

Meyerlander MONTHLY

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Meyerland Community Improvement Association



Volume 6 | Issue 5

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MAY 2018



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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

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2018 MEYERLAND ANNUAL MEETING RECAP

By Joyce Young



The 2018 Meyerland Annual Meeting was held at Lovett Elementary School on March 22 with over 400 residents in attendance, including Ellen Cohen, Mayor Pro Tem/District C Council Member, Lt. Mitch Hutter, Precinct 5 Constable, and Irma Santillan, Lovett Elementary teacher representative. President and Director-At-Large, Gerald Radack, opened the meeting with a recap of the previous year. The main topic of interest was the flooding of Meyerland by Hurricane Harvey. Radack informed the audience that 1,900 homes out of 2,300 total homes in Meyerland were flooded in Harvey. Meyerland has seen 250 new homes built in the last three years and over 100 original homes have been elevated or are in the process of being elevated. In addition, he informed the residents that the 22 sets of Deed Restrictions have either been updated or are being updated to allow for new building designs and aesthetics.

Radack then introduced Alan Hassenflu, head of Fidelis Realty Partners who own Meyerland Plaza. Hassenflu shared with the

audience that he has wanted to buy Meyerland Plaza since 1989 and he finally accomplished his dream in 2013. He stated that “great plans are in store for Meyerland and he hopes everyone enjoys” as he takes Meyerland Plaza “to the next level.”

Scott McClelland, President of H-E-B, was then introduced and a long presentation of the new Meyerland H-E-B was presented to the standing-room-only crowd. The new grocery store will be located near Beechnut and Endicott where the former BBVA Compass Bank building currently resides. The 96,000 square foot building will be built on stilts with parking and pharmacy on the first floor. The grocery store, additional parking and a walkway to JC Penney will be located on the second floor. “The store will be as good as we know how to build and each store is unique; not cookie cutter” quipped McClelland. The Meyerland H-E-B will have a coffee shop, kosher bakery, deli and a wine selection with 1,600 different labels. The grand opening is expected to occur toward the end of 2019.

Ross Cunningham, Section 10 Director, gave the financial update. He stated that the MCIA is financially healthy with no debt and a cash reserve. The association receives \$1.2 million in revenue and the main expenses include security (\$500k), landscape, improvement and

(Continued on Page 6)

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Wendy Bernstein

713.927.7743

wbernstein@BernsteinRealty.com



Melinda Gordon

713.256.9145

mgordon@BernsteinRealty.com



Leora Kahn

713.826.9109

lkahn@BernsteinRealty.com



Scott Minchen

713.213.6829

sminchen@BernsteinRealty.com



Elise Niefeld

713.298.1623

eniefeld@BernsteinRealty.com



Sondra Rosenthal

713.870.3790

srosenthal@BernsteinRealty.com



Mindy Tribolet

713.502.5915

mtribolet@BernsteinRealty.com



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(Continued from Page 4)

repairs and office expenses due to temporary and permanent staff added to accommodate the additional workload caused by the three floods.

Eddy De Los Santos, Director At-Large, spoke to the status of the Deed Restrictions which are being updated to include consistency throughout all 22 sets. Sections 8F, 8B and 6A have been approved and filed with the County. Sections 6 and 6B are with the attorney for review. Sections 3, 4, 5, 8E and 8G need signatures and 8 sets of Deed Restrictions are drafted and are published on the Meyerland website. These include sections 1, 7A, 7C, 8A, 8C, 8D, 8H and 8I. Sections 2, 7B, 8 Annex and 10 have not been completed as of the date of publication.

Charles Goforth, Section 1 Director, updated the residents on Project Brays which includes the excavation and bridge replacement or elevation. The completion date for Project Brays is estimated to be 2021 or 2022. The Hike and Bike Trails which are a part of Bayou Greenway 2000 will include 10' wide concrete trails. The south side trail of Brays Bayou will run under the bridges to the Medical Center. The north side will be replaced and will maintain its current position on top of the Bayou.

Don Hollingsworth, Traffic and Safety Committee Chairperson, spoke to the security issues in Meyerland. Meyerland contracts 7 constables, 24 hours a day, 7 days a week. Crime data is received every day and most problems occur in the Meyerland shopping center. Hollingsworth suggested that homeowners invest in cameras as they

have become "important to the community." In addition, he suggested using alarms, using deadbolt locks, trimming the shrubs, monitoring open garages, using the vacation watch program and being aware and cautious when leaving banks to make sure you are not followed. Hollingsworth informed the audience that to report major crimes, i.e., crimes against persons, call 9-1-1. Property crimes should be reported to the Precinct 5 Constables (281-463-6666) and HPD.

The evening concluded with the announcement of the new 2018-2019 Board of Directors. Raffle items donated by Brena Moglovkin and Terry Cominsky of Martha Turner Sotheby's and MCIA were then given to the lucky recipients. The meeting adjourned and residents continued to mingle and talk with their elected officials and directors.



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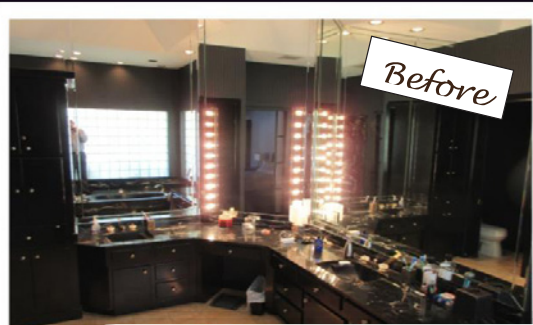
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DEAR LABBY By Labrigail Van Bird Dog



Dear Labby: A friend of mine had to move away for her job and somehow I ended up inheriting her beautiful six month old Chocolate Lab named Vera. She is pretty high energy but really good natured. I really love her but every time I let her out in the backyard, she ends up digging her way to China. What should I do? Please help me Labby.

-Doggie Digging Dilemma

Dear Doggie Digging Dilemma: Here's an old trick that has served me well. When Miss Vera decides to do a little landscaping of her own in your backyard, just spread some black pepper flakes where she has been digging. Once she smells the pepper flakes where she likes to dig, she'll sneeze and forget about digging. She'll move on to her next fun thing that will probably surprise you.

Give her about another year and a half and she'll turn into a very well behaved, fun gal. Until then, you may want to invest in a hot tub to place in one of the holes she conveniently digs out for you.

If you have pet questions for Dear Labby (not just for dogs), please email them to: meyerlander@meyerland.net.

Kolters Says Goodbye to Its Building

*By Amanda Sorena | *Photo Credit Alma Dautovic*

On Saturday, March 3, 2018 the Kolter Elementary community held a "Donuts Before Demo" event to say goodbye to their beloved original school building. The school sustained substantial damage due to Hurricane Harvey and is one of four elementary schools being torn down by HISD to make way for new, elevated structures. Jennie Katherine Kolter Elementary School has been a staple in the Meyerland community since its opening in 1960. Many generations of Kolter Cougars attended the farewell event and left their mark on the building in the form of handprints. The program included remarks from the current Kolter principal, Ms. Julie Dickinson, long-time 5th grade teacher Jeff Silk, as well as several touching stories from current 4th and 5th grade students. Demolition is scheduled to begin in April and an anticipated opening date for the new building is set for January 2020.



Second generation Kolter Cougar, Jenna Bayne, and her mother, Melissa Bayne (Kolter Class of 1990) leave their "pawprints" on the soon-to-be-razed Kolter Elementary School building during the March 3rd "Donuts Before Demo" farewell event.



(Left to Right) Student Information Representative Gisela Bravo, French teacher Claire Fraizer, former teacher Cheryl Carr-Green and Kolter Principal Julie Dickinson, in front of the soon-to-be-razed Kolter Elementary School building during the March 3rd "Donuts Before Demo" farewell event.



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ELLEN R. COHEN
Houston City Council Member, District C

Ellen Cohen Update

Dear Meyerland residents, Following is the "What's New at City Hall" eblast.

It is my pleasure to serve as your representative at City Hall as the CAP Member for Meyerland. I have learned a lot during the past 6 years. CAP stands for Cohen Ambassador Program. It is my duty to notify our District C office anytime a resident has a question or issue that is outside the 3-1-1 reporting or MCIA procedures. Best Regards, Diane Furst

New Building Requirements to Protect Homes from Flooding

Mayor Pro Tem Cohen and her colleagues approved changes to Houston's building code ordinance relating to flooding. New structures and major home additions (increases of over 1/3 of the square footage) that are located within the 100-year or 500-year floodplains must be built at least two feet over the 500-year measurement. In addition, when new homes are built to this standard, developers may not utilize more than the existing "fill" to close the gap, since impermeable materials can cause drainage to flow from a new home to adjacent properties. Builders may only incorporate fill in the floodplain if they demonstrate no negative impact on the street's sheet flow. The Houston Public Works Department has estimated that, if all structures within the floodplain had been built to these standards prior to Hurricane Harvey, 84% would have been protected from flooding (excluding reservoir-impacted areas). These updates improve Houston's flood resiliency and may save lives in future storms.

More Flood-Prone Homes to Be Elevated

Council authorized contracts with Arkitektura Development Inc for the elevation of nine homes that were accepted for FEMA grants following the May 2015 Memorial Day floods. Of the 30 total homes approved by FEMA, elevation is complete on four and (with this week's approval) 22 are now under construction, which is anticipated to take five to six months. Seven of the homes are located in District C: five in Meyerland and two in Marilyn Estates. In addition, FEMA has approved 39 homes to be elevated from Houston's 2016 application and the bidding process is underway to select contractors.

Festival Grant Application Deadline Approaching

The City of Houston and the Houston Arts Alliance have partnered to offer a \$10,000 grant opportunity for groups seeking to host arts festivals or the arts components of cultural festivals. The Festival Grant Program celebrates Houston's diversity and promotes the our city's creative identity as a unique arts and cultural destination. The grant term is July 1 – December 31, 2018, and the deadline to apply is April 9, 2018 by 5:30PM.



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OPEN LETTER FROM MCIA OFFICE

Dear Meyerland Residents,
Summer is around the corner. Here are a few quick reminders:

Home Maintenance

• **Compliance**- Please take note of your property. Is your sidewalk a trip hazard? Is the paint on your home peeling? Are portions of wood on your home rotting? Is your fence in need of replacement? Does your lawn have large bald spots due to debris pickup? These items are expenditures necessary for the upkeep of your property. Please evaluate your situation and plan to fix any areas in need.

• **Dirt/Mold/Algae** - This winter was not only cold but very wet. Please take a long look at your home and remove any dirt, mold, and algae build-up on the gables, fascia boards, brick, window casings, gutters, and sidewalks of your home.

• **Exterior Maintenance or Improvements**- Please remember any exterior work **MUST** be approved by the MACC or RCC before work is done. Any work done without approval will be stopped at the owner's expense, until the proper application has been submitted and approved. You will find the applications on our website, www.meyerland.net. To schedule an appointment with our Architectural Liaison, Randi Cahill please visit <https://mciaplanreview.youcanbook.me>

• **Sidewalks, Driveways & Curbs**- Please remember, according to the City of Houston and your Deed Restrictions, it is the responsibility of the homeowner to construct, reconstruct/repair, or bring to grade the sidewalks, driveways, curbs or gutters adjacent to your property. Please take a look at your property and see if your sidewalk needs leveling or repair. If you need to repair or replace your sidewalk, please remember you must apply with Meyerland and get approval before work can be started.

• **Portable Restrooms**- the Meyerland construction rules require all portable restrooms be screened from view with the opening of the unit facing the rear of the property. If your construction crew is using a portable restroom, please make sure the unit complies with the rule. If you have a construction fence with the required screening, your portable restrooms will no longer need to be screened separately.

Yours for a better Meyerland,
Catherine Martin, CMCA
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Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
		1 T/R	2	3	4	5
6	7	8 Trash	9 Tree	10	11	12
13	14	15 T/R	16	17	18	19
20	21	22 Trash	23	24	25	26
27	28	29	30 T/R	31		

June, 2018						
Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
					1	2
3	4	5 Trash	6	7	8	9
10	11	12 T/R	13 Junk	14	15	16
17	18	19 Trash	20	21	22	23
24	25	26	27 T/R	28	29	30

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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Houston Astrodome Historical Designation

By Joyce Young

The Houston Astrodome is part of a 350-acre county-owned complex that has been dubbed the “Eighth Wonder of the World” and has sat empty since 2008. The Texas Historical Commission recently designated the Astrodome as a State Antiquities Landmark due to its architectural distinction. The designation bestows upon the Dome the same distinction as the state Capitol, the Alamo, and the Cotton Bowl. The landmark designation will prevent the building from being “removed, altered, damaged, salvaged or excavated” without permission from the commission.

The Astrodome is the world’s first air-conditioned domed stadium and is an architectural wonder designed by Hermon Lloyd and W.B. Morgan and the firm Wilson, Morris, Crain and Anderson. The building required significant engineering prowess as the stadium’s roof spans 600 feet with no supporting columns. Once the stadium was completed it was discovered that the domed roof prevented grass from growing on the stadium’s floor. The problem was solved with the invention of “Astroturf” created by the Monsanto Corp.

Harris County has a \$105 million plan to renovate the Dome. The plan includes transforming the underground levels of the

Astrodome into two levels of 1,400 parking spaces. The 550,000 square foot space inside will be used for festivals and conferences. The renovation will be paid for by property taxes from the county’s general fund, hotel taxes and county parking fees. On April 9, the Astrodome Conservancy held a “Domecoming” and 25,000 free passes were given away to fans to tour the facility one last time before the renovation. The event took place on the 53rd anniversary of the inaugural event at the Astrodome.

INDEPENDENCE DAY 8K



The 2nd Annual Independence Day 8k will be held on June 30 at the Meyerland Plaza. The 8k start time is 7:30 a.m. followed by a Kids K at 9 a.m. The course is a fast and scenic route that runs along Brays

Bayou. Parking is free and the post race party will include food, drink, music and family fun. All 8k finishers will receive a finishers medal and a unisex t-shirt on race day. For more information and to sign up, please visit www.independence8k.com.

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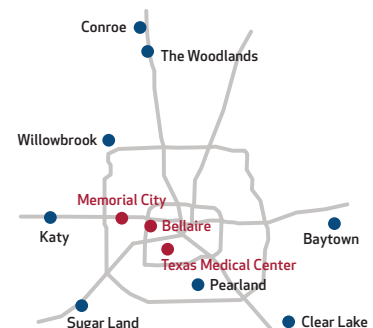
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My house is finally fixed and my yard is a mess! by Lucy Randel, Director At-Large

The combined effects of flooding, frost, and construction have left many yards in need of anywhere from some TLC to major landscaping. I see this as an opportunity to incorporate landscaping features that can handle our extremes of water inundation followed by hot and dry weather. Native plants are adapted to our climate and generally have an edge over imports in surviving these extremes with minimal maintenance while providing a habitat for birds, bees and other pollinators. Deliberate planning using borders and taking into account the amount of sun, water flow patterns, and soil type can result in a yard just as pretty as imports but more functional and alive.

We have been hearing plenty about water flow and detention in the media and private conversations. In our landscape plans for water flow, we can incorporate features such as rain gardens and swales to provide just a little bit of detention on our own property to slow the rate of runoff to the storm sewers and bayous. A rain garden is like a sunken bed planted with species that can handle flooding but will also survive when the water dries up because of the plants' deep roots. It can be as big or small as you like and store water for a few hours to a couple of days. Commercial properties often design elaborate rain gardens with drains, but a home garden may just involve digging a low spot a little deeper and making sure it is not too close to your house.

Ideally water would flow away from your house and be intercepted by the rain garden instead of rushing into the street. A vegetated swale could be used to transport water slowly from gutters to the rain garden or from the backyard to the street. This can be dug just a few inches deep, while gently sloping away from the house. It can be planted with grasses and flowering perennials and perhaps have some stone features such as river rock, if that appeals to you.

What can I plant in a rain garden or swale? Harris County Master Gardener Angela Chandler created an excellent guide to rain gardens that includes a list of plants well suited for the Texas Gulf Coast:

<http://counties.agrilife.org/harris/files/2011/05/raingardens.pdf>

They range from large trees like Southern Magnolia - when you consider your entire yard as a rain garden - to small plants like wood sorrel and pink evening primrose that often pop up in your lawn. Some choices I have been experimenting with in my own yard that came through Harvey with flying colors include Louisiana iris, Gulf Coast penstemon, fall obedient plant, American crinum, dwarf palmetto and Cherokee sedge.

I am looking forward to cleaning up my gardens and updating the foundation plants with more natives after our house is elevated in the coming months.

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BIRDING IN MEYERLAND By Cary Robinson

While riding your bike, walking your dog, or just out for a stroll, did you think you may have seen an *Haliaeetus leucocephalus*? Why yes, that was an American Bald Eagle perched atop a tree in our Meyerland. This Bald Eagle was searching for food, probably fish, in Braes Bayou.

Did you know Bald Eagles are not actually bald? They have white feathers on their heads which make them beautiful. Did you also know that it takes five years for an eagle's head feathers to turn completely white? It's true. And the females are typically 25% larger than males.

And while searching for the American Bald Eagle, you may also notice Great Blue and Yellow Crown Night Herons. Sometimes they can be seen milling about in your front and back yards. You could also come across Rosette Spoonbills, Ibis, White Herons, and even an Osprey or two.

At our homes, you will probably see Hummingbirds, including the elusive Ruby Throated Hummingbird. Throw in a Red Tailed Hawk or two, Blue Jays, and Robin Red Breast and you can see that Meyerland is a Birder's paradise. Not to mention just next door to Meyerland is The Willow Waterhole where you may see a huge variety of birds. Go check it out. And check out Braes Bayou if you love bird watching.

You don't need to travel to Alaska or go to a ball game to see a Bald Eagle. All you need for that is a stroll through Meyerland.

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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.



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Mid-Century Modern ready for a new makeover, 3/2 with yard

Cindy Cook \$349,000



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Great potential for remodel w/ huge yard, dbl pane windows

Marie Caplan \$339,000



Meyerland Area



Never flooded! Beautifully updated with spacious yard

Cindy Cook \$329,500



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Mark Fontenot \$629,000



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Bob Reader \$399,000



Meyerland Area



Never flooded! Courtyard entry, 3/2 with great open floorplan

Marie Caplan \$330,000



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Prime location with great open floorplan, ready for remodel

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