

# The Messenger

NEWS FOR THE RESIDENTS OF MEYERLAND



***Sneak Peek of  
the New Aquatics  
Center Inside!***

*See Page 4 for Details*

# Meyerland 2020 Recap

We are pleased to provide you with an update of Meyerland activity for 2020.

As we WELCOME 2021, we want you to know that we are here to help you with any of your Real Estate needs.

Do you need more or less space?  
Would you like a home office,  
a larger yard, or a gameroom?

Give us a call to discuss the options.



Current Listing Status -	Active	Pending	SOLD
\$200,000 - 300,000	4	0	28
\$301,000 - 400,000	16	3	23
\$401,000 - 500,000	12	1	26
\$501,000 - 600,000	5	3	8
\$601,000 - 700,000	0	0	4
\$701,000 - 800,000	3	2	0
\$801,000 - 900,000	1	2	4
\$901,000 - 1,000,000	1	0	2
\$1,001,000 - 1,099,000	1	0	4
\$1,100,000 - 1,300,000	5	0	4
<b>TOTALS</b>	<b>48</b>	<b>11</b>	<b>103</b>

*We would love to help you in 2021!*



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REALTOR-ASSOCIATE®  
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Terry.Cominsky@SIR.com



**Brena Moglovkin**  
REALTOR-ASSOCIATE®  
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If you are thinking of buying or selling a home in Meyerland, allow us to provide you with our Meyerland expertise, the strength of Martha Turner Sotheby's International Realty's worldwide network and a Relocation Department coordinating moves of buyers into Houston.

# Important Numbers

## SECURITY

**Precinct 5 Constable  
(including burglar  
alarms)**

281-463-6666

**Emergency:** 911

**Houston Police Dept.  
Non-Emergency**

713-884-3131

## CITY OF HOUSTON

**Houston Help &  
Information** 311 or 713-  
837-0311

**District C Council  
Member, Abbie Kaman:**  
832-393-3004

**Godwin Park  
Community Center**  
713-393-1840

**CenterPoint Energy**  
Electric outages or  
electric emergencies  
713-207-2222  
or 800-332-7143

**Suspected natural gas leak**  
713-659-2111  
or 888-876-5786

**For missed garbage pickup,  
water line break, dead  
animals, traffic signals, and  
other city services:** 311

Some mobile phone users  
may need to dial:  
713-837-0311

## Newsletter Information

Peel Inc is committed to making The Messenger a valuable tool for the residents of Meyerland. Please submit any community news, events and updates to [themessenger@peelinc.com](mailto:themessenger@peelinc.com)

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## RECREATIONAL SOCCER

- Birth years 2017 [U4] -2009 [U12]
- Pricing \$100 - \$325
- 10-week season
- 2 weekly training sessions
- 1 weekly game
- Trained by licensed coaches
- West University Place area, Camp Sienna & Community Park

# REGISTER RISESC.ORG

# JCC LETTER TO THE NEIGHBORHOOD

Dear Neighbor,

We are very excited to share with you that the Evelyn Rubenstein Jewish Community Center will be embarking on a once-in-a-lifetime campus renovation. The J is a vibrant hub of Jewish life in Houston, and a cornerstone of the Meyerland community and we're proud to be reinvesting in this community. When completed, our J will be positioned to continue to serve as the town square for this community for generations to come.

## How We Got Here

Immediately following Hurricane Harvey, the leadership of the J engaged in a master planning process and re-committed our future to remain on our South Braeswood campus. A master plan was created and we embarked on a \$50 million campaign to renovate the J. To date, we have raised more than \$43 million that has provided us with the confidence that we can achieve our fundraising goal and move forward with the project.

## Our New J

Some of the very exciting elements of the project include a new three-story building that will contain exciting new program facilities including fitness center, locker rooms, café and new state-of-the-art program spaces including a new indoor playground for young children. We are building a new aquatics center that will contain an indoor lap pool, splash pad and therapy pool, an outdoor lap pool and two outdoor family recreational pools.

## Phase 1 of Construction

Construction will begin in February and take approximately two years.

The J, including the Bertha Alyce School, the Boniuk Family Indoor Tennis Center, Houston Gymnastics Center and the Merfish Teen Center will remain open and active throughout construction. We will be re-locating our fitness center to the basketball courts and parking and access in/around the campus will be impacted throughout construction.

## Flood Mitigation

We have worked very closely with the City of Houston, our architects and civil engineers to create an extensive plan to mitigate against future flooding by elevating all new buildings and creating underground detention to ensure that we're not negatively impacting our neighbors by pushing water off of our property onto others.

## Our Commitment to Being a Good Neighbor

We fully recognize that a project of this magnitude will create increased traffic in and around the J throughout construction. Our commitment to you is to keep you informed and to minimize the noise and disruption in the neighborhood.

At any point, should you have any questions or concerns, please contact Joel Dinkin, CEO at [jdinkin@erjchouston.org](mailto:jdinkin@erjchouston.org) or calling him at 713-551-7232.

We know you share our excitement for the future and look forward to our continued partnership and a very exciting future in the neighborhood.

Sincerely,

Jeremy Samuels | Joel Dinkin

President | Board of Trustees Chief Executive Officer

Our New



State of the  
heart is coming.

## View of the New Aquatics Center



# MONTHLY TRASH & RECYCLING SCHEDULE

FEBRUARY 2021						
SUN	MON	TUES	WED	THURS	FRI	SAT
	1	2 T/R	3 JUNK	4	5	6
7	8	9 TRASH	10	11	12	13
14	15	16 T/R	17	18	19	20
21	22	23 TRASH	24	25	26	27
28						

MARCH 2021						
SUN	MON	TUES	WED	THURS	FRI	SAT
	1	2 T/R	3 JUNK	4	5	6
7	8	9 TRASH	10	11	12	13
14	15	16 T/R	17	18	19	20
21	22	23 TRASH	24	25	26	27
28	29	30	31			

**RATES ARE AT ALL-TIME LOWS**  
Purchase and Refinance Season is Here!

## PURCHASE

- 3% down for First Time Home Buyers up to \$510,400
- 5% down for others up to \$510,400
- 10% down up to \$650,000
- 15% down up to \$1,500,000
- 0% down Physician/Dentist loans

## REFINANCE

- Reduce your rate - save money
- Change your term - payoff home quicker
- Cash out - home improvements or other expenditures
- Debt Consolidation - pay-off credit cards, autos, etc.
- Tax benefits



### CRAIG LEVIN

Mortgage Loan Consultant  
NMLS# 6066

678-469-9012

craig.levin@firstunitedbank.com

clevin.firstunitedteam.com

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# IT'S TIME TO CLEAN HOUSE

*By Cheryl Conley, TWRC Wildlife  
Center*

If you provide “rental property” for Purple Martins, then you know it’s time to clean out your houses to get ready for their arrival.

The first Martins to arrive are referred to as the “Scouts” and they are the oldest birds. Older females arrive next followed by the younger birds. Martins will return to the same colony site where they resided the previous year. Once they arrive, nest-building will begin in 4 to 6 weeks. They use twigs, pine needles and straw. Once the nest is complete, they add a layer of green leaves. Ornithologists can only guess why they do this but think the leaves may act as an insecticide, may help keep the nest clean or help regulate the temperature and moisture levels. The female lays one egg per day for a total of 2 to 8 eggs. In about 15 days, the eggs begin to hatch which can take 2 to 3 days. Babies are fed up to 60 times a day by both moms and dads.

It takes 2 years for Martins to acquire their full adult plumage. Purple Martins aren’t really purple. Mature Martins are a glossy deep blue—almost black-looking. They feed mostly on flying insects and can eat thousands of mosquitoes in a day. They catch most of the insects in mid-air and even drink water from ponds, lakes and streams while flying.

If you’ve never had a Purple Martin house and you’d like to get one, there are some things you need to know. You’ve heard realtors talk about “location, location, location?” As a Purple Martin landlord, this holds true as well. They prefer large, open areas where the nearest building is a minimum of 30 feet away and from 25 to 60 feet away from trees. Make sure your house is secure and doesn’t spin around when it’s windy out. The birds can become disoriented.

You may be lucky and get renters your first year. Sometimes it takes a couple of years for them to discover your house. There are a couple of things you can do to increase your success. One website I checked suggested playing Purple Martin vocalizations near your Martin house very early in the morning. There are several recordings on YouTube. You can also place life-sized black decoys on your house. If you have a large house with several compartments, you can construct a fake nest in one of them. Don’t forget to put green leaves on the top of the nest.

You should protect your Martin houses with predator guards. You can purchase owl and hawk guards. Predator baffles, or pole guards, will help keep snakes and raccoons from climbing the pole.

In late fall, you can take your Martin house down and put it back up when the Martins return in the spring. The other option is that you can leave it up but make sure you clean it well and block the entrances so other species of birds don’t move in. Remove the blockages in spring when the Martins return.

TWRC Wildlife Center is gearing up for another busy year. Because of Covid-19 we’ve had to cut back on volunteers to work at our Center but we are in need of volunteers who would like to learn to rehabilitate wildlife in their homes. We train you and help you every step of the way. Rehabbing wildlife is the most rewarding thing you will ever do. [www.twrcwildlifecenter.org](http://www.twrcwildlifecenter.org). 713.468.TWRC



# LEMONY CHICKEN AND ORZO SOUP

BY MARY-FRANCES HECK



**PREP TIME 15 MINUTES**

**TOTAL TIME 45 MINUTES**

This weeknight chicken soup goes Greek with orzo, lemon juice, and a handful of fresh dill.

## Ingredients

### 4 SERVINGS

- 1 tablespoon olive oil
- 1 medium leek, white and pale-green parts only, halved lengthwise, sliced crosswise 1/2-inch thick
- 1 celery stalk, sliced crosswise 1/2-inch thick
- 12 ounces skinless, boneless chicken thighs
- 6 cups low-sodium chicken broth Kosher salt, freshly ground pepper
- 1/2 cup orzo
- 1/4 cup chopped fresh dill
- Lemon halves (for serving)

## Preparation

### Step 1

Heat oil in a large heavy pot over medium heat. Add leek and celery and cook, stirring often, until vegetables are soft, 5-8 minutes. Add chicken and broth; season with salt and pepper. Bring to a boil, cover, reduce heat, and simmer until chicken is cooked through, 15-20 minutes. Transfer chicken to a plate. Let cool, then shred chicken into bite-size pieces.

### Step 2

Meanwhile, return broth to a boil. Add orzo and cook until al dente, 8-10 minutes.

### Step 3

Remove pot from heat. Stir in chicken and dill. Serve with lemon halves for squeezing over.



# GOT NEWS?

Send Submissions  
for review!

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# February Sudoku Fun for Everyone!

	2	9				3	6	
8								9
	1						2	
7								6
6								5
	3						5	
2								1
	4	5				2	7	

	7	4				6	1	
6	9	5	8		2	7	4	3
3	1		7	6	4		8	9
7	3			4			2	5
5	6						3	4
	4	9				8	7	
		7	4		6	3		
			1	7	9			
				5				

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# A Cultural EXPERIENCE

Want to bring a little culture into your life and the lives of your children? Why not try hosting a high school foreign exchange student? It's a great way to learn about a new culture all from the comfort of your home.

STS Foundation is currently looking for host families for the 2021/2022 school year. Hosting is such a rewarding experience and it benefits all of those involved.

STS Foundation accepts all types of host families – from single parents, newly marrieds, empty nesters and same sex couples. In order to host, you would need to meet the following qualifications:

- Host must be 25 years or older
- Pass a background check
- Provide food for 3 meals daily
- Ensure reliable transportation to and from school (bus is ok)
- A bed for your student
- A safe and loving home

STS Foundation is a 501(c)(3) organization that places foreign exchange students with American host families. For more information about hosting, please contact me at 832-455-7881 PM me or email at [vicki.stsfoundation@yahoo.com](mailto:vicki.stsfoundation@yahoo.com).



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# Meyerland At a Glance



## Positive Growth Through 2020 & Encouraging Signs for 2021

	Number Available	Number Pending	Number Sold	Avg. List Price	Avg. Sold Price	Median Sold Price	Max. Price	Min. Price
<b>Lot Value/ Not Renovated</b>	8	2	27	\$318,714	\$290,426	\$280,000	\$550,500	\$190,000
<b>Renovated</b>	33	6	73	\$436,284	\$404,476	\$405,000	\$825,000	\$240,000
<b>Built After</b>	10	2	16	\$1,021,072	\$961,469	\$992,500	\$1,240,000	\$550,500



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