

Meyerlander MONTHLY

Official Publication of the
Meyerland Community Improvement Association



Volume 8 | Issue 2

MEYERLAND.NET

FEBRUARY 2020



Welcome to the Neighborhood!

The Outlook for Meyerland is BRIGHT!

2019 Recap

1 st Quarter			2 nd Quarter		
<i>Year Built</i>	<i>Pre-2000</i>	<i>2000+</i>	<i>Year Built</i>	<i>Pre-2000</i>	<i>2000+</i>
<i># of Sales</i>	19	2	<i># of Sales</i>	26	3
<i>High</i>	\$507,000	\$1,100,000	<i>High</i>	\$620,000	\$870,000
<i>Low</i>	\$245,000	\$765,000	<i>Low</i>	\$235,000	\$710,000
3 rd Quarter			4 th Quarter		
<i>Year Built</i>	<i>Pre-2000</i>	<i>2000+</i>	<i>Year Built</i>	<i>Pre-2000</i>	<i>2000+</i>
<i># of Sales</i>	23	2	<i># of Sales</i>	27	6
<i>High</i>	\$700,000	\$1,186,000	<i>High</i>	\$565,000	\$1,300,000
<i>Low</i>	\$230,000	\$1,155,000	<i>Low</i>	\$225,000	\$875,000

Our Featured Properties



MEYERLAND | 4950 Wigton Drive
5 BEDROOMS | 3.5+ BATHS
Offered at \$899,000 | MLS 39147219



MEYERLAND | 4978 Valkeith Drive
4 BEDROOMS | 3 BATHS
Offered at \$750,000 | MLS 80714455



MEYERLAND | 5710 Grape Street
4 BEDROOMS | 2.5 BATHS
Offered at \$425,000 | MLS 83357594



MEYERLAND | 9714 S Rice Avenue
5 BEDROOMS | 3.5 BATHS
Offered at \$299,000 | MLS 72415039

We are thankful for the many Meyerland home sellers and buyers we were able to help in 2019.

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Amy Hoechstetter MCIA General Manager
Catherine Martin, Jasmine Davis..... 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 jasmine@meyerland.net
Community Assistance..... catherine@meyerland.net
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District C Council Member, Ellen Cohen832-393-3004
Godwin Park Community Center.....713-393-1840

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BUILDING A BETTER WORLD

By Shirley Hou

Fifteen 5th grade Cub Scouts from Pack 99, chartered through St. Thomas More Catholic Church, saw civic duty in action at the December MCIA Board of Directors meeting. The Scouts attended the meeting to fulfill the "Building a Better World Adventure," one of the Arrow of Light requirements, which states that Scouts shall "meet with a government or community leader, and learn about his or her role in your community," and "discuss with the leader an important issue facing your community." The Scouts and their parents met more than twenty directors and the general manager. Even though more than half of the Scouts live in Meyerland, it was the first time that most of the students realized that they lived in a deed restricted community.

Normally guests' remarks are limited to the open period, but the president made an exception and allowed the Scouts to raise their hands and ask questions between topics. The major topics on the agenda were garage sales and deed restrictions. The Scouts listened intently to the debate about whether garage sales should be permitted in Meyerland, and if so, under what conditions. Though the Directors did not vote on a motion at the meeting, they saw firsthand directors debating in an informed, passionate yet courteous manner about a contentious topic.

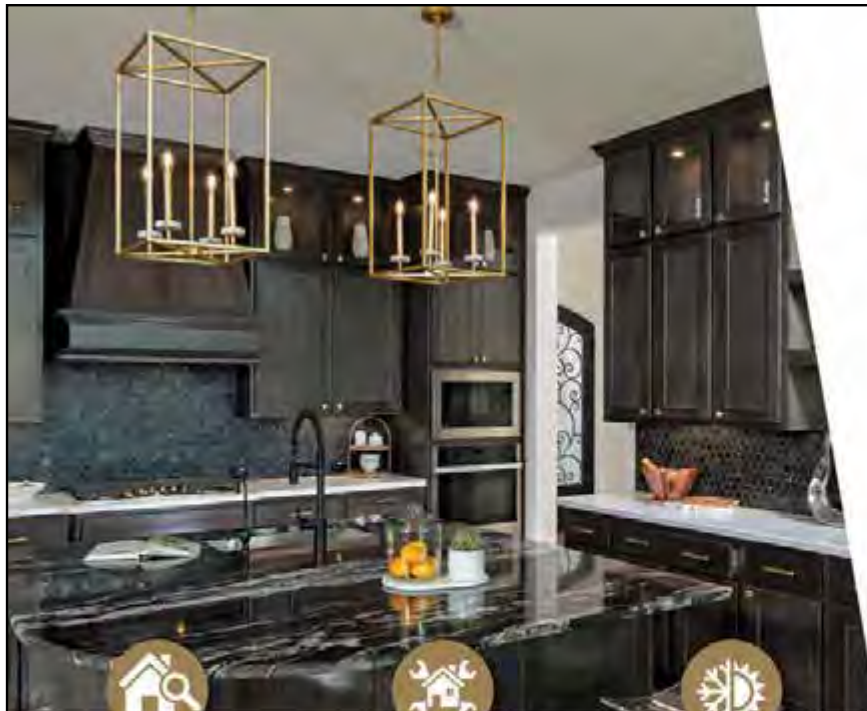
The attendance of so many young people added some levity to the meeting. Scout Logan Labeth asked, "Why do you need rules about building houses at all?" which brought some chuckles in the room. Vice

President Eddy De Los Santos explained that a house is usually an adult's largest purchase, and the adult wants to make sure that the neighborhood is kept to a certain standard because choices by one family affects other families around them. Section 1 Director Bill Goforth drew some laughter with his comment that "a person might want to build a house that looked like a shoe, but most people do not want to live next to a shoe." President Gerald Radack explained that MCIA tries to balance the deed restrictions while allowing as much latitude as possible so that homeowners can build their dream home.

The Scouts left the meeting with a better appreciation of what the Scout Oath means, which starts "on my honor I will do my best to do my duty to God and my country and to obey the Scout Law; to help other people at all times." They witnessed adults who take civic engagement seriously, volunteer their time, and try to improve

the neighborhood. They learned that in a democratic process, rules should be created and fairly applied by elected representatives who represent their constituents. They realized that becoming good citizens is hard work and that their Scout training is preparing them to be future leaders.

The monthly MCIA Board of Directors meetings are held at Pilgrim Lutheran Church, 8601 Chimney Rock Road. Homeowners, including students, are encouraged to attend to better understand and help improve the neighborhood. Meeting dates are published online at www.meyerland.net.



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Local flood mitigation accompanied by native habitat near 610 in Meyerland

By Lucy Randel



Excavation has begun on the three small detention basins being constructed along Brays Bayou near S. Braeswood and 610 West Loop. Made possible by an interlocal agreement with the city of Houston and Harris County Flood Control District, the three interconnected basins will hold water in a flood event so that it can leave the residential streets without flooding those downstream. Upon completion, the City will have 17-acre feet of reserved detention volume into which it may actively divert stormwater runoff. HCFCD will retain the remaining 20-acre feet of detention volume for flood mitigation and will maintain all three detention basins in perpetuity. The basins will be between Endicott Lane and S. Post Oak Road and are scheduled for April completion. Projected cost is \$1.2 million.

A mix of mostly native plantings will be used to create both a functional and attractive setting. The top banks will feature large trees including Live Oak, American Sycamore, and Cedar Elm. Tall Loblolly Pine and dense Eastern Red Cedar planted closest to the

neighborhood and sound wall will hopefully help screen highway noise and views. Flood tolerant Overcup Oak and Bald Cypress will be planted mainly along slopes or near the basin bottoms.

A wildflower and turf mix will be planted along the bayou and basin slopes while the basin bottoms will include both native grasses and wildflowers. The wildflower mix includes Texas Bluebonnet, Tall Poppy Mallow, Lemon Mint, Showy Primrose, Indian Blanket, Plains Coreopsis, Mexican Hat, Drummond Phlox, Claspig Coneflower, Bird's Eyes and Lance-leaf Coreopsis. The mix includes a rainbow of blue, pink, yellow, orange, red and purple flowers from 1 to 3 feet tall, potentially blooming as early as February and as late as October.

The grasses selected for the basin bottom, Little Bluestem, Big Bluestem, Indiangrass and Switchgrass once provided the foundation for Texas tall grass prairies. Heights range from 1 to 6 feet above ground with roots that could reach 12 feet below

(Continued on Page 6)

(Continued from Page 5)

ground. The deep roots anchor the plants and prevent erosion during flooding while also providing drought resistance. During the spring and summer, the blue and green of the tall grasses provides a backdrop for the colorful wildflowers. In autumn as flowers fade, the grasses put on their own show. Big bluestem's blue-green stems turn red-purple as it matures and puts out turkey-foot shaped



Indiangrass, *Sorghastrum nutans*

Jennifer Anderson, hosted by the USDA-NRCS PLANTS Database



Little Bluestem, *Schizachyrium-scoparium*

Field of Little Bluestem in the Honey Creek State Natural Area, Comal County, Texas. Public domain.

seedheads. Indiangrass and switchgrass stand tall with bright golden flowers and seeds in September to November. Little bluestem enters fall with bronze stems holding fuzzy, frost-white seeds.

Many of these trees, grasses and wildflowers provide food and habitat for birds and mammals, nectar for bees and butterflies, and larval host plants for butterflies. The large number of species with different bloom times should keep our wildlife happy year round.

For those concerned with maintenance and trash accumulation, we have been referred to Willow Waterhole Basin which also has a mix of trees, wildflowers and grasses, as well as wetland vegetation, and where trash accumulation has not been observed. The tall grasses are at the bottom of the basin while shorter turf grass and wildflowers adorn the slopes preventing obstruction of line of sight. The basins may intercept debris which could then be removed by HCFCO employees much more easily than if it entered creeks and bayous and ultimately Galveston Bay.

Thanks to Stephen Benigno, Environmental Quality Section Leader for HCFCO, for details on basin planting. For information on individual species consult www.wildflower.org, www.seedsources.com or your favorite native plant guides. To find sources of similar plants for your own yards, check local arboretums, plant societies and nurseries specializing in native plants. Jennifer Claridge contributed to this article.

An advertisement for Goldberg Montessori School. At the top, it says "18 MONTHS - KINDERGARTEN" in white text on a dark blue curved background. Below this is a logo consisting of a stylized blue star or flower shape. To the right of the logo, the Hebrew name "גולדברג" is written in blue, followed by "GOLDBERG MONTESSORI SCHOOL" in large, bold, blue capital letters. A horizontal blue banner below the school name contains the text "HONORING THE PATH OF THE CHILD" in white. The central image shows two young children sitting on a blue mat on the floor, engaged in an activity with colorful blocks and papers. Overlaid on the image is the text "Enroll Now 2020-2021" in a white, cursive font. At the bottom, a dark blue banner contains the website "gmshouston.org", the phone number "713.723.3856", and the address "4610 Bellaire Blvd., Bellaire TX 77401" in white text.

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. 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 Thursday 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. If you miss the deadline for the formal ballot, 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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Meyerland Loses Local Gem

By Elaine Britt, Section 8N Director

In a surprise to the neighborhood, Belden's, the local, family-owned grocery store, announced its closing in January 2020. Belden's has been in business in the Meyerland area (in different locations and forms) for over 50 years.

The closure of Belden's hits the local Jewish community especially hard, as Belden's offered specialty items and baked goods that could not otherwise be found locally. However, with the opening of the 95,000 square foot H-E-B in Meyerland Plaza, residents hope that some, if not most, of these items will be carried there.

The closing of Belden's closely followed the closing of another Braeswood Square tenant, Tuesday Morning. Rumors swirled about huge rent increases and other landlord-related issues. However, the reality seems to indicate that both stores were impacted by the loss of neighborhood residents after Hurricane Harvey.

The Houston Chronicle reported Mr. Belden as stating that "at the heart, we were always a neighborhood business, dependent on the strength of the neighborhood. Harvey was the ultimate blow. This is a neighborhood that is going to take time to recover."

I know several of the homes in my section are either in the process

of being rebuilt or are vacant or for sale. That said, we also have a lot of families who have returned or are soon to return. So, the site should hopefully bring new tenants soon.

I reached out to the owners of Braeswood Square regarding their plans for future tenants, they responded they, too, were "caught off guard by the store's announcement to close. Although we knew the store was not doing well, it still took us by surprise and we were not informed prior to the announcement. So, at this time we do not have a replacement tenant identified as the closing has just been announced."

In a last act of kindness, Belden's donated their remaining food items to local charities. On Nextdoor, it was reported that "Second Servings of Houston's crew rescued approximately 3,600 lbs. of produce, dry goods, baby food, frozen meat, personal hygiene products and drinks from Belden's. We met with Mr. Belden who was glad to be able to donate the remaining food in his store to our organization. We delivered the entire amount today to several of the charities we serve in Houston."

So fitting that our neighborhood gem left with a bang that benefited all of Houston. We'll still miss you, Belden's!

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Trash/Recycling Schedule

February, 2020						
Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
						1
2	3	4 T/R	5	6	7	8
9	10	11 Trash	12 Junk	13	14	15
16	17	18 T/R	19	20	21	22
23	24	25 Trash	26	27	28	29

March, 2020						
Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
1	2	3 T/R	4	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	31 T/R				

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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Do You 311?

By Elaine Britt, Section 8N Director

The City of Houston's 311 system has been operational for years, yet many of us forget that we can use the system to report issues to the City. While our first instinct might be to call the MCIA office with a problem, many neighborhood issues are outside of our community's control.

Currently, the top ten service requests on the City's 311 website (<https://www.houstontx.gov/311/>) include:

- Water Leak
- Water Service
- Nuisance On Property
- Traffic Signal Maintenance
- Sewer Wastewater
- Missed Heavy Trash Pickup
- Garbage Container Problem
- Street Hazard
- Missed Garbage Pickup
- Dead Animal Collection

I have to admit, I am a bit worried for our animals, with "Dead Animal Collection" as the #10 reason for 311 calls! Lock up your pets, folks!

If you use a smartphone, you can also use the 311's app on either the Android or Apple iOS platform to report issues to the city. By using the app, you can even use the exact location of your phone to report an issue as well as upload photos for the City to see the issue before responding. You will need to register for the app, and instructions for using the app can be found online here: <https://www.houstontx.gov/311/smartphonefaq.html>

If you are not comfortable with the app or you do not have a smartphone, you can email 311@houstontx.gov or simply dial "311" from any phone or (713) 837-0311 for assistance.

The website also allows you to generate reports on current open 311 issues or reports over any timeframe.

In 2019, the Meyerland area mostly reported issues with Solid Waste Management, which includes missed trash collection, recycling issues or missing containers. The second most common issue was to the Public Works and Engineering department, which involves traffic, sewer, potholes and other structure-related issues.

Monday tends to be the busiest day for 311 reports, but remember that the 311 service runs 24/7 so please report issues as they occur.

The 311 system does require you to submit your name and contact information, but this is only used for tracking your request and allowing follow-up, if needed. Your information is never shared with anyone, so do not hesitate to report any issues.

You can locate reporting, current issues or other fun data on the City's 311 website, and the City's Innovation Department also has an "open data portal" that allows you to search and report on the City's public information. Visit <http://data.houstontx.gov/> for the details. I was able to generate a nice visualization on a map of all of the area service requests in the area.

Hopefully, you'll remember to 311, as needed, in the future.

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- 4959 Dumfries Drive
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- 5306 Rutherglenn Drive
- 9711 Cedarhurst Drive
- 4914 Glenmeadow Drive
- 5030 Jason Street
- 10207 Scofield Lane
- 5203 Contour Place
- 5306 Yarwell Drive
- 5331 Rutherglenn Drive
- 5047 Yarwell Drive
- 5323 S Braeswood Blvd
- 5319 S Braeswood Blvd
- 5142 N Braeswood Blvd
- 5054 Yarwell Drive
- 5347 Paisley Street
- 5243 Ariel Street



Personally and professionally committed to the Meyerland community, Ed and Katy Wolff's reimaged midcentury home near Kolter Elementary School was selected for The Rice Design Alliance 2019 Architecture Tour.

Currently Marketing

HOMESITES

- 4714 N Braeswood Blvd
- 5327 S Braeswood Blvd



5330 Braesheather Drive



9618 S Rice Avenue



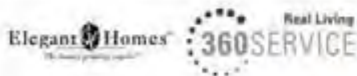
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