

BUTLER'S BRIDGE

WEST BEND COMMUNITY IMPROVEMENT ASSOCIATION

VOLUME 6 | ISSUE 6

JUNE 2020

June 2020 COMMUNITY CALENDAR

Observed as:

- National Safety Month
- Men's Health Month
- LGBT Pride Month

Birthstones: Alexandrite, Pearl, & Moonstone

Flower: Lily of the Valley & Hawthorn

Astrological Signs:

Gemini (till 20th) & Cancer (21st→)

Global Day of Parents	1
Country Music Television Awards (CMT)	3
Global Running Day	3
World Bicycle Day	3
Int'l. Day of Innocent Children.....	4
Int'l. Day against Illegal Fishing.....	5
National Donut Day	5
World Environment Day	5
Trinity Sunday	7
Natl Chocolate Ice Cream Day	7
Tony Awards	7
National Best Friend Day	8
World Oceans Day	8
W-Day Against Child Labour	12
Flag Day	14
World Blood Donor Day.....	14
Board Meeting.....	17
Father's Day.....	21
World Music Day	21
International Widows' Day	23
Take Your Dog To Work Day	26

***Meeting date is subject to change,
please check website for the latest updates.**



SAVE THE DATE

WEDNESDAY, JULY 15TH, 6:00 PM
HOMEOWNERS' ANNUAL MEETING
WWW.CIASERVICES.COM

IMPORTANT NUMBERS

MANAGEMENT COMPANY

CIA Services, Inc.

3000 Wilcrest, Houston, TX

713 981-9000

EMERGENCY

Emergency Situation	911
Constable Precinct 5	281 463-6666
Sheriff Emergency & Non	713 221-6000
Harris County Sheriff (Store Front).....	281 564-5990
Harris County Sheriff (sub-station)	281 463-2648
Poison Control	800 764-7661
Crime Stoppers	713 222-TIPS

UTILITIES

AT&T (Repairs).....	800 246-8464
Center Point Energy (Electric).....	713-207-2222
Center Point Energy (Gas)	713 659-2111
Mud #120 (Water)	713 405-1750
Street Light Repairs -need Pole#	713 207-2222
Trash (Texas Pride Disposal)	281 342-8178

PUBLIC SERVICES

Local U.S. Post Office	281 920-9337
<i>12655 Whittington Dr, Houston, TX 77077</i>	
Toll Road EZ Tag	281-875-EASY (3279)
Volunteer Fire Dept.....	281 498-1310
Steve Radack (<i>County Commissioner</i>)	713 755-6306
Animal Control.....	281 999-3191
Dead Animal Pick-up (Precinct 5).....	713 439-6000
Dead Bird Report.....	713 440-3036
Graffiti Clean-up.....	281 463-6300
Mosquito Control (Health Dept.)	713 440-4800
Mow the Bayou.....	713 684-4000

SCHOOLS

Alief Independent School Dist.	281 498-8110
Alief Transportation (to report Bus).....	281 983-8400

NEWSLETTER INFORMATION

Editor.....	Linda Hermon
.....	WBCIANewsletter@yahoo.com
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Advertising.....	www.PEELINC.com

BOARD MEMBERS

President	Lisa Crane
Vice President	Ani Caloustain
Secretary & Treasurer	Linda Hermon
Director	Jacqueline Parks
Director	Letty Solis
Director	Joycelyn Rubins
Director	VACANT

COMMUNITY MANAGER

Catina Hunter..... Catina.Hunter@ciaservices.com



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NEXTDOOR.COM

Nextdoor is the free and private social network just for **West Bend** neighbors. On Nextdoor, neighbors share crime and safety concerns, local events, recommendations, items for sale/free, ideas about how to make our neighborhood better, messages from the Harris County Sheriff's Dept., and the Houston Chronicle.

Our neighborhood is using a private online network called Nextdoor where you can access the West Bend Governing Documents, By Laws, Deed Restrictions, Important Contact Numbers, Maps and our Neighbor News and Events.

Please join us to build a better neighborhood!
www.nextdoor.com/join Code: MZXJX

ARCHITECTURAL CONTROL COMMITTEE

The (ACC) Architectural Control Committee must be informed if you are planning to change the exterior style, color, or have plans for additions or any removal to your property. A mandatory Architectural Review Form will need to be completed and signed. You may obtain this form on-line at www.ciaservices.com

BOARD VOLUNTEERS NEEDED



There are vacant positions up for election for the West Bend Community Improvement Association Board of Directors at the 2020 Annual Meeting to be held in July.

Fiduciary Relationship and Responsibility - The members of the board of directors and each officer of the association have a fiduciary

relationship with the members of the association. This fiduciary relationship imposes obligations of trust and confidence in favor of the corporation and its members. It requires the members of the board to act in good faith and in the best interests of the members of the association. It means that board members must exercise due care and diligence when acting for the community, and it requires them to act within the scope of their authority.

The fact that the association is a not-for-profit corporation, or that the members of the board are volunteers and unpaid, does not relieve them from the high standards of trust and responsibility that the fiduciary relationship requires. When a member accepts a position on the board of directors, he or she is presumed to have

knowledge of the duties and responsibilities of a board member. Board members cannot be excused from improper action on the grounds of ignorance or inexperience and liability of board members for negligence and mismanagement exists in favor of the association and the property owners.

Each board member must recognize the fiduciary relationship and the responsibilities that the board has to the association and each of its members. The board's duties must be performed with the care and responsibility that an ordinary prudent person would exercise under similar circumstances, and the ultimate responsibilities of these unique positions cannot be delegated to a manager, a management company or other third party.

The deadline for nominations will be announced in a separate mail-out. Please email a ½ page Biography to the community manager, Catina Hunter, catina.hunter@ciaservices.com stating your interest and qualifications to serve in the (2) year term position.

Eligibility - To qualify for election as an officer or director of West Bend C.I.A., one must be a Property Owner and has not been convicted of a felony or crime involving moral turpitude.

THE CENTER FOR TALENT DEVELOPMENT

The scope of work includes the renovation of approximately 65,000 square feet of an existing retail structure located at 14411 Westheimer Road in Houston, Texas. The renovated facility will serve a variety of functions for the District with a focus on professional development.



Alief Independent School District BOARD OF TRUSTEES

Ann Williams	PRESIDENT
Darlene Breaux	VICE PRESIDENT
Dr. Lily Truong	SECRETARY
Jennifer Key	ASSIST. SECRETARY
Natasha Butler	TRUSTEE
Rick Moreno	TRUSTEE
G "John" Nguyen	TRUSTEE

HD Chambers SUPERINTENDENT

Architect



Contractor



Preparing for Our Future: Alief ISD Bond 2015-2021 CENTER FOR TALENT DEVELOPMENT
Anticipated Completion: [REDACTED]

Reminders

- ANNUAL MEETING July 15th 6:00 PM
- Yard of the Month is in Effect
- Drive Slowly & Safely and watch for pedestrians and pets
- Remove trash cans from public view on non-trash days
- Important Homeowner Registration www.ciaservices.com
- Assessments are due every year on January 1st

ANNUAL MEETING JULY 15TH 6:00 PM

Your payment must be received before January 31st to avoid late fees and finance charges. Any account not paid by February 1st will incur a late fee of \$40. Accounts not paid by March 1st will incur an additional late fee of \$60. All unpaid assessments after January 31st carry a finance charge of 6% per annum. Accounts not paid by April 1st will be turned over for legal pursuit, in which case, all costs are the responsibility of the delinquent owner and can range from \$190 to over \$2,000.

If you have any questions or would like to set up a payment plan, contact (713) 981-9000 or email: CustomerCare@ciaservices.com

www.ciaservices.com

World Blood Donor Day

Every year on June 14th, countries around the world celebrate World Blood Donor Day (WBDD). The event, established in 2004, serves to raise awareness of the need for safe blood and blood products, and to thank blood donors for their voluntary, life-saving gifts of blood.

World Blood Donor Day is one of eight official global public health campaigns marked by the World Health Organization (WHO), along with World Health Day, World Tuberculosis Day, World Immunization Week, World Malaria Day, World No Tobacco Day, World Hepatitis Day, and World AIDS Day.



Quarterly Inspection Area Of Focus

West Bend Community Improvement Association

The following areas will receive a more comprehensive evaluation during the specified quarter. However, bi-weekly deed restriction auditors will continue to inspect the items below, in addition to all other areas throughout the year.

June – August

- Mildew removal
- Power washing exterior home, driveways, sidewalks, brick & wood fences.
- Painting

Homeowners are legally obligated to maintain their property in accordance with the West Bend Community Improvement Association governing documents.

Thank you for being a good neighbor.

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ANNUAL ASSESSMENTS



An HOA has a board of directors. Each year, the board will come up with a budget for the community that includes how much household will be charged as an Annual HOA fee.

Generally, the HOA fee consists of two parts:

- An amount to cover current year operations. Part of the fee will be designated to pay for current year operations, which typically includes things such as landscaping, pool, park, tennis court and overall maintenance, insurance, taxes, electricity including street lights and water, etc.
- An amount that goes into reserves. The remaining portion of the fee is placed into reserves for long-term repairs and replacements, such as paying for a new roof for the community center or tennis court resurfacing and repairs, or to cover the cost of building additional parking lots, walkways and playgrounds. (Having ample reserves ensures that the HOA has money available to pay for high-cost repairs when they come due.)

So long as the HOA board is able to accurately predict which repairs will come due and when, the dues should cover the current operating expenses as well as long-term repairs.

Special Assessments

However, the board's predictions are not always accurate.

Occasionally, the HOA may need to come up with funds in excess of the money raised by the annual fees. In that case, the board usually has the authority to impose a special assessment to cover the one-time expense of a major repair or improvement.

Reasons Why the Annual Fees May Fall Short of Covering Expenses

There are several possible reasons why the annual fees may not provide enough to the reserves to cover long-term repairs. For example:

- The monthly operating expenses may be higher than expected. (Increases in Insurance, vendors, utilities, etc.)
- Some homeowners may not pay their annual HOA dues, which depletes the funds and causes an increase in legal fee expenses.
- There could be an unexpected catastrophe or natural disaster that causes damage not covered by insurance.

HOA Liens and Foreclosure

The HOAs have the power to place a lien on the homeowner's property if he or she doesn't pay the annual dues and/or any special assessments. Once the HOA has a lien on a homeowner's property, it may foreclose on that lien as permitted by the CC&Rs (Covenants, Conditions and Restrictions) pursuant to state law.

Yard Of The Month • 14835 West Bend Drive



STREETLIGHT OUTAGE

CenterPoint Energy maintains streetlights throughout West Bend. If a light is out or blinking, please call CenterPoint at 713-207-2222 or report it online at:

<https://slo.centerpointenergy.com/>

You will be asked to provide:

- a pole number for the non-functioning lights you want to report
- contact information (in case more information is needed to locate a streetlight)
- an e-mail address (if you want feedback regarding your repair request)
- the number of streetlights you would like to report

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Take Travel Online

5 ideas for a virtual family adventure



(Family Features) A dream vacation is the perfect antidote to stress and the monotony of daily life. When a getaway isn't in the cards, you can still escape and explore new places virtually.

A virtual trip can be a great way to explore destinations you might consider for a future vacation, or it may be a chance to see remarkable sights around the world that you wouldn't get to experience otherwise. Virtual travel can also engage kids in learning when you pair the experience with lessons on culture, geography or even a homemade take on local culinary treats.

Add authenticity to the experience with special touches that mimic the ambiance. If you're visiting the beach, kick up the heat and turn on a fan for some breeze. Light a coconut-scented candle and enjoy a bowl of ice cream while you take in the sights.

Get your virtual adventures underway with these selections from the travel experts at Vrbo:

Look around the Louvre in Paris. Explore the Egyptian Antiquities, remains of the Louvre's Moat and Galerie d'Apollon by virtual museum tour as you head inside this iconic art lover's institution.

Sneak inside the San Diego Zoo. Get up close and personal with the resident apes, penguins, pandas, giraffes, elephants and tigers in real time via one of the many live cams positioned to spot wildlife from the comfort of your couch.

Walk the Great Wall of China. Make your Great Wall goals a reality. Get a glimpse of this 300-mile wonder of the world with a cyber stroll before dreaming up your own future family trip.

Watch big wave surfing in Maui. Transport yourself to the beach as you watch white-knuckle surfing at its most surreal. Whether you're a super fan or first-time spectator of the sport, it's a compelling beach-cam watch and a welcome escape from the everyday.

Travel 352 million miles to Mars. Feel a world away as you explore Mars from aboard NASA's Curiosity Rover. Learn as you roam between its different mission sites for a virtual, yet realistic, view of the Red Planet's remarkable landscape.

For families who miss traveling together, you can share the joys of your virtual journey through videoconferencing and adding some extra ambiance and a change of scenery by downloading a travel wallpaper for your meeting background. If the virtual destinations inspire you to visit in person someday, use resources like Vrbo's Trip Boards to create a list of places to stay as soon as you can get away, and keep the dream going by sending the link to family members and asking them to vote and comment on their favorites.

Find more travel-inspired ideas to pass your time at home at vrbo.com. Photo courtesy of Getty Images

Family Fun With Fudgesicles

(Family Features) Planning snacks you can enjoy with your children is a winning parenting strategy for spending more time together while creating tasty treats.

Take it a step further with a recipe like these Homemade Fudgesicles, which are an ideal example of an easy treat made with the goodness of real milk kids can help make, giving them an added incentive to enjoy moments together. To help your children reach the recommended 2-3 servings of dairy each day, serve with a glass of milk.

Find more snack recipes at milkmeansmore.org.

HOMEMADE FUDGESICLES

Recipe courtesy of Milk Means More

Total time: 10 minutes plus 12 hours
chill time

Servings: 12

INGREDIENTS

3 cups milk
1 cup sugar
3/4 cup unsweetened cocoa powder
1/4 cup honey
1/4 teaspoon salt
12 ice pop sticks

DIRECTIONS

In pot over medium heat, heat milk, sugar, cocoa powder, honey and salt, stirring often, until sugar dissolves. Remove from heat and cool to room temperature. Pour into ice pop molds and insert sticks then freeze until firm, about 12 hours.

Remove ice pops from molds and place in freezer-safe bag until ready to eat.



#15252

Source: United Dairy Industry of Michigan



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