused by a nearby power plant or prison, can also make your new home seem a lot less desirable. Although many people depend on these services, no one wants to live near them. So avoid buying a home close to major city or community services whenever you can.

Final Thoughts

Bad neighbors can take many different forms: neglectful or inconsiderate homeowners or renters, or a bad location. Not only will bad neighbors lower your home's value and make it harder to sell, they can also make your home life miserable.

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EATING RIGHT ISN'T COMPLICATED

Reviewed by Sharon Denny, MS, RDN

Eating right doesn't have to be complicated — simply begin to shift to healthier food and beverage choices. These recommendations from the Dietary Guidelines for Americans can help get you started.

- Emphasize fruit, vegetables, whole grains and low-fat or fat-free milk and milk products.
- Include lean meats, poultry, fish, beans, eggs and nuts.
- Make sure your diet is low in saturated fats, trans fats, salt (sodium) and added sugars.

Make Your Calories Count

Think nutrient-rich rather than "good" or "bad" foods. The majority of your food choices should be packed with vitamins, minerals, fiber and other nutrients, and lower in calories. Making smart food choices can help you stay healthy, manage your weight and be physically active.

Focus on Variety

Eat a variety of foods from all the food groups to get the nutrients your body needs. Fruits and vegetables can be fresh, frozen or canned. Eat more dark green vegetables such as leafy greens and broccoli and orange vegetables including carrots and sweet potatoes. Vary your protein choices with more fish, beans and peas. Eat at least 3 ounces of whole-grain cereals, breads, crackers, rice or pasta every day.

Know Your Fats

Look for foods low in saturated fats and trans fats to help reduce your risk of heart disease. Most of the fats you eat should be monounsaturated and polyunsaturated oils. Check the **Nutrition Facts panel** on food labels for total fat and saturated fat.

*For more information, view the Academy infographic on the **Total Diet Approach to Healthy Eating**.*

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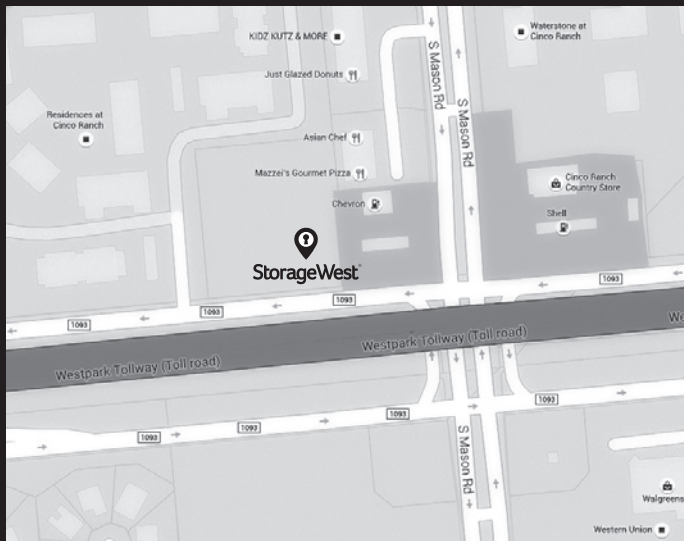


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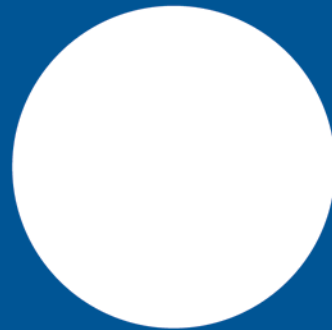
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