

BRAEBURN VALLEY WEST

A DEED RESTRICTED COMMUNITY

INSIDE THIS ISSUE:

<i>Fall Maintenance</i>	2
<i>Exterior Modifications</i>	2
<i>Neighborhood Watch</i>	2
<i>Deed Restriction Recap</i>	3
<i>Get Involved</i>	3
<i>Newsletter News</i>	3
<i>Recipes</i>	4

Important Numbers

- * Constable: 713-643-6602
- * Non-emergency Police: 713-884-3131
- * Store front Police: 713-773-7555
- * Trash, Junk waste, trees: Call 3-1-1



THANK YOU FOR PAYING YOUR DUES ON TIME!

Most homeowners understand that they are required to pay homeowners association dues, but do not always know why. Here are some examples of what your yearly assessments go toward:

Common Area Upkeep—

Member dues goes towards common areas like clubhouses and community pools for the community. Landscape of the common areas. The assessments also cover the upkeep of the basketball court and park.

Special Events—

HOA assessments cover the costs for the community to hold events throughout the year.

Administrative Costs—

The annual dues help to pay for the management company to pay the required bills for the upkeep of the common areas, enforce the



deed restrictions, taxes, and utilities.

*****Reminder the annual dues were due by January 31st and are now collecting late fees. Please call Sterling to make your payment.*****

TRASH AND OTHER PICKUP INFORMATION

- ⇒ Trash pickup is EVERY Thursday (Black Bin)
 - ⇒ Recycling pickup is every OTHER Thursday (Green Bin)
 - ⇒ Junk Waste pick up is on the 2nd Friday of EVEN months (February, April, June, August, October and December)
 - ⇒ Tree waste pickup is the 2nd Friday of EVERY month
- **Junk/tree waste cannot be out earlier than 6:00pm one week before the 2nd Friday of each month.
- ***Trash, junk and other waste may not be visible.
- **** Please see the recycling schedule on the next page

The Braeburn Valley West community will follow schedule A for recycle pickup.

Recycle More

The City of Houston accepts recyclables at curbside, the Neighborhood Depository/Recycling Centers and drop-off facilities.

Examples of acceptable plastics and materials:



1 Plastics
Soft drink and water bottles



2 Plastics
Milk jugs, juice bottles, and food containers



3 Plastics
Detergent bottles and shampoo bottles



4 Plastics
Condiment bottles



5 Plastics
Yogurt containers, caps, straws and empty medicine bottles



6 Plastics
Styrofoam blocks
(Not Accepted in Curbside Recycling Program. Accepted at the Westpark Recycling Center and ESC - South only)



7 Plastic
Large water bottles



Mail, Envelopes, and Paper



Newspapers, Magazines, Telephone Books and Catalogs



Aluminum & Tin Cans



Flattened Cardboard



Glass
(Not Accepted in Curbside Recycling Program. Accepted at Neighborhood Depository/ Recycling Centers and drop-off facilities.)



Used Motor Oil
Do not place in recycling bin. Place on curb or bring to Westpark or ECS.

2018 Bi-Weekly Collection Schedule

Schedule A

Schedule B

○ City Holiday *(Follow the adjusted "Holiday Schedule")

January							February							March						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
	1	2	3	4	5	6					1	2	3					1	2	3
7	8	9	10	11	12	13	4	5	6	7	8	9	10	4	5	6	7	8	9	10
14	15	16	17	18	19	20	11	12	13	14	15	16	17	11	12	13	14	15	16	17
21	22	23	24	25	26	27	18	19	20	21	22	23	24	18	19	20	21	22	23	24
28	29	30	31	25	26	27	28	25	26	27	28	29	30	31						

April							May							June						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6	7	1	2	3	4	5						1	2		
8	9	10	11	12	13	14	6	7	8	9	10	11	12	3	4	5	6	7	8	9
15	16	17	18	19	20	21	13	14	15	16	17	18	19	10	11	12	13	14	15	16
22	23	24	25	26	27	28	20	21	22	23	24	25	26	17	18	19	20	21	22	23
29	30	27	28	29	30	31	24	25	26	27	28	29	30							

July							August							September						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6	7				1	2	3	4							1
8	9	10	11	12	13	14	5	6	7	8	9	10	11	2	3	4	5	6	7	8
15	16	17	18	19	20	21	12	13	14	15	16	17	18	9	10	11	12	13	14	15
22	23	24	25	26	27	28	19	20	21	22	23	24	25	16	17	18	19	20	21	22
29	30	31	26	27	28	29	30	31	23	24	25	26	27	28	29					
																30				

October							November							December							
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	
												1	2	3							1
7	8	9	10	11	12	13	4	5	6	7	8	9	10	2	3	4	5	6	7	8	
14	15	16	17	18	19	20	11	12	13	14	15	16	17	9	10	11	12	13	14	15	
21	22	23	24	25	26	27	18	19	20	21	22	23	24	16	17	18	19	20	21	22	
28	29	30	31	25	26	27	28	29	30	23	24	25	26	27	28	29					
										30	31										

- If your collection day is during the "A Week" then follow the schedule for the shaded yellow week. Ex: Thursday A service days in January are the 4th & 18th.
- If your collection day is during the "B Week", you will follow the unshaded week's schedule. Ex: Tuesday B service days in January are the 9th and 23rd.

*For the Holiday Schedule and additional information, visit our website at www.houstonsolidwaste.org or call the Houston Service Helpline 3-1-1.



City of Houston
Solid Waste Management
Department

Follow us:
@houstrontrash /houstrontrash

www.houstonsolidwaste.org
or call 3-1-1 for additional information.

Management Company:
Sterling ASI
11201 Lake Woodbridge
Drive
Sugar Land, TX 77498

Contact us at
kari@sterlingasi.com

Ph.: 832-678-4500
Fax: 832-678-4543

Website Registration

Please visit
www.braeburnvalleywest.com to register
your email address to
receive community
updates and im-

**PROMOTIONAL YARD
SIGNS**

*Section 14 of the
Declarations– states that “No
sign of any kind shall be
displayed to the public view...”
The only exception to that rule
is real estate for sale signs.
This prohibits signs for
garage sales, business signs,
political signs, and etc....*

SPRING MUST-DO HOME MAINTENANCE

Spring has arrived in our area and everything is in full bloom. Special attention should be will be given to:

- ◆ Repair bare spots by laying down seeds. Water newly seeded areas daily for at least a week, but ideally until grass reaches mow-able height.
- ◆ Gutters-Check your gutters and downspouts and make sure they are free from debris. Flush them with water, inspect their joints and tighten brackets.
- ◆ Roof- Inspect your roof for missing shingles and damaged flashing around the roof.
- ◆ Examine the exterior of the chimney for signs of damage. Have the flue cleaned and inspected by a certified chimney sweep.
- ◆ Inspect concrete slabs for signs of cracks or movement. All exterior slabs should drain away from the home’s foundation. Fill cracks with a concrete crack filler or silicone caulk. When weather permits, power-wash and then seal the concrete.
- ◆ Check outside hose faucets for freeze damage. Turn the water on and off place your thumb or

Finger over the opening. If you can stop the flow of water, it is likely the pipe inside the home is damaged and will need to be replaced.

- ◆ Service your AC Unit. Have a qualified heating and cooling contractor clean and service the outside unit of the air conditioning system. Clean coils operate more efficiently.

EXTERIOR MODIFICATIONS

When making any exterior modifications or repainting of your property, please do not order work crews or contractors to begin until you have received approval from the ACC. The ACC has thirty days to respond to your request, and typically the turnaround process is much faster. This is dependent, however, on the complexity of your request and the availability of ACC members to process it. The ACC is charged with ensuring that proposed changes are consistent with the Braeburn

Valley West community and per the Declarations. On average, repainting with the existing or similar colors take the least time. Complex structures or major modifications take the most. For any requests that use contractors, please include the list of materials and specifications along with your form so we can make a determination as quickly as possible. Occasionally, proposed modifications or exterior colors do not fit within our guidelines. We consider all proposals, but we

must act for the benefit of the entire community. Every effort is made to allow you the flexibility necessary to achieve the desired look of your home and property. Please know that our goal is to keep property values and neighborhood appearance at their best. We pledge to work with you for a smooth and friendly process.

*You can get an application from the website or the management company.

NEIGHBORHOOD WATCH: SAFETY TIPS

Here are some helpful tips to remember!

- *Close and lock your doors and windows.
- *Don’t leave garages and doors open to crime.
- *Recheck that your garage doors are closed at night.
- *Park inside your garage whenever possible. If you have to park outside, take your valuables (and anything that looks like it might be

valuable) inside.

- *Lock your vehicles. Take your garage door opener in with you.
- *Turn on your lights. Motion-sensor lights can conserve energy and discourage crime.
- *Make sure your house looks occupied. If you’re away, stop mail & newspapers or have someone pick them up. Alert neighbors so they can keep a watchful eye on your house.

Use lights and radios on timers. Report suspicious activity to the police—call 9-1-1. These people usually have a lookout so if you see cars parked that should not be there, report them.

*If you are going on vacation be sure to fill out the form at the link below.

<https://constable7.harriscountytexas.gov/Pages/default.aspx>

DEED RESTRICTION RECAP

- Work vehicles, commercial vehicles, trucks, trailers, inoperable vehicles, etc. have become an increasing problem in our neighborhood. The Board works in conjunction with the City of Houston 3-1-1 Enforcement to have the vehicles ticketed and removed. Please remember that these types of vehicles are not permitted in the community.
- Lawns must be maintained in a neat and attractive manor. This includes sidewalks and driveways.
- Tree lower growth needs to be trimmed 8 ft. above the ground, as well as trimmed off houses.
- Mold and stains on the home need to be power washed off.
- Single family homes are only allowed in Braeburn Valley West. You are not allowed to run a business out of your home.
- Parking in the grass is strictly prohibited in the community and will be reported to 3-1-1.
- Trash cans must be out of public view unless its service day.
- Address markers must be on the curb or your house for identification purposes.
- Debris and items may not be stored on the outside of your property in public view.

Animals

Do you know about the leash law?

All animals must be on a leash if they are outside the home and/or the backyard.

Animal waste disposal

Please be courteous of your neighbors. Do not permit your pet to defecate on private property unless it is immediately removed and properly disposed of in a poop bag.

Unreasonably noisy animals

It has been declared a nuisance for any owner or person to allow their pet to bark, growl, howl, and whine or make any other sound loud and long enough to unreasonably disturb the peace of other people.

GET INVOLVED, STAY INFORMED, DO YOUR PART

When most of us decided to buy our home and live within our community association, the last thing that probably came to mind were the possibilities that community association living presented. After all, anytime a group of homeowners work together for a common goal, practically anything is possible. From increasing our community's aesthetic appeal and eliminating neighborhood crime, to creating a more influential voice in regional issues, the opportunities to benefit from being a part of a community association lie waiting to be seized.

The possibilities are limited only by our ability to work together. Unfortunately, without a clear understanding of how and why our community association operates, those possibilities will elude us. When we can grasp the theory that underlies our governing documents and the reasons that our Board and management company must, at times, do what they do, then we take a giant step towards realizing the potential of our community. Our community association is no different than any other organization. In order to succeed and reach its potential, it

needs the support and involvement of its members. Just think of the goals that can be achieved when we all work together for the betterment of our community. Instead of perceiving our association as an obstacle to overcome, try thinking of it a tool to help us create a more comfortable life-style. But, like any tool, we need to learn how to use it effectively before it can do any good. Get involved, stay informed and do your part. You won't be sorry!

OUR NEWSLETTER NEEDS COMMUNITY SPECIFIC INFORMATION!

Putting together a newsletter for our community is quite challenging considering there is so much more to include in it than we do. Many residents have interesting news to share about upcoming events, personal milestones, issues of community interest, etc., but we never hear from you! Between our Management Company and the Board of Directors, we try to include items in our newsletter that not only inform owners of important business matters before the association, but we are also attempting to help educate our members on some of the ongoing challenges

that associations must face on a monthly basis. Issues such as the Annual Audit, Reserve Study, Budgeting Process and Rules Enforcement are included throughout the year in order to help owners understand some of the complexities of running our association. Both the Board of Directors and the Management Company hope that if more members understand why the Board must make the decisions that it does, then this knowledge will help make living in a common interest development more comfortable. Another benefit of increasing the members' aware-

ness of association issues is to help motivate others to take an active role in our community. The more we understand about how our Association functions, the more likely we are to get involved. These generic, educational articles are important, but don't forget that our newsletter is one of the best communication tools available in our community and in order to help our newsletter become more community-specific we need to hear from YOU. If you would like to contribute, please do not hesitate to contact our Management Company.

Important Dates!

May 26th—Pool Opens!

Pool Registration – May 5th 10am-12pm, 10th 5:30pm to 7:30pm, 19th 10am to 12pm. June 2nd 10am to 12pm.

June 14th– Annual Meeting

July 4th– Celebration at the Park!



If you wish to have a recipe published in the newspaper please contact Kari Lemoine with Sterling ASI at kari@sterlingasi.com



Come find us on Facebook
<https://www.facebook.com/groups/58551251173/>



If you wish to advertise in the newsletter please contact the management company for pricing.



Lemony Linguine with Spring Vegetables

Ingredients

8oz whole-wheat linguine or fettuccine	2 cups peas, fresh or frozen
4 cloves of garlic, thinly sliced	1/2 C grated Parmesan cheese, divided
1/2 TSP of salt	1/4 C half and half
1/4 TSP of ground pepper	1 TBS lemon zest
3 1/2 C Water	3-4 TBS lemon juice
6 C chopped mature spinach	1 9oz package frozen artichoke hearts

1. Combine pasta, garlic, salt and pepper in a large pot. Add water. Bring to a boil over high heat. Boil, stirring frequently, for 8 minutes.
2. Stir in artichokes, spinach and peas and cook until the pasta is tender and the water has almost evaporated, 2 to 4 minutes more.
3. Remove from heat and stir in 1/4 cup cheese, half-and-half, lemon zest and lemon juice to taste. Let stand, stirring occasionally, for 5 minutes. Serve, sprinkled with the remaining 1/4 cup cheese.

HARRY'S
LAWN AND GARDEN

281-499-9690 or harryslawnandgarden@aol.com

National Night Out Photos

