

Meyerlander MONTHLY

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Meyerland Community Improvement Association

Volume 6 | Issue 11

MEYERLAND.NET

NOVEMBER 2018



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MEYERLAND | 5211 Paisley Street
Beautiful ±11,700 sq. ft. corner lot
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MEYERLAND | 5239 Imogene
3 BEDROOMS | 2 BATHS | Move in ready
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MEYERLAND | 5230 Jackwood Street
4 BEDROOMS | 2 BATHS | Move in ready
Offered at \$349,000 | MLS 64626929



MEYERLAND | 5210 Carew Street
3 BEDROOMS | 2 BATHS | Move in ready
Offered at \$398,000 | MLS 61210859



Pending Sale!

MEYERLAND | 5326 Yarwell Drive
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Amy Hoechstetter MCIA General Manager
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Closed Saturday, Sunday, and holidays.

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Visit our website at www.meyerland.net

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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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Confessions of a Deed Restriction Violator

By Elaine Britt

Hurricane Harvey was hard on a lot of us – some of us flooded for the first time and for others it was the third flood in as many years. While I have a lot of faith that Meyerland will come back, we are still in a moment of flux. Some houses are still unoccupied, many are for sale and there is also renewal all around.

This may sound like my own hurricane 12-step program, but here we go: hi, my name is Elaine and I am a deed restriction violator. Harvey was my second flood and a game changer for my home. We're in the process of elevation and that means a lot of activity in and around my yard, or what's left of it. Plus, I have a lovely chain link fence that until recently, was only partially covered in green tarps.

In the past few months I have received several notices from MCIA about deed restriction violations. As a perfectionist, this had me in a panic each time. I have seen others get upset and rant via Nextdoor or Facebook at such notices and there are a lot of houses in the neighborhood where violations go unaddressed.

So, why does MCIA even care? We've had a hard time, for sure, but the MCIA staff notify our residents when they can see something from the street that is not within compliance. They are only trying to enforce the rules that our own neighborhood residents set. They are not the neighborhood nags, but rather they are trying to keep us safe and tidy.

SO here's my commitment: while I have received such notices a few times over the last few months, I am going to try to keep in compliance going forward. Why? Even though some yards are completely overgrown, keeping my tiny bit of grass mowed matters. I also got the green tarp installed all across the lovely chain link fence in my yard.

When I walk my dogs near largely overgrown lawns, I am a bit frightened about the tall grasses and anything that might be lurking in their depths – broken glass that might cut a paw or even a snake.

Let's all try to keep Meyerland beautiful and safe. By mowing our yards and staying compliant with the deed restrictions, we'll all do our part to help Meyerland turn the corner and remain the amazing community that it is. Plus, it will allow the lovely MCIA staff more time to focus on more important neighborhood matters.

Your MCIA BOD Approves Two Policies



Your Meyerland Community Improvement Association Board of Directors (MCIA BOD) passed two policies during its meeting on October 8, 2018. The first policy that passed is a new policy dealing with detention systems. Beginning September 2018, the City of Houston (COH) requires that during new construction, there must be some type of detention system installed on any lot size of 15,000 sq. ft. or more. As such, the BOD felt it would be beneficial to all lot owners and residents to have some very basic rules in place to help inform the MCIA as to detention system design expectations for all lots in Meyerland. Please check with the MCIA office to find out if you need MCIA approval prior to construction.

The second policy passed was an update of the existing Sign Policy. This policy clarified and updated the Sign Policy to account for the changing needs of the community over the years. The BOD requested minor adjustments to the drafts of both policies as presented for BOD approval by the Deed Restriction Renewal Committee (DRCC). As soon as the adjustments are made, the policies will be posted on the MCIA website.



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Have You Signed, Yet?

By Elaine Britt

Deed restrictions help keep Meyerland uniform, tidy and safe. Meyerland has been trying to get our current sets of restrictions up-to-date and as consistent as possible.

Therefore we need YOU to make sure you have reviewed the changes and signed the new deed restrictions! Do you live in section 4, 5, 7A, 8A, 8C, 8D or 8I? If so, and if you have not signed already, please make an appointment with the MCIA office to sign the updated documents. The office is located at 4999 W. Bellfort and you can call them at (713) 729-2167.

The MCIA board has heard complaints about sections 8D and 8I having to go through a second set of signatures recently. Unfortunately, this is a timing issue, and is still necessary to make the sections consistent with others. These sections also have a time limit on them and need additional signatures by the end of 2018 or your section will have to start all over again.

The <http://www.meyerland.net> website has the proposed new deed restrictions available, as well as a comparison of the old versus the new. If you have additional questions, please contact the MCIA office to discuss. They are happy to help you understand what the changes mean, and they have notaries that can help you file your signature on the record. Your MCIA Board can also help – please reach out to your

elected Director for additional questions or concerns – they can be found online here: <https://www.meyerland.net/en/tx/index.php/about-mcia/board-of-directors/contact-your-director>.

Please help Meyerland continue to move forward – many of your neighbors are waiting to rebuild once they have the new deed restrictions in place. Thank you!

How Do the New Deed Restrictions Help You?

By Randi Cahill

Since 2014, the MCIA Board of Directors has been making a concerted effort to revise and restate the Deed Restrictions for all 22 sets of Deed Restrictions in Meyerland. The aftermath of Hurricane Harvey and the road to recovery afterwards has highlighted the need to have deed restrictions that are consistent and uniform throughout all of the Association. The revised deed restrictions offer broader options for construction and standardizes all but Section specific requirements, e.g., building lines.

If you have concerns regarding your deed restrictions, I encourage you to call the office or your Section's Directors to discuss any questions or concerns you may have. Currently, there are six sets of restrictions out for signature: 4, 5, 7A, 8A, 8D, and 8I. Sections 1, 2, 7B, 7C, 8 Annex, and 10 will be released in the near future.

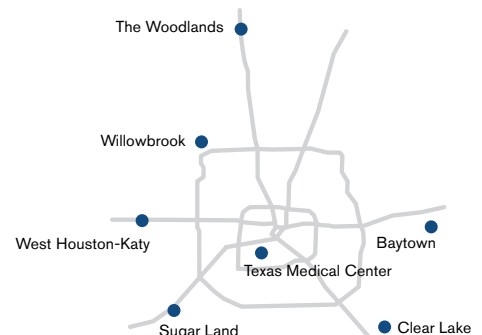


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Is a South Post Oak Toll Road in Our Future?

The Fort Bend Parkway Extension, Phase II project from US-90A to IH-610 may soon become reality.

The Toll Road Authority has recommended, and it has been approved, “that appropriate officials take necessary actions to complete the transactions, and that the County Judge execute an amendment and agreements with: a. Brown & Gay Engineers, Inc. in the amount of \$870,000 to evaluate and prepare schematic plans for the alignment of the Fort Bend Parkway Extension, Phase II project from US-90A to IH-610 in Precinct 1.”

Approximately 12 miles South of Meyerland, near the Sienna Plantation development, the existing Fort Bend Parkway Toll Road begins. It crosses Highway 6, the Sam Houston Tollway, and ends at the intersection of 90A and Chimney Rock Rd, South of Westbury.

The plan includes building an extension from Chimney Rock Rd. that will go east along 90A to South Post Oak and then turn north along South Post Oak until it ties into 610 near West Bellfort. Similar extensions have been discussed for decades. In August of 2011, the Houston Chronicle published an article that can be found at <https://www.chron.com/news/houston-texas/article/Fort-Bend-Parkway-connector-to-Loop-610-unlikely-2145310.php>, which stated that the project seemed unlikely.

Current discussion in and around the Meyerland area is very mixed and involves the possible impact not only on S. Post Oak, but also 90-A, Hillcroft and Chimney Rock, whose streets are already impacted by traffic exiting the Fort Bend Parkway Toll Road. Will the project improve or hurt the aesthetics of South Post Oak and will it

alleviate or increase traffic problems, all of which have a bearing on property values. How much free frontage road will there be? Where will on/off ramps and overpasses be located? As with any project of this magnitude, the list of positives and negatives is long and each side has valid and thoughtful arguments and points that deserve careful consideration.

American Heroes Veterans Day Celebration

The City of Houston will pay tribute to the men and women in the military by providing an annual “Houston Salutes American Heroes Veterans Day Celebration”. The celebration which honors the brave men, women and families who fight for our liberty and freedom, will be held at 10 a.m. on Sunday, November 11 at the reflection pool in Hermann Square at City Hall. The traditional Veterans Day Ceremony will begin at 10:45 a.m. with a 21 Gun Salute followed by a Moment of Silence in memory of the 100th Anniversary of the signing of the WWI Armistice. The American Heroes Parade will begin at 12:30 p.m. at Dallas and Bagby.

Veterans Day is a day to celebrate and honor America’s veterans for their patriotism, love of country, and willingness to serve and sacrifice for the common good.

Trash/Recycling Schedule

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

December, 2018						
Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
						1
2	3	4 Trash	5	6	7	8
9	10	11 T/R	12 Junk	13	14	15
16	17	18 Trash	19	20	21	22
23 30	24 31	25	26	27 T/R	28	29

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.

At Press Time - if you still have Hurricane Harvey Heavy Trash on your curb, please call 311 to have it picked up - subject to change.

Reducing Runoff with Attractive Detention Systems

By Lucy Randel

The City of Houston Public Works Infrastructure Design Manual, incorporating the latest floodplain management regulations, took effect September 1, 2018. Homeowners with lots over 15,000 square feet, such as large corner lots, may be required to meet a detention requirement for new construction or site modifications that alter impervious coverage or storm water runoff patterns. The technical requirements are included in that document, but as a neighborhood, the aesthetic component is left to the review committee. In addition, others may want to be proactive and incorporate their own storm water management practices that will reduce runoff from their property and keep it on-site to nourish their gardens. In response, MCIA has created a new Storm Water Detention Systems Policy that requires all such systems be approved before installation.

What exactly is detention anyway?

Detention features typically hold water for a short time, up to 24 or 48 hours, before it is discharged to waterways or storm sewers. Examples include large basins, permeable paving under a driveway, a vegetative swale meandering from the back to the front of the lot and a sunken rain garden that collects and briefly holds water. Rain barrels and cisterns are generally considered retention if the water is held for later irrigation rather than emptying shortly after the storm. MCIA policy covers these as well.

Where can I see what this looks like?

Someone in the MCIA office may be able to direct you to residences where you can see examples that have already been installed. The Houston Green Building Center, which shares a building with the City of Houston Permitting Office, has displays of permeable pavers and other low impact development techniques for storm water management. Examples are also provided in the links included with this article.

Is this going to hold up approval of my rebuild plans?

The new requirement is just a formalization of the existing review process of all new structures and should not cause delays. Modification to detention structures might require landscaping or architectural elements. Any vegetated features would still need to comply with existing deed restrictions and policies that limit height of shrubs, such as the limit of hedges and screening vegetation to a height of 3 feet when located more than 7 feet outside the front building line.

Resources:

Here's where you can find more information on water detention.

- City of Houston Infrastructure Design Manual
https://edocs.publicworks.houstontx.gov/documents/design_manuals/idm.pdf
- Houston Green Building Center Website
<https://www.codegreenhouston.org>
- The Homeowner's Guide to Stormwater by Lancaster County Conservation District

https://edocs.publicworks.houstontx.gov/documents/design_manuals/idm.pdf

- Water Smart Landscapes for the Upper Texas Gulf Coast
<https://watersmart.tamu.edu>



Dear Labby

Dear Labby: I recently decided to get in shape. It's almost Thanksgiving and I want to be able to eat plenty of turkey, stuffing, and my wife's outstanding pumpkin pie, while still being able to button my pants. My problem is I have a one hundred fifty pound, gorgeous, fawn-colored mastiff named Bunker. So, every morning I wake up and Bunker watches me. He waits until I do sit-ups and he thinks it's a game and hovers over me while licking my face. That makes it kind of difficult. And worse, Labby, when I do push-ups he literally sits on top of me. And I do believe I see a smile on his face when he does it. I love him but how am I supposed to get a good workout when Bunker is clowning around. And apparently he doesn't take no for an answer. I think he learned that from my wife. What should I do Labby?

Bunker Buster In Houston

Dear Bunker Buster: Bacon. That's right, bacon. Load up Bunker's food bowl with bacon and while he's relishing every last bite, try to complete your workout regimen-and quickly. If that doesn't work you may want to look into joining a gym. Preferably one that doesn't allow dogs who don't know what no is. And remember, tell Bunker to save room for dessert during Thanksgiving. I have a feeling he'll probably have a setting at the table. Happy Thanksgiving!

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

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BOOKLICE

Booklice are given their name because they are often found among books or papers. They are small, soft-bodied insects that are pale in color. Usually booklice are wingless. The head and abdomen are large, while the middle section (thorax) is narrow. Booklice have long, thread-like antennae. Nymphs, or immatures, look similar to adults but are smaller and always lack wings.

Booklice have chewing mouthparts and often feed on mold and fungi but have also been found to feed upon pollen, cereal, dead insect parts, or paste and glues in book bindings. They can be found indoors in areas such as libraries, office spaces, areas with many cardboard boxes or any other area that may contain large quantities of paper. In homes they may infest pantry items such as flour, cereals, grits or grains. They thrive in areas that are damp or have high humidity.

There are no male booklice; females produce offspring parthenogenetically (from unfertilized eggs). Females can lay up to 60 eggs during their lifetime. The life cycle—egg to adult—takes about 1-2 months (sometimes longer) depending on environmental conditions.

Cast skins and fecal material from large populations of booklice may cause the sensation of being bitten by insects for some people.

Tips for managing booklice:

- Lower humidity using heaters, fans, dehumidifiers
- Vacuum up any accumulated debris that collects in the structure
- Discard infested food items or freeze at 0 degrees for 7 days
- Repair plumbing leaks & eliminate standing water
- Install a vapor barrier in crawl space area (if not on slab) & make sure crawl space has a good cross-flow of air
- Seal cracks & crevices around the outside of the structure

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

This work is supported by Crops Protection and Pest Management Competitive Grants Program [grant no. 2017-70006-27188 /project accession no. 1013905] from the USDA National Institute of Food and Agriculture.

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Tips for Applying for Modification or Construction

By Randi Cahill

Any project that affects the exterior of your home or lot requires approval from the review committee, as outlined in your Deed Restrictions. Many of the most common projects such as roof, windows, painting and door replacement can be approved very quickly, while larger projects can take an average of 20-30 days. The most important thing you can do to help your project be reviewed quickly is to submit a complete package.

Submitting a complete application is simple. Each application tells you what is required based on the scope of your project. If you submit the required information, the committee or person reviewing the application has all of the information necessary to determine if the project can be approved. At times, typically with a more unique project, additional information may be requested.

Determining if the application can be approved is difficult unless all information has been provided. If you are unsure about your rules, or if you are providing the appropriate information, please schedule an appointment at <https://mciaplanreview.youcanbook.me>. You may also call the office at 713-729-2167 to ask questions. I, or my assistant, Amanda, will be happy to help you. We are here to help guide you through the application process and we look forward to working with you.

Survey explores Residents' Decision Making Post Harvey

Rice University Quantitative Survey: Recovery, Relocation and Alluvial Awareness in Post Harvey Houston

Natural disasters such as flooding impact us in many ways, including financial, physical and mental health. With so much of Houston, and especially Meyerland, affected, the relationships that bind us to our communities are also challenged. Rice University is conducting a study to find out how residents feel about their homes and neighborhoods after being flooded in Hurricane Harvey, and how they are making decisions to relocate or remain. The survey is open to adults age 18 and over whose primary residence flooded in the Brays Bayou or Greens Bayou watersheds. The survey is available in both English and Spanish, and should take about 15 minutes to complete. Participation is voluntary and there is no remuneration.

The online survey is part of a larger research project that uses multiple methods, including in-person interviews with residents who flooded. This study is conducted by the Center for Energy & Environmental Research in the Human Sciences at Rice University and funded by the National Science Foundation. The survey can be accessed online at <http://mv24.rice.edu/>. Anyone who does not have internet access may take the survey over the phone by calling the researcher, Mark Vardy, at (713) 348-5736.

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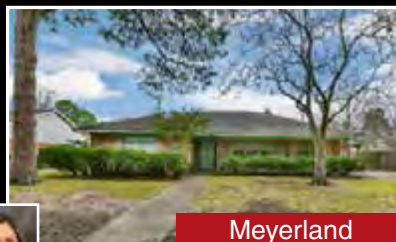
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