

Meyerlander MONTHLY

Official Publication of the
Meyerland Community Improvement Association



Volume 7 | Issue 9

MEYERLAND.NET

SEPTEMBER 2019



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MEYERLAND | 5223 Ariel Street
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Friday 9:00 a.m. - 12:00 p.m. Central Time
Closed Saturday, Sunday, and holidays.

Telephone..... 713-729-2167
Fax713-729-0048
General Emailoffice@meyerland.net
Architectural Control jasmine@meyerland.net
Community Assistance..... catherine@meyerland.net
4999 West Bellfort St., Houston, TX 77035

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Section 7C Deed Restrictions Have Passed!

By Bill Goforth, Section 1 Director

Eddy De Los Santos, chairperson of the Deed Restriction Renewal Committee (DRRC) has confirmed that the changes in Section 7C deed restrictions have passed. This is due in large part to the herculean efforts of Section 7C residents Michael Fishel and Susie Eshet who worked tirelessly to get the requisite number of signatures by the due date. Deed restrictions are passed via the signatures of the applicable Meyerland section lot owners. Although the Meyerland Board of Directors, MCIA office and the DRRC committee spearheaded the project and assured that the proper steps were followed, it is the lot owners who ultimately must sign and approve the new deed restrictions.

Section 4 deed restrictions are out for signature and 24 of

the required 32 signatures have been obtained. Section 8A has 31 of 71 required signatures and Section 7A has 26 of 76 required signatures. If you live in any of these sections and have not signed the deed restrictions, please contact the MCIA office for more information on how to sign.

Sections 1 and 10 drafts are currently being prepared and will go to the section lot owners for comments in the near future.

If you do not know what Meyerland section you live in, please visit www.meyerland.net and click on "Find My Section Tool" under the "About" tab. You can also find the actual deed restrictions under the "Home Improvement" tab on the home page.

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Two New Policies Approved by Your BOD

By Bill Goforth, Section 1 Director

To allow more design flexibility that includes energy savings and the changing neighborhood, the Meyerland Board of Directors approved two new policies.

1. Solar Energy Device Policy – the goal of which is to assist those who want to have an alternative to 100% electrical use from the power grid, while helping maintain aesthetics and harmony of Meyerland.

2. Circular Driveway & Parking Pad Policy – Unless your Section's deed restrictions specifically state otherwise, all lots in Meyerland are now allowed to have circular driveways and parking pads. All recently passed deed restrictions (approximately 15 of the 22 total) have already specifically allowed such. This policy basically gives those living with older deed restrictions the same design opportunities.

Since January 2016 all lots now have a maximum impervious coverage limit of 60% (see Impervious Coverage Policy). The Circular Driveway and Parking Pad Policy does not increase that limit, but simply gives you, the lot owner, additional options in deciding how you want to use that percentage, e.g., home design, pool, or as per this policy, a circular driveway or parking pad. Please note that there may be location and materials restrictions for such structures.

The above policies will be posted on the MCIA website at www.meyerland.net. Please remember that you must apply for and receive permission from the MCIA prior to beginning any installation or work.

Storage Container/RV Waivers

By Bill Goforth, Section 1 Director

Although we have made great strides in the Meyerland recovery and rebuilding mode, we are still impacted by Hurricane Harvey. Consequently, the MCIA Board of Directors has voted to extend the waiver for storage containers (PODs) or RV on your lot from August 30, 2019 to December 31, 2019. Beginning in 2020, these items will be subject to your section's Deed Restrictions and MCIA Policies. Please contact the MCIA office for further information.

Mayoral Forum!

By Bill Goforth, Section 1 Director

The Meyerland Community Improvement Association (MCIA) along with Brays Bayou Association (BBA) will once again be hosting a Houston Mayoral Forum. It is scheduled to be held at 7 p.m. on October 7 at Lovett Elementary School. Further information will be posted on www.meyerland.net as we receive it. If the last mayoral forum hosted by MCIA and BBA in 2015 was any indication, it will be an event you will not want to miss. Be sure to mark the date on your calendar.

National Night Out 2019

By the MCIA Office



National Night Out is Tuesday, October 1. The National Night Out campaign began in 1984 to promote involvement in crime prevention activities and to increase awareness about police programs in communities, such as drug prevention, town watch, neighborhood watch and other

anti-crime efforts. National Night Out is typically recognized with neighborhood block parties.

Make plans now to host or attend a block party to meet new neighbors and welcome back neighbors into the community. Registration of your block party is not required; however, if you would like help in publicizing your block party, send an email to meyerlander@meyerland.net. Use the subject line "National Night Out" and include your name and address by Friday, September 27. The MCIA Office will include your street address in an "email blast" to the neighborhood the day before National Night Out.



Trash/Recycling Schedule

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

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

You may now recycle GLASS in your green recycle bin again. Visit the City of Houston Solid Waste Dept. website for more information.



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Kolter Elementary Construction Update

*By Jennifer
Claridge*

The construction of the new Kolter Elementary building continues and those of us in the immediate area are excited with the progress. We see it as a positive sign that our kids will soon be back to school in our neighborhood. Even though the old building felt like home, we are ready for the upgrades to the twenty-first century that will be provided in the new building. I have a child who will be one of the last students to have gone to Kolter in all three buildings (old Kolter, temporary Kolter and new Kolter).

As excited as I am for the new school building, I am also painfully aware of the repeated flooding, and consequently, the damage that has been done to our neighborhood, our homes and our families. Ensuring that this grand, new building will not push more water into the adjacent streets is as important as knowing the building itself will not flood. We can see from the outside the steps that have been taken to ensure the building will be protected from flooding, e.g., its elevated structure and drainage system. It has also been designated as a safe space in an acute flooding situation. It is not, however, designated as a long-term respite facility as George R. Brown Convention Center was during Hurricane Harvey.

It is because of my concern that the new Kolter building not have a negative impact on street flooding in the area, that I have gone to the City of Houston's permitting office to gain comfort in their water displacement calculations. The new building will displace 10% more water than the old building. My interest lies in how the drainage system will handle the additional 10%.

I received the permits from the permitting office who stated that the

building would not have been permitted if it displaced too much water. Any commercial (or any site more than 15,000 square feet) requires on site detention. Beyond that, I was directed to the Flood Management Office (FMO). I pored through 45 pages of inspectors' notes that spanned two years and included comments from architects, HISD, the City of Houston, etc. A permit for limited fill was issued in May 2018. Each inspector pointed out adjustments that needed to be made for the building to withstand flood conditions, or for it not to contribute to flooding conditions in the surrounding areas. Because the property is greater than one acre and has a .2 acre increase in impervious surface, a storm water quality plan and a conveyance analysis were required. The inspectors, in an effort to remain impartial by not speaking directly to the public, referred me to the FMO manager. As of press time, I have not been able to speak with the FMO manager to request a copy of the conveyance analysis.

We are Meyerlanders. We know the streets will flood in a deluge. We know the streets and the pipes underneath them are designed to carry water to the bayou and its tributaries. We just need some comfort in knowing that everything is being done to ensure the best possible outcome in the event of another water disaster, and that the surrounding homes will not suffer flooding because of the new and improved Kolter Elementary. That is my concern. I will continue to voice my concerns with the Flood Management Office and keep them accountable to the rules. I urge my fellow neighbors to exercise their civic rights and follow suit.

Mailbox Compliance Concerns?

By Elaine Britt, Section 8N Director

If you have rebuilt or elevated your home in Meyerland, you may have received a note from your mail carrier stating that your mailbox is not in compliance. This seems to stem from a single carrier who is not fond of climbing stairs to deliver the mail. The MCIA board of directors received a few questions from residents as to what the requirements are regarding the placement of mailboxes.

Meyerland has deed restrictions and policies, all of which can be found on our new website (located at www.meyerland.net). However, none of these address placement of your mailbox.

For that, we must look to the U.S. Postal Service, as they have standard requirements for the placement of a mailbox at your home. These requirements can be found online at www.usps.com/manage/mailboxes.htm. However, the practice of how these rules are applied across postal centers apparently varies widely.

In Meyerland, most of us have boxes or mail slots that are close to our front door, instead of on a post adjacent to the street. The website has two relevant items of note regarding placement of a wall-mounted mailbox:

- Get a wall mailbox that can hold a normal day's mail volume, including letter-sized envelopes, postcards, and catalogs.
- Place the mailbox near the main entrance so your mail carrier can easily see it.

For mail slots, the following rules apply:

- The opening must be at least 1 1/2" x 7".
- The bottom of the slot must be at least 30" above floor.
- Horizontal slots must have a flap hinged at the top.
- Vertical slots must be hinged on the opposite side from the door's hinges.

There is also a separate "maintenance" note that states "Keep the path to your mailbox clear."

So, there are not any USPS rules requiring wall-mounted mailboxes to be at the ground level (versus at the top of a set of stairs). If your home has stairs to your front door, and your mailbox is next to your door or a slot on your door, then it is a reasonable expectation that the mail carrier needs to walk the stairs to deliver your mail. And, more important, there is no documentation from the USPS that this is a requirement.

However, as you can imagine, it is not always a joy for carriers who walk the neighborhood, sometimes in 100+ degree heat, to also climb a lot of stairs. Also, many of us have stairs that are concrete or masonry which may be slippery when it is raining.

If you do receive a notice from your mail carrier regarding the elevation of your mailbox, please notify the MCIA office and also discuss with Linda McGowan, the Supervisor at the Westbury Post Office (you can visit the post office, or call her at (713) 729-5711.)

Note that this issue will continue to be a work in progress, and the MCIA office and the local post office will continue to work on a solution for our residents that also keeps our postal carriers safe. You will also continue to receive mail, regardless of any notices you may have received.

More than likely, there will be a request to compromise. What the compromise is, who it affects, and how it will be communicated will be a joint decision between the association and the USPS office. As stated before, if you receive (or have received) a notice from your postal carrier, please contact both MCIA and the Westbury post office to discuss your options. Until then, please wait to take any action and we will update the community as we learn more.

Return of the Farmers Market

By Shirley Hou



A new farmers market has returned to our neighborhood. The Braeswood Market opened on Saturday, August 17 and is open every Saturday and Sunday from 8:00 a.m. to 12:00 noon. The market is located in the old HEB parking lot at South Braeswood and Chimney Rock. It features fresh farmed produce, prepared gourmet foods, and delicious food trucks. Shoppers will recognize some familiar vendors, such as Atkinson's Farmers and Plant It Forward, who participated in the Meyerland Farmers Market until it closed in 2017 after Hurricane Harvey. Interested vendors should call 713-320-5588.

Oy Vey 5k Race

The Evelyn Rubenstein Jewish Community Center (ERJCC) is hosting a 1k/5k race event on Sunday, October 6. The race will begin and end at Godwin Park in Meyerland. Parking and shuttle service is available at the ERJCC. The event which supports the Meals on Wheels program will include post-race festivities that include food, vendors and family entertainment. For more information, please visit www.erjccchouston.org.

Adopt a Drain and a Street Sign?

By Lucy Randel, At-Large Director



The rebuilding of Meyerland continues as residents are moving back home and new neighbors are arriving. There are simple ways to keep our properties neat and attractive while sprucing up the neighborhood.

Adopting a sewer inlet to keep it free of debris and leaves is always helpful in order to keep the streets draining properly. Another possibility is to adopt a street sign. That may sound odd, but some of the signs have so much grime that visitors to our area may not be able to read them. Having spoken with someone who has actually done this, I understand that using a product that cuts through grease, such as 409, with a scrub sponge does the trick. Little things done by each of us helps to create a welcoming community.

Fall Baiting for Fire Ants

The month of September celebrates Fire Ant Awareness Week, so get involved! While you may not be seeing too many mounds yet, fall is a great time to bait for fire ants. Baiting in fall can help reduce the number of mounds appearing in spring. Baits take time for results to be seen, so be patient and schedule a regular baiting program for every spring and fall. If you need fire ants killed quickly, you may want to use an individual mound treatment.



Tips on using fire ant baits:

- Make sure you have a bait, not a granular
 - o Baits are either broadcasted over an entire property or sprinkled AROUND individual mounds for fire ants to pick up as food. Baits should NOT get wet.
 - o Granulars are sprinkled on TOP of a mound and watered in to carry the pesticide into the mound to come into contact with the ants.
 - o Read the product label BEFORE YOU BUY to figure out if it is a bait or granular.
- Broadcasting baits using a handheld spreader saves time and reduces the amount of chemical applied to the environment.
- Use the proper amount of bait and application equipment for your yard size
 - o Read the label; it will tell you the rate of application and equipment required for application.
 - o Many baits are placed at a rate of 1-1 ½ pounds per acre.
 - o Many people do not follow the label and put out more bait than is needed.
- Check that fire ants are foraging before putting out bait.
 - o Place a hotdog slice or potato chip near a mound, leave for 10 minutes, then check for fire ant activity.
- Do not use stale or old bait.
 - o Smell bait to make sure it is not spoiled; spoiled bait smells rancid (if you are using spinosad fire ant bait, it smells somewhat funky normally so do not be alarmed).
 - o Store bait sealed in the original container out of reach of children and animals.
- Get your neighbors to bait the same time as you do; this will push reinvasion boundaries of fire ants further away from your

property.

o Even better, organize a community-wide fire ant management program; they can help reduce the amount of fire ants within your community & save money on chemical costs for everyone in the neighborhood.

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

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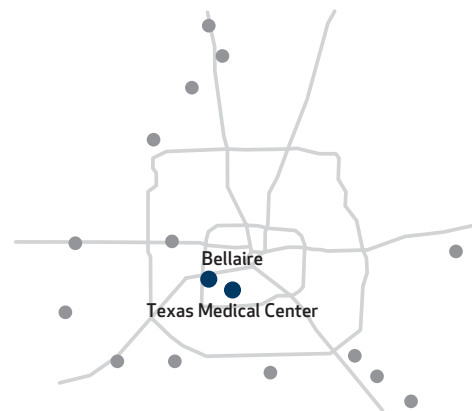
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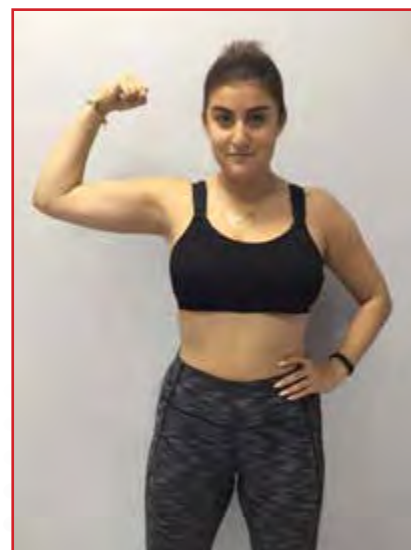
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