

Meyerlander MONTHLY

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Meyerland Community Improvement Association



Volume 7 | Issue 5

MEYERLAND.NET

MAY 2019



MCIA Annual Board Meeting



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Closed Saturday, Sunday, and holidays.

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2019 MCIA Annual Meeting in Review

By Shirley Hou



The 2019 Meyerland Community Association annual meeting was held at Lovett Elementary School on March 27 with an audience of over 200 residents in attendance. President and Section 2 Director, Gerald Radack, opened the meeting by reflecting on the big transition that Meyerland is experiencing since Hurricane Harvey. He stated that there are over 300 new construction projects either underway or completed. There have been 145 elevation lifts, and there are 25 lifts in the pipeline. There are 70 vacant lots available for new construction. Kolter Elementary School is expected to have its new \$23 million building ready in 2020. Mr. Radack concluded that the strong and sustained construction demonstrates a continued desirability of the neighborhood.

Shannon Cobb Evans, chair of the Board of the Houston Association of Realtors, was the keynote speaker of the event. She educated the audience about online tools that HAR provides for consumers, both on the selling and buying side. Listings on HAR.com are syndicated to other major websites and newspapers including the Houston Chronicle. At the time of her presentation, HAR.com showed that there were 76 homes for sale in Meyerland priced between \$270,000 and \$1.4 million. Thirteen homes were under contract. Ms. Evans expressed personal affinity for Meyerland as her office also flooded in Hurricane Harvey. She said she loves Meyerland for its resiliency, great leadership, great advocates for this subdivision, and she looks forward to seeing continued growth in Meyerland.

Gary Zika, Federal projects Manager for the Harris County Flood Control District (HCFCFD), gave a much-anticipated update about Project Brays, the largest and most significant flood damage reduction initiative ever managed by HCFCFD. Project Brays consists of more than 75 individual projects throughout the entire 31 miles of Brays Bayou. Mr. Zika stated that there is currently \$50 million of work under construction. The next nearest project to Meyerland

is the Hillcroft bridge modification, which will raise the bridge by 15 inches. The crews are currently working on retaining walls in that area. Once the Hillcroft bridge is completed, the Chimney Rock and South Rice bridges are next up for construction, which is scheduled for 4th quarter 2019. Mr. Zika said to expect more traffic in those intersections as those projects get underway. Residents can track progress regarding Project Brays at its website, <https://www.projectbrays.org/about-project-brays/>.

Cory Giovanella, Treasurer and Section 8 North Director, reported on the MCIA's finances. In 2019 MCIA received approximately \$1.2 million in revenue from mostly assessment fees. To date, 86% of homeowners have paid their assessments. There was a small assessment increase to keep up with inflation. The Board anticipates slightly higher expenses this year due to higher legal fees stemming from deed restriction enforcement for homes that are not cared for by absent homeowners. Still, the overall financial outlook is strong. The Association has no debt and has a healthy cash reserve.

Eddy De Los Santos, Vice President and Director At-Large, reported that Deed Restrictions for Sections 2, 7B, 8 Annex, and 10 were ready for review and comment by homeowners. Sections 4, 7A, 7C, and 8A are out and ready for owner signature. Thirteen of the twenty-two sets of deed restrictions have been revised and filed with Harris County. Meyerland is close to completing revisions to all of its deed restrictions, which is a phenomenal accomplishment.

Charles Goforth, Section 1 Director, spoke for Becky Johnston, Senior Property Manager for Meyerland Plaza, Fidelis Inc. The plaza is excited to see tenants return to business after Hurricane Harvey. There are only two vacant spots available for lease. The two-story HEB supermarket is scheduled to open January 2020. There will

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be a pharmacy and Compass Bank at the ground level. The US Postal mailbox originally located next to the original Compass Bank building has been moved to a location near Talbots. Target is finishing up their renovations and their parking lot should be cleared of construction activities by April. Meyerland Plaza is excited to be part of the rebirth of the Meyerland area and feels very confident that it will get back even better.

Lieutenant Mitch Hutter of Harris County Precinct 5 spoke of his force's continued commitment to protecting Meyerland. He introduced Joe Duke, the new Sergeant who joined in November after Sergeant Larry Baurer retired. He urged residents to schedule a vacation watch when they are out of town and keep their eye out for their neighbors. He also reminded the audience that the Pct. 5 constables phone number, 281-463-6666, should be the first number that the alarm company calls. If residents call 911, make sure they tell 911 that they are covered by Precinct 5 so that the call gets dispatched to them. New refrigerator magnets with the Pct. 5 phone number were handed out at the end of the meeting.

Mr. Radack concluded the meeting by recognizing the 2018-2019 Board of Directors and announced the election results for the 2019-2020 Board of Directors. He also thanked the MCIA management staff for their continued dedication and support: Amy

Hoechstetter, Catherine Martin, Jasmine Davis and Randi Cahill. Special recognition was given to Randi, the architectural liaison, who left MCIA in March to accept a position as a portfolio manager for a property management company. The audience applauded Randi for her five years of service with MCIA and her exceptional service to help Meyerland recover from Hurricane Harvey.

The evening ended as usual with several lucky residents winning the raffle drawings for their attendance. The meeting adjourned and residents continued to mingle, enjoy refreshments sponsored by Brena Moglovkin & Terri Cominsky, Martha Turner Sotheby's International Realty, and talk with their elected officials and volunteer Directors.

We thank our 2019 annual meeting sponsors for their support and in-kind donations:

Shannon Cobb Evans, Chair of the Board, Houston Association of REALTORS

Gary Zika, Federal Projects Manager for the Harris County Flood Control District

Meyerland Plaza Fidelis, Inc.

Lt. Mitch Hutter, Harris County Constable Precinct 5

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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 workload 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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Does MCIA Need to Approve Everything?

By Elaine Britt

A lot has been going on in our neighborhood lately! Serving on the Meyerland board, I have (unfortunately) learned a lot in the past year about when renovations can go awry. I am also at the tail-end of my own home elevation, and I have learned a lot in the process and thought I would share some helpful tips with you.

When it comes to updating your home, including painting, landscaping your yard or anything visible from the street (and some things even in your backyard), it is always best to check with the MCIA staff before proceeding with your plans.

Why would they care – it's your house and yard, right? Well, some aspects of your home are governed by your deed restrictions and some are also governed by the City of Houston's regulations. The folks in the MCIA office can help alert you when, or if what you are planning to do, would violate either set of rules.

There are forms on the MCIA website (www.meyerland.net) in which you can submit your plans, and there is no fee

to submit for "routine" changes such as painting your home or landscaping. However, an application must be submitted for these "routine" changes. When in doubt, please ask! You will appreciate the guidance, and following all rules will be much more cost-effective in the long-run. We have had several cases whereby residents failed to submit their plans for approval prior to the construction or work. Approval was subsequently denied and major costs were incurred by the homeowner.

While Meyerland waived the fees for "major" changes after Hurricane Harvey, please note that **these fees will be reinstated on July 1, 2019**. So, for larger plans, such as building a new home or elevating an existing home, requests submitted after June 30, 2019 will be subject to the fees stated on the application forms. Please don't wait until the last minute! If you are planning on some major work, try to get your plans in soon. For minor updates, please check before you proceed.



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			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	

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

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Jasmine Davis, New Architectural Services Coordinator

By Shirley Hou



The Board of Directors and all Meyerland residents are excited to welcome Jasmine Davis as the new architectural services coordinator for the Association. Jasmine replaces Randi Cahill, who moved onto a portfolio manager role with a national property management company at the end of March. In her new position, Jasmine is the first point of contact for residents with questions regarding deed restrictions, home improvements and construction projects.

Jasmine joined MCIA in July 2018 as an administrative assistant and quickly learned the community management business to gain more responsibilities in the office. Jasmine was valedictorian of her graduating high school class at Katy Christian Academy. She is currently completing her Masters in Communications from Grand Canyon University. When she is not working at Meyerland, Jasmine likes to spend time with her nieces, other family and her friends. She teaches American Sign Language to high school students at Katy Christian Academy as well as to homeschooled kids and is working with a publisher to release her first book, a Christian fiction novel.

Rebuild Houston Millbury Project: A Recap

By Jennifer Claridge

May 2015: The City of Houston (COH) finished the \$6.5 million Rebuild Houston Millbury Project, intended to move water from the southern half of Meyerland to Brays Bayou quickly via lowered adjoining streets draining to Millbury. Water was to drain into the storm sewer into 5 foot diameter pipes underneath Millbury leading to the bayou outfall. The computer models accounted for street flooding. But as the project was completed May 26, 2015, residents along Millbury suspected the new drainage was not working as planned.

2015-2016: Bubbling water or a water geyser from a manhole at Braesheather and Millbury seemed like a tourist attraction or the butt of every floodie joke. Countless city tickets were opened. Cameras were installed to watch it. News crews set up at it during heavy rain. Using a camera lowered into the manhole, the city found a crushed pipe. It turned out to be a canary in a coal mine.

April 17, 2016 Tax Day Flood: Fewer people in Meyerland than the Memorial Day 2015 (MD) flood had a problem, and most of those who did had less water. While it was less, for instance three feet to two feet, the flood mitigation had to start over 11 months after MD. This time the residents along the Millbury corridor were better prepared taking photos and checking the flood gauges throughout the storm. It became apparent that homes along Millbury were flooding before the bayou topped. Further, the last point to drain is the Millbury/Braesheather intersection –the last stop before the bayou.

September 2017: Online discussion led to an informal brainstorming meeting. We had seen the pipes go under the street, and knew the outflow had not been enlarged. We determined our observations should be documented and confirmed, hence we sought MCIA funding to hire an engineering firm. Dedicated residents went door to door with letters and petitions asking for signatures. More than 100 were collected before the idea was presented to MCIA.

Simultaneously, the idea was taken to Stephen Costello, the COH flood czar. He told us to save the money as the city knew of the problem. His obstacle was that the best fix for it is enlarging the outflow, but the city does not control the outflow, the Harris County Flood Control District (HCFCD) does. HCFCD will not enlarge the outflow without “offsetting detention” within a quarter mile of the outflow. The offsetting detention must deter an equal amount of water from the bayou as the additional amount going in after the enlargement so others downstream will not be adversely impacted. Additionally, the water was unable to flow well into the bayou because the outflow is at a 90-degree angle to the water flowing downstream in it. During the enlargement process angling the outflow downstream

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30 degrees will allow water to flow into the bayou more efficiently.

Mr. Costello handed the calculations for the amount of water to be offset and cost to the Public Works Department.

August 2018: Matt Zeve of HCFCFCD attended a Super Neighborhood 31 meeting of which Meyerland is a part. When presented with the Millbury concerns, he did a great deal of research finding plans from decades ago that were never completed. He spoke to people who had the capacity to perform needed engineering and shepherded solutions through the City and HCFCFCD.

Early 2019: An interlocal agreement between the COH and HCFCFCD was drafted to deed the medians at the frontage road/S. Post Oak and S. Braeswood and between the Braeswoods from the COH to HCFCFCD to be dug out for offsetting detention. They will be landscaped and maintained by HCFCFCD. For folks on the inside of the sound wall at the frontage road, it will be sloped in such a way as to not cause you more flooding issues.

While not related to the Millbury project, the 4900-5000 blocks will benefit from the two outflows east of Millbury, which were rediscovered in the process of widening the channel. Likely buried over the years and forgotten, they are now open, and will be turned 30 degrees downstream.

This project will augment other flood mitigation plans to make Meyerland viable and desirable. While many of these plans have existed for decades, they are only being accomplished now. It may be funding and urgency, but our Millbury experience is this generation of COH and HCFCFCD working together that is finally going to pull us out of the deep end.

Editor's note: Thanks to Jennifer for her tireless efforts behind the scenes working with COH and HCFCFCD until resolution was reached.

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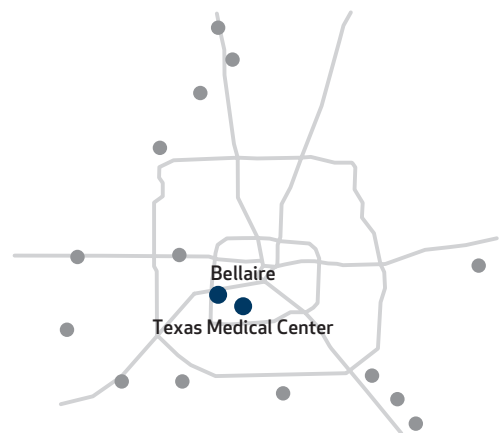


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