

NEW TO THE NEIGHBORHOOD

Congratulations! We think Meyerland is a wonderful neighborhood and believe you will, too.

All Meyerland residents are members of the Meyerland Community Improvement Association (MCIA). MCIA was founded to manage the area and serve its residents. Every year, all properties are assessed a maintenance assessment and security fee. This fee covers upkeep of the surrounding areas, professional, on-site property management and private security provided by Harris County Precinct 5 Constables.

Meyerland is a deed restricted community. We have rules in place that govern use of the property and prevent certain types of development. Deed restrictions have been in place since the neighborhood was founded and have helped to maintain the high property values found here.

Many things are governed by your deed restrictions, including exterior home improvements, remodeling and new construction. If you are purchasing your property with plans to improve it, please review your deed restrictions and contact the office with any questions.

It is your responsibility to provide your correct mailing address and contact information to the association. Soon after you purchase your property, you will be receiving a new resident welcome packet that will provide you with association documents and some practical information about the neighborhood and the surrounding area.

TRASH AND RECYCLING

Weekly Garbage Collection

Weekly trash collection is provided by the City of Houston.

The garbage pick up day is **every Tuesday** (except on or after holidays) by the City of Houston. Place black bins out on curb no earlier than 6 p.m. the day before and remove them by 10 pm on the day of pick up.

Bi-Weekly Recycling Collection

Recycling is **every other Tuesday on the Tuesday-B** schedule. Place green bins out on curb no earlier than 6 pm the day before (usually Monday evening) and remove them by 10 pm on the day of pick-up. Remember to place trash and recycling bins at least 3 feet apart to ensure minimizing damage to your bins.

Junk Waste/Tree Waste Collection

Junk waste and tree/green waste is collected on the **2nd Wednesday** on alternating months.

Place heavy trash on curbside no earlier than 6 pm on the Friday prior to the scheduled pick-up.

Tree/green waste is picked up on odd-numbered months: January, March, May, July, September, November

Junk waste is collected on even-numbered months: February, April, June, August, October, December

There were several years of Medallion Showcases of Homes in Meyerland. *Look* magazine devoted four pages to Meyerland in 1957. *House and Home* magazine covered the area as the “ideal plan” for a subdivision in 1958.

In 1957 Meyerland organized a little league baseball team. They played in Meyerland Park. Garden clubs abounded in the early years when everyone had a bare lot and struggling flowers. Eight garden clubs helped beautify Meyerland. By 1958, the Meyerland Teen club and Meyerland Civic club were thriving. The Meyerland Club opened formally on May 24, 1958. This club became a popular place for families and before long the strong swim team carried the name of Meyerland near and far. The Meyerland Club closed in 1996 and was sold to the Jewish Community Center the same year. The club was redeveloped into the current Merfish Teen Center.

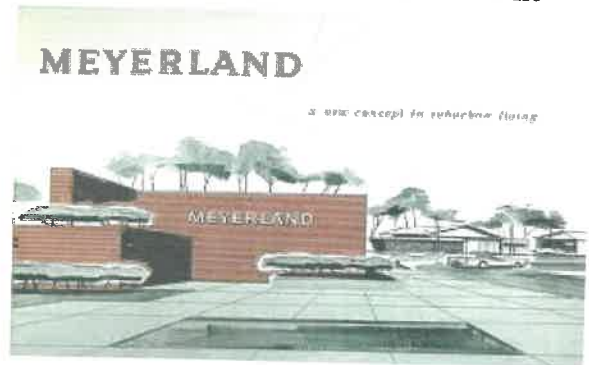


Today there are 2,309 home sites in Meyerland. The properties continue to increase in value and the name Meyerland is one that brings to mind a beautiful residential neighborhood with a strong community. New and younger families are moving in; many are second and third-generation Meyerlanders who have fond memories of the neighborhood and are moving back home. Some of the older homes are now being replaced by new, larger homes and many of the original homes have been remodeled and are pristine examples of a modern home.

HISTORY OF MEYERLAND

Three generations of the Meyer family were instrumental in the development of Meyerland. Joseph F. Meyer was only five years old when his family came to Houston soon after the Civil War. During the 1890's, Mr. Meyer started buying land in the southwest area of Houston until he accumulated over 6,000 acres.

One of his sons, George, decided to develop the 1,200 acres that we call Meyerland. In the spring of 1955 the former rice fields became a subdivision for single-family dwellings. Vice President Richard Nixon cut the ribbon for the grand opening that featured a Parade of Homes in the 5100 block of Jackwood. Development was done in stages and each new section was given a number and set of deed restrictions.



From 1955 until 1958, the Meyerland bus took elementary school children to Horn Elementary School in Bellaire, Texas. In September 1958, Lovett Elementary School opened. Kolter Elementary School opened in 1960. Johnston Junior High (now Meyerland Performing and Visual Arts Middle School) was opened in 1959. The bus operated in the neighborhood, picking up passengers and taking them to meet the city buses, until it succumbed to old age and the city buses came out to Meyerland. Herod Elementary School opened at the edge of Section 10 in 1961. Bellaire High School opened in 1955 and was remodeled in 1992-1993 and is being rebuilt for early 2023.



Meyerland Plaza Shopping Center opened in October of 1957 with a celebration of "Around the Shopping World in 80 Acres." There was a hot air balloon that took riders to the Shamrock Hotel near the now Texas Medical Center area. The Meyerland State Bank opened in the center. A year later, in August the bank moved to the new building on the corner of Endicott and Beechnut. This bank became the Compass Bank that was demolished and will house a new HEB built on the location (Compass Bank will relocate in the downstairs portion of the new HEB building). Leota Meyer Hess, daughter of George Meyer, managed the shopping center from the late 1950's to 1994.

The third generation of the Meyer family sold the Meyerland Plaza Shopping Center on January 9, 1984. The center was purchased again in 1993 and was remodeled by Ed Wulfe in 1994. It was sold to Ronus Properties in 1998 and again sold to Fidelis Realty Partners in 2013.



LIST OF PUBLIC SCHOOLS IN TEXAS

Get comprehensive information about Texas public schools, districts, school ratings, demographics and test scores.

22 RESULTS

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MY LIST

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ASSIGNED SCHOOLS FOR: 5747 BIRDWOOD RD, HOUSTON, TX 77096



Fondren Middle School

6333 S BRAESWOOD, HOUSTON, HOUSTON ISD, 77096

★★★ | **C** Average |

Grade Span: **06 - 08**

Nearby Homes For Sale



Herod Elementary School

5627 JASON ST, HOUSTON, HOUSTON ISD, 77096

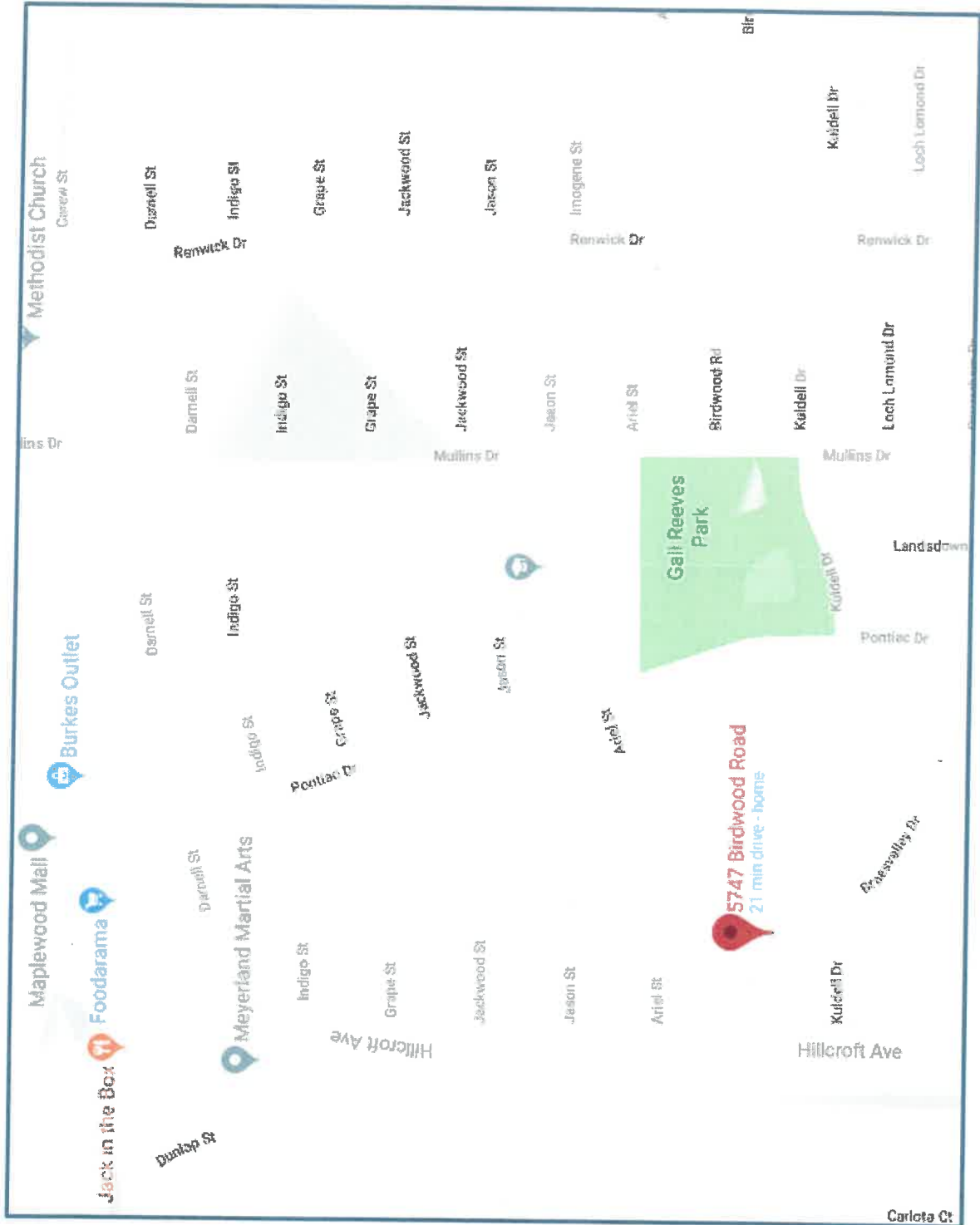
★★★ | **A** Good |

Grade Span: **PK - 05**

Nearby Homes For Sale

Assigned School information is computer generated and may not be accurate or current. Buyer/Property owner should independently verify and confirm enrollment and zoning with the appropriate school district.

5747 Birdwood Rd Houston, Texas 77096





🏠 > Vacation Watch

Vacation Watch



Residents who live within a Precinct 5 Contracted Patrol Area may submit a Vacation Watch Request whenever they will be away from their home for more than a day. A Vacation Watch lets the deputies who patrol your area know to keep an extra eye on things while you are away.

The quickest way to submit the request is to fill out the online form. If you prefer, you may contact our dispatch office and have a deputy come to your residence to take the request.

If you are unsure whether you live inside a Precinct 5 Contracted Patrol Area, contact our dispatch office and they will be able to help you. 24 Hour Dispatch (281) 463-6666.

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MEYERLAND.NET

SEPTEMBER 2019



Long Summer nights in Meyerland

IMPORTANT CONTACTS

MCIA OFFICE

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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 Fax 713-729-0048
 General Email office@meyerland.net
 Architectural Control jasmine@meyerland.net
 Community Assistance..... catherine@meyerland.net
 4999 West Bellfort St., Houston, TX 77035

Visit our website at www.meyerland.net

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, Ellen Cohen 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, dial 311. Some mobile phone
 users may need to dial 713-837-0311.

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To contact a member of the Board of Directors, please visit
www.meyerland.net and click Contact Us.

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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.

**GO GREEN
GO PAPERLESS**

Sign up to
get this
newsletter
in your
inbox! Visit
peelinc.com
for details.



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.