

BUTLER'S BRIDGE

WEST BEND COMMUNITY IMPROVEMENT ASSOCIATION

VOLUME 4 | ISSUE 9

SEPTEMBER 2018

September 2018

COMMUNITY CALENDAR

Observed as:

- National Preparedness Month
- Childhood Cancer Awareness Month
- National Suicide Prevention Awareness Month
- National School Success Month

Birthstone: Sapphire

Flower: Aster & Forget-me-not

Astrological Signs:

Virgo (till 22nd) & Libra (23rd →)

1st.....	Selichot
3rd.....	Labor Day
5th.....	International Day of Charity
8th.....	International Literacy Day
9th.....	Rosh Hashana (Start)
9th.....	Grandparents Day
11th.....	Islamic new year
11th.....	Patriot Day
11th.....	Rosh Hashana (End)
15th.....	International Day of Democracy
17th.....	Constitution Day
18th.....	National Cheeseburger Day
19th.....	Board Meeting
19th.....	Yom Kippur
20th.....	Ashura
21st.....	St Matthew
21st.....	International Day of Peace
22nd.....	September Equinox/Fall begins
22nd.....	Oktoberfest (Start)
22nd.....	World Rhino Day
23rd.....	Sukkot (Start)
30th.....	Sukkot (End)

Garage fires...What steps can you take to protect your property?

The most common cause of garage fires is electrical malfunction. The best steps you can take to prevent electrical fires are:

- Do not overload electrical outlets. If the circuit breaker or your GFCI trips, have a licensed electrician out to review the cause before resetting it. Remember that in a typical garage, all electrical outlets are on the same circuit and you may overwhelm a circuit breaker with tools and appliances.
- Do not use extension cords for permanent purposes. Make sure that your extension cord is properly rated for the device you are connecting to it.
- Replace any damaged outlets or wiring.

Other tips for preventing garage fires include:

- Store any flammables such as gasoline, paint, and varnish in a shed away from your home.
- Do not place anything that can burn next to appliances.

REMINDERS...

- ✓ The September Board Meeting will be held at the CIA Services Conference Room located at 3000 Wilcrest, Suite 200.
- ✓ Important Homeowner Registration www.ciaservices.com
- ✓ School is in session.

- Drive Safely, watch your speed, and obey street signs.
- ✓ Remove trash cans from public view on non-trash days.
- ✓ Assessments are due every year on January 1st *

ASSESSMENTS

The assessments are due on January 1st of each year and provide for services in the community. Every owner has an obligation to pay the annual assessment. If you do not receive a statement in November, please submit an accounts receivable request to C.I.A. Services to confirm your balance and ensure it is paid on time. You may submit your payment by mail, in person, or on-line.

IMPORTANT NUMBERS

MANAGEMENT COMPANY

CIA Services, Inc.

3000 Wilcrest, Houston, TX

713 981-9000

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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MESSAGE FROM THE COMMUNITY VOLUNTEER FIRE DEPARTMENT

The Community Volunteer Fire Department is requesting homeowner assistance in managing the low hanging trees within the community. These low hanging branches or limbs are hampering responses to calls for assistance. The branches and limbs are damaging equipment and Homeowner's trees. Routes to locations have to be altered. Some locations are unable to have an alternate route, leaving no recourse but, to park the apparatus and walk to the location. Several pieces of equipment are 13 feet tall and CVFD is requesting that homeowners trim the trees to have a 14 foot umbrella over the street. The Department members have been instructed not to damage their apparatus or the Homeowner's trees by driving down streets that do not have appropriate passage. The fire department does not wish to have a citizen with a fire or medical emergency that delays them receiving attention due to having to locate an alternate route or being forced to walk to the emergency location. If damage is caused by a homeowner's tree, the homeowner will be held responsible for the repair.



September
Yard of the Month
14951 Heritage Wood Drive

STREETLIGHT OUTAGE

CenterPoint Energy maintains streetlights throughout West Bend. If a light is out or blinking, please call CenterPoint at 713-207-2222 or report it online <https://slo.centerpointenergy.com/>. You will be asked to provide:

- a pole number for the non-functioning lights you want to report
- contact information
(in case more information is needed to locate a streetlight)
- an e-mail address
(if you want feedback regarding your repair request)
- the number of streetlights you would like to report

NATIONAL NIGHT OUT



The WEST BEND Neighborhood National Night Out will be celebrated on Tuesday, October 2nd. Please mark this date on your calendar and get to know your block captain. Many West Bend streets need to re-establish block captains.

Serving as a block captain takes very little time, but it is a significant contribution to the neighborhood. If you would like more information on the role of a block captain, contact Alma.Reyes@ciaservices.com.

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RECENTLY SOLD HOMES IN WEST BEND SUBDIVISION

Address	Sold Date
4022 Vintage Valley Drive	07/23/2018
14818 Heritage Wood Drive	07/12/2018
14838 Sagamore Hills Drive	06/11/2018
14918 W Bend Drive	05/21/2018
14930 W Bend Drive	05/02/2018
4111 Knoll Glen Drive	05/01/2018
4003 Vintage Valley Drive	03/14/2018
4119 Barnwell Drive	12/29/2017
14955 Heritage Wood Drive	11/16/2017
14955 Heritage Wood Drive	10/26/2017
14818 Sagamore Hills Drive	09/18/2017
14823 Sagamore Hills Drive	09/15/2017
4011 Ash Hollow Drive	08/14/2017
14846 W Bend Drive	08/08/2017
4006 Knoll Glen Drive	07/24/2017
4111 Club Valley Drive	05/05/2017
4026 Knoll Glen Drive	01/09/2017
14814 Heritage Wood Drive	12/28/2016
14902 Heritage Wood Drive	12/14/2016
4027 Summit Valley Drive	12/01/2016

WEST BEND REAL ESTATE OVERVIEW:

- Currently there are 4 homes for sale in West Bend.
- The average price of the homes for sale in West Bend is \$ 153,500.
- The average square feet of the homes in West Bend is 1,821 SF
- There are currently 3 homes for lease in West Bend subdivision.
- The average rent in West Bend is \$ 1,590 at an average price of 1 per square foot.

IMPORTANT INFORMATION

SAFETY: Panhandlers and solicitation is becoming a more frequent issue through-out the surrounding West Bend neighborhood. It is important that you keep safe by securing your property and vehicles to prevent any theft or break-ins.

GARBAGE CANS MUST BE STORED OUT OF SIGHT! Garbage pick-up is scheduled for Tuesdays and Fridays. By the end of the day, please remove trash cans from the street after pickup! Put trash out the night before and not 2-3 days prior to pick-up! If you have issues or questions as to why your trash is not being picked up, contact Texas Pride Disposal.

FENCING: Check your fencing and repair if boards are loose or missing!

MILDEW: Discolorations on the brick, siding, chimney, driveway and sidewalks will be cited.

You may obtain a copy of the deed restrictions on the West Bend website, www.ciaservices.com.

PARKING: No boats, trailers, commercial trucks or inoperable vehicles are allowed in driveways or street and are in violation of the deed restrictions. You may be charged a fee if you have been cited before for the same offense or for repeated violations.

DO NOT PARK YOUR VEHICLE WHERE IT BLOCKS THE SIDEWALK. The Harris County Sheriff's Department is monitoring this violation throughout the neighborhood and repeated violators can be ticketed! Illegal parking on the streets is being monitored by HCSD and tickets are being issued.

DEED RESTRICTION VIOLATIONS

There has been a high increase of Deed Restriction Violations. Please do not ignore any letters sent to you, as there is a cost of \$35 per CERTIFIED letter which is charged back to the Homeowner. If you need to request an extension to cure the violation or to schedule a Board Hearing, contact CIA Services.

IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICITONS, SOME VIOLATIONS CAN BE CURED VIA THE ASSOCIATIONS SELF HELP RESTRICTION. The Association has the authority to hire a contractor to repair THE VIOLATIONS and charge THE COST OF THIS SERVICE back to the Homeowner.

Again, if you should receive a violation notice, please take this seriously. If the violation is not corrected in due process, it could be sent to the Association Attorney; their letters cost \$125 AND UP and may become public record.



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National Hispanic Heritage Month 2018

www.hispanicheritagemonth.org

During National Hispanic Heritage Month (September 15 to October 15) we recognize the contributions made and the important presence of Hispanic and Latino Americans to the United States and celebrate their heritage and culture.

Hispanics have had a profound and positive influence on our country through their strong commitment to family, faith, hard work, and service. They have enhanced and shaped our national character with centuries-old traditions that reflect the multiethnic and multicultural customs of their community.

Hispanic Heritage Month, whose roots go back to 1968, begins each year on September 15, the anniversary of independence of five Latin American countries: Costa Rica, El Salvador, Guatemala, Honduras and Nicaragua. Mexico, Chile and Belize also celebrate their independence days during this period and Columbus Day (Día de la Raza) is October 12.

The term Hispanic or Latino, refers to Puerto Rican, South or Central American, or other Spanish culture or origin regardless of race. On the 2010 Census form, people of Spanish, Hispanic and/or Latino origin could identify themselves as Mexican, Mexican American, Chicano, Puerto Rican, Cuban, or "another Hispanic, Latino, or Spanish origin."

Today, 57.5 million people or 18% of the American population are of Hispanic or Latino origin. This represents a significant increase from 2000, which registered the Hispanic population at 35.3 million or 13% of the total U.S. population.

Share in this special annual tribute by learning and celebrating the generations of Hispanic and Latino Americans who have positively influenced and enriched our nation and society.

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QUARTERLY INSPECTION AREA OF FOCUS

The following areas will receive a more comprehensive evaluation during the specified quarter. However, bi-weekly deed restriction inspections will continue to check the items below, in addition to all other areas throughout the year.

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

September – November

- Fence Repairs
- Tree Trimming

The Quarterly Inspection Area of focus is an attempt to decrease the number of first letter violation notices. It gives homeowners the opportunity to rectify any problems in a focus area before the quarter approaches.

Thank you for your continued cooperation.



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