

Meyerlander MONTHLY

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Meyerland Community Improvement Association



Volume 7 | Issue 4

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APRIL 2019





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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
Community Assistance catherine@meyerland.net
4999 West Bellfort St., Houston, TX 77035

Visit our website at www.meyerland.net

SECURITY

Precinct 5 Constable (including burglar alarms) 281-463-6666
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Houston Police Dept. Non-Emergency 713-884-3131

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Houston Help & Information 311 or 713-837-0311
District C Council Member, Ellen Cohen 832-393-3004
Godwin Park Community Center 713-393-1840

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For missed garbage pickup, water line break, dead animals, traffic
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Deed Restriction Updates

By MCIA Office

Section 5 deed restrictions are complete with signatures and have been filed with the county. If you are building a new home or any lot/structure modification in Section 5, please comply with the new deed restrictions.

There are several sections that have proposed deed restrictions that are available for review and comment. While not every section is ready for review at this time, the Deed Restriction Renewal Committee (DRRC) is working diligently to revise and propose changes for the remaining sections. If your section is not listed below, there will be a proposed, revised set of restrictions for review in the near future.

Sections which have proposed revisions available on the MCIA website are: 2, 7B, 8 Annex and 10. Comments regarding proposed changes will be accepted via email at renewal@meyerland.net. Please reference your section number and/or address in the subject line. Due to the volume of work in the office right now, it is requested that you use email to communicate your questions and/or concerns. If you would like a paper copy of the deed restrictions, a copy is available at the MCIA office.

All changes are reflective of survey results, a desire for consistency throughout the Association, and committee discussion. Provisions

such as single family dwelling, minimum lot sizes, frontages, setback lines, and minimum square footage of a dwelling have not changed from the original deed restrictions.

The proposed documents allow greater flexibility in what can be built, where it can be built, and better use of the space on the lot.

It is recommended that you read the proposed set thoroughly and submit comments via email at renewal@meyerland.net. The DRRC will reconvene to address any changes based on comments from legal review, the Board, and lot owners.



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Kolter Update

Construction of Kolter Elementary School is underway and is expected to continue through 2019 with its opening in early 2020. Currently, the students and staff are located at their temporary location, the former Gordon Elementary School campus in Bellaire.

Kolter's new \$23 million two-story facility with 91,300 square feet of space will feature open, brightly colored learning spaces, large windows providing abundant natural light, and extended learning spaces throughout the building for individual and group collaborations. Due to potential future flooding, the new school's elevation will be raised.

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Recycle More

The City of Houston accepts recyclables at curbside, the Neighborhood Depository/Recycling Centers and drop-off facilities.

Examples of acceptable plastics and materials:



1 Plastics
Soft drink and water bottles



2 Plastics
Milk jugs, juice bottles, and food containers



3 Plastics
Detergent bottles, shampoo bottles



4 Plastics
Condiment bottles



5 Plastics
Yogurt containers and empty medicine bottles



6 Plastics
Styrofoam blocks
(Not Accepted in Curbside Recycling Program. Accepted at the Westpark Recycling Center and ESC - South only)



7 Plastic
Large water bottles



Mail, Envelopes, and Paper



Newspapers, Magazines, Telephone Books and Catalogs



Aluminum & Tin Cans



Flattened Cardboard



Glass
(Not Accepted in Curbside Recycling Program. Accepted at Neighborhood Depository/ Recycling Centers and drop-off facilities.)



Used Motor Oil
Do not place in recycling bin. Place on curb or bring to Westpark or ECS's.



City of Houston
Solid Waste Management
Department

Follow us:
@houstontrash /houstonsolidwaste

www.houstonsolidwaste.org
or call 3-1-1 for additional information.

Reinstatement of Fees

Please take notice that MCIA fees for New Home Construction and Major Renovations are scheduled to be reinstated midnight, June 30th, 2019. In order to help MCIA members through the tough times of the last few years, your Board of Directors temporarily suspended such fees. As you have seen and continue to see, the amount of construction activity has exponentially increased, which in turn increases the work load of your MCIA office. These fees are used to help offset such costs. You can find a copy of the "Fee Policy" at Meyerland.net, under tabs "Deed Restrictions & Policies" - "Policies".

Please note that any exterior improvement or modification to a structure or lot, require you to submit an application and receive approval prior to the start of any work. Should you have any questions about this or any Meyerland subject, please do not hesitate to contact your Meyerland office at Meyerland.net or by calling 713.729.2167.



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Trash/Recycling Schedule

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

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

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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Security Issues

By MCIA Office

Vacation or Special Watch Request

Did you know that you can request a vacation watch from Precinct 5 Constables if you are going to be out of town or away from home for an extended period of time? A special watch is also available if you have reason for concern. To submit a vacation or special watch request, please complete the online forms at the Harris County Precinct 5 website. For vacations, complete the online vacation watch form. For special watch requests, complete the online special watch form.

All vacation or special watch requests must be made directly to Precinct 5. The MCIA office is unable to accept these requests.

Security Alarms

In the event of an alarm incident, the first call that should be made from your alarm company is to the Precinct 5 Constables' office. There are constables in the area that can respond quickly to a call, possibly apprehending the suspects if they are still on the property. Precious minutes are lost if your alarm company calls you first and then the Constables. The Constable's phone number is 281-463-6666.



Purchase a City of Houston Alarm permit. If the Houston Police Department is listed as a responder with your alarm company, it is **REQUIRED** that you have an approved alarm permit with the City. Permit applications may be made online. Additional

information can be found at www.houstonburglalarmpermits.org. There is a nominal fee for the application. Permits are valid for one year and must be renewed annually.

And finally, set your alarm! To protect yourself as well as your property, set your alarm when you are home. Set your alarm even if you are leaving briefly to take the kids to school or walk the dog. Criminals may be aware of patterns and know when your home will be vacant. Crimes occur quickly. It only takes minutes for a criminal to break into a home, take valuables and get out. An activated alarm can be a strong deterrent.



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When the City Inspects...

By Lucy Randel

City inspections are a part of life in a neighborhood replete with new construction, repairs and remodels. Add in changing rules and inspectors with differing opinions and you sometimes get some surprise deficiencies. For example, I thought most of the outside work was complete after elevation of our house, even though the permit had not yet been closed. So I tried to take advantage of a little bit of sun and dug planting holes for a tree and shrub in my yard. Rain was forecast, so I decided to wait a few days and plant over the weekend. To my surprise, the next time I stopped to check on my house, there was a notice of deficiency telling me to "complete planting new trees." In actuality, they were inspecting grading, which the contractor had not completed adequately, and my holes were rather large compared to the size of pots that were next to them.

Some of the notices leave people scratching their heads as to why the city is asking for what makes little sense to the homeowner. Confusion sometimes arose for those who had elevated houses and needed inspection related to the elevation but had not yet completed interior repairs. Here is an anecdotal list of some of those head scratchers as well as some of the more common serious deficiencies.

Plumbing

Exposed PVC pipes, such as for water heater drains, must be painted for UV protection. The biggest surprise here was that the water heater was being moved after the elevation, so there was no need for a pipe at all. However, it would be unlikely to pass inspection, since the connection for the old heater had not yet been demo'd.

Backflow devices for new irrigation systems must be raised above flood plain. Insulate all pipe on the hot side R-3 or higher.

Electric

I have seen the most confusion related to electric meters in elevated construction. Elevation work is new for most electricians and the communication loop with the permit office can be confusing. Reference to the code can be a lifesaver here to prevent unnecessary work. Essentially, breaker boxes and electric meters should be located above the minimum flood protection elevation, yet still be accessible. If they are not readily accessible, stairs or a platform are required. For centerpoint the accessible location is 4 to 6 ft above grade. (Centerpoint Section 420.1 Socket Bases). The electric code specifies minimum and maximum height above grade or platform for breaker boxes.

(Continued on Page 10)

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Windows

If you are replacing windows in an elevated house, be aware that egress codes may differ from when the house was built and may be impacted by the increased height above grade. The maximum height above the floor for an egress window, such as in a bedroom, shall not exceed 44 inches above the finished floor. If the window opening is more than six feet above outside grade, the opening size must meet the requirements for a 2nd story window. (2012 and later International Residential Code Section R310 Emergency escape and rescue openings.)

Where the window sill of an operable window opening is located greater than 6 feet above the exterior grade and less than 2 feet above the finished floor, Window Opening Control Devices (WOCD) may be required. Be aware that not all manufacturers can provide these for every window type they offer. (2012 and later International Residential Code Section R312.2 Window Fall Protection.)

HVAC

New windows reduce air leakage which may lead to additional requirements to make up air. And before you install that fancy new exhaust hood, check its capacity and whether it is appropriate for your kitchen appliances. If the maximum hood flow rate exceeds 400 cfm, you will need make up air. (IRC Chapter 15 Exhaust Systems)

Water heater vents can also be affected by tight building envelopes from new windows and may require changes to exhaust ductwork. (Water heaters are covered in chapter 28 of the IRC.)

Grading

All lots must be graded to the street.

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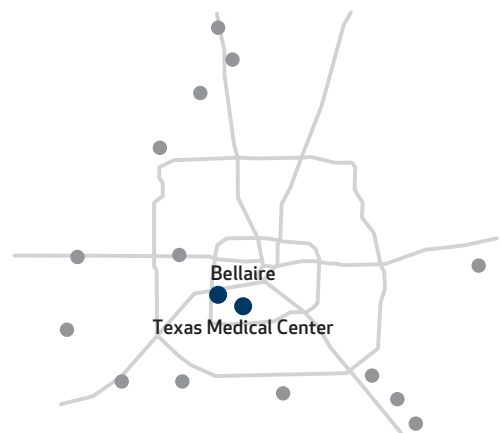


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