

Meyerlander MONTHLY

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Meyerland Community Improvement Association



Volume 7 | Issue 2

MEYERLAND.NET

FEBRUARY 2019



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IMPORTANT CONTACTS

MCIA OFFICE

Amy Hoechstetter MCIA General Manager
Catherine Martin, Randi Cahill, Amanda Rees 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.

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Architectural Control randi@meyerland.net
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4999 West Bellfort St., Houston, TX 77035

Visit our website at www.meyerland.net

SECURITY

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Houston Police Dept. Non-Emergency 713-884-3131

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District C Council Member, Ellen Cohen 832-393-3004
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Assessments are due Feb 1

By the MCIA Office

In early January, all Meyerland residents should have received their 2019 invoice for the annual Meyerland Community Improvement Association (MCIA) Maintenance Fee and Security Assessment. Unpaid amounts are considered delinquent starting February 1, 2019. Property owners with an outstanding balance as of April 1, 2019 and will be charged a 10% per annum interest charge.

The maintenance fee for 2019 has increased to 2.2481 cents per square foot of lot for all Meyerland property. The Board establishes annual increases at the rate decided by the United States Department of labor each year and to account for any increased expenses. The security fee for 2019 remains the same \$242.89 per lot for seven Harris County Precinct Five deputies. This cost reflects the number of deputies that patrol under our contract and is set by Harris County.

Construction Update

By Randi Cabill

As of mid-January, there are 320 approved new construction projects in Meyerland. There are 70 approved demolition projects which are expected to convert to new construction applications after demolition is complete. There are 125 approved elevation projects; new applications for elevation projects are slowing down considerably.



The most common reason why project applications are not getting approved is incomplete information. Coincidentally, there has been a decrease in the number of plan review appointments before applications are submitted. Scheduling a plan review with the architectural services coordinator before applications go to the Review and Control (RCC) Committee or Meyerland Architectural Control Committee (MACC) ensures that the process is less stressful. Design issues can be spotted upfront and corrected, often resulting in a faster and satisfactory outcome. We strongly encourage every homeowner undertaking a major project to schedule a plan review appointment online or by calling the MCIA office at (713) 729-2167.

Keeping the neighborhood safe and orderly amidst the construction activity is every homeowner's responsibility. All construction fences must be screened and fully enclose the property, with no gaps between the wooden fence. Port-a-potties must be placed with the door facing the rear of the property, not facing the street. If a construction fence is not present to obscure the port-a-potty, then it must be fenced separately on three sides obscuring their view from the street. The entire lot, including the area between the sidewalk and the street, must be maintained. This includes mowing, edging, and removal of shrub and tree debris. Property lots are expected to remain neat and attractive - even during construction.

Construction Application Fees Will Resume July 1

By the MCIA Office

The Board voted to waive major construction application fees after Hurricane Harvey. This waiver expires June 30, 2019, and fees will resume according to the published schedule. Submit your application before that deadline to save money. Fees are \$1,000 for new construction projects and \$500 for major renovation projects. The Association receives a large number of applications and there is a considerable cost and labor to process them. The Board hopes that the suspension of fees has alleviated some burden from Meyerland residents.



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Deed Restriction Update

By Gerald Radack

To date, we have successfully updated twelve of the twenty-two Deed Restrictions sets that govern the Association and are in the process of updating the remaining Restrictions and Policies. Updating our Deed Restrictions is imperative to support the massive amount of reconstruction underway as residents move forward with rebuilding their homes and our community. The revised Deed Restrictions increase flexibility for construction options and provide consistency across Meyerland.

These Section/Sets are currently out for homeowner signatures of their Deed Restriction revisions:

In Progress	Signatures Still Needed
Section 4	11
Section 7A	50
Section 8A	46

The Deed Restriction Renewal Committee is currently revising these Section/Sets and have not yet been released: 1, 2, 7B, 7C, 8 Annex, and 10

If your Section is currently out for signature, simply go to the MCIA office during regular office hours to sign your revised Deed Restrictions. Signatures must be notarized. If the property is jointly owned, only one owner's signature is required. Please be sure to bring your driver's license.

Update on Recycling Delays

*By Ellen R. Cohen, Mayor Pro-Tem,
Houston City Council Member, District C*

Editor's Note: Meyerland is in District C and on Tuesday garbage day pickup and the B-week curbside recycling pick-up schedule.

Many District C residents have reached out to my office to report missed or delayed recycling and heavy trash pickup. This has been a major issue city-wide over the past few months, and I want to share with you some background on why the delays are happening and what the Solid Waste Department is doing to get us back on schedule.

Why is this happening?

- Unfortunately, the City of Houston's fleet of automated recycling pickup trucks is aging and many sustained damage during Hurricane Harvey. This has led to hundreds of hours of equipment downtime as the trucks are repaired.

- Another challenge is the impact a nation-wide skilled labor shortage has had on Houston. The department is in dire need of new truck mechanics as well as experienced CDL drivers.

- In addition, many homeowners' garbage and recycling bins were washed away during Hurricane Harvey. This has created a backlog for the delivery of new bins.

(Continued on Page 6)

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(Continued from Page 5)

- Finally, Solid Waste is experiencing the annual increase in volume that they see immediately following the holidays, which has further contributed to the delays.

What is the City doing about it?

- This summer the department is scheduled to receive 69 new trucks, which will ease the burden on the existing fleet.

- Although the majority of City of Houston departments remain under a hiring freeze, Mayor Turner has lifted this restriction for Solid Waste so that they may hire these direly-needed truck drivers and mechanics. The City of Houston hosted a Job Fair this morning to recruit new workers. To apply for one of these positions, please visit: www.governmentjobs.com/careers/houston

- The department has had existing staff working overtime on weekends to try to catch up.

- Mayor Turner is asking the department, 311 operators, and Council Members to keep his office apprised of all missed and delayed pickups so that he and his team can personally track them.

- The Solid Waste Department's facebook page has daily information on what routes are being picked up each day. Today, Wednesday, January 9th, crews are working on Thursday and Friday A-week routes.

- Regularly-scheduled pickups are projected to resume within approximately 60 days.

What should I do in the meantime?

- If your bin isn't picked up on your regularly-scheduled day, please report the situation to 311@houston.tx.gov and cc: DistrictC@houston.tx.gov. Please be sure to include your name, address, and what your normal pickup day is. Our office will share with the department and with the Mayor's Office.

- Stay informed by continuing to check the department's facebook page for updates on when your neighborhood's pickup will take place.

Please know that I share your frustration on the delay of these core City services. My team is monitoring the situation closely and will distribute any updates we receive from the department.

Sincerely,
Ellen



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Growing Fruit in My Swampy Yard

By Lucy Randel



Mandarin orange fruit tree

soggy. You can also dig a moat-like ring around what you expect to be the mature size of the canopy and plant the tree in the center. Some of the low areas can be planted with native pollinator plants that handle both wet and dry spells well. Plenty of compost and mulch on top will improve the soil over time.

Fruit tree sales are coming up soon, but is there any fruit that will grow in Meyerland's swampy yards? The Gulf Coast area is known for its thick, gumbo clay soil. The sticky, poorly aerated soil is water-logged when wet and desert cracked when dry, turning an avid gardener's green thumb red with frustration.

The answer to growing fruit trees in this challenging environment is to think in microclimates. Dig out an area to make a rain garden, swale or pond and use the soil removed to elevate an area where you can plant your fruit without the roots getting

Some of the easiest fruit to grow in Houston are citrus, which typically produce fruit in fall and winter. They are somewhat forgiving of temporary wet soil, love the heat and can handle a little bit of shade. Citrus trees are evergreen, make attractive landscaping plants, and most are short enough to avoid problems in utility rights of way. The most cold-hardy citrus are grapefruits, kumquats, and satsumas, which tolerate temperatures in the low 20's without damage once established. For lemonade lovers, mature Meyer lemon trees are safe to about 25 degrees Fahrenheit.

For summer fruit, consider blackberries and figs. If you don't mind thorns, blackberries are a popular fruit that takes very little room to grow. With more space and lots of sun, you can get abundant harvests and even some shade from a fig tree.

Fruit sourced and grown locally does best and can easily be purchased at special event sales by organizations like Master Gardeners and Urban Harvest. More information on fruit trees can be found at urbanharvest.org or at the info booths at the local sales:

Urban Harvest: February 9 at Sawyer Yards near Washington Avenue
<http://urbanharvest.org/fruit-tree-sale>

Harris County Master Gardeners: February 23 at Pasadena Fairgrounds
<https://hcmga.tamu.edu/plant-sales/>



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Trash/Recycling Schedule

February, 2019						
Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
					1	2
3	4	5 T/R	6	7	8	9
10	11	12 Trash	13 Junk	14	15	16
17	18	19 T/R	20	21	22	23
24	25	26 Trash	27	28		

March, 2019						
Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
					1	2
3	4	5 T/R	6	7	8	9
10	11	12 Trash	13 Tree	14	15	16
17	18	19 T/R	20	21	22	23
24 31	25	26 Trash	27	28	29	30

A Note about Curbside Recycling - At press time, the City of Houston is experiencing significant delays in picking up curbside recycling. The dates shown above are the scheduled dates. Please follow any City official updates from the local media or call 311.

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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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, such as the Annual Meeting

*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 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. 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 11, 2019.** 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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Frugal Ways To Stay Healthy



Medical costs are on everyone's mind these days with the ongoing debate about health care. Check out these tips from the Federal Citizen Information Center for easy ways you can trim the cost of medicine, fitness and more:

Switch to generic. Because of legal restrictions, a generic drug might not look exactly the same as the name brand, but it contains the same active ingredients and should be just as effective.

Brand name drugs cost more than their generic counterparts because the makers of the original, brand name versions had to pay for the research, development and marketing of the medications. To learn more, go to <http://go.usa.gov/IWk>.

Watch out for scams. They keep coming back in different forms on TV and the Internet, but one thing stays the same: health scams for "miracle" cures can cost you lots of money. And the diet pills and energy products they push could be dangerous or have harmful interactions with your other medicines. Save your money for doctor-prescribed medicines. Find out more at <http://go.usa.gov/I5x>.

Reconsider the gym. If you aren't using your membership regularly, it could be one place where you could save some money. If you're worried about how you'll fit your exercise in without the gym, the U. S. Department of Health and Human Services suggests several alternate forms of exercise that you can fit into your everyday life in an online brochure at <http://go.usa.gov/IWB>.

You can also order printed copies of these brochures (subject to availability) by: visiting www.pueblo.gsa.gov to place your order online. Or call toll-free 1-888-878-3256, weekdays 8 a.m. to 8 p.m. EST. Ask for Health Scams (Item 576V); Be Active Your Way (Item 116V); or Generic Drugs (Item 555V).

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