



Westbury Crier

VOLUME 67, ISSUE 6

JUNE 2022

Westbury Town Hall Meeting



Thursday, June 23, 6-7:30PM
Westbury Baptist, Game Room*

The Westbury Civic Club is interested in YOUR thoughts on the topic of Deed Restrictions. A community town hall meeting for ALL of Westbury is scheduled for Thursday, June 23, 6-7:30PM. The meeting is tentatively scheduled at Westbury Baptist Church. Check on the WCC website or Westbury Houston Facebook page closer to the meeting date to confirm location.

The meeting will consist of several speakers to help educate people on what deed restrictions are and why they are so important in the City of Houston. We will also have an open session for residents to speak and voice their opinions and concerns. We will limit the speakers time if need be.

Why is the WCC hosting this meeting? The WCC Board wants to hear from Westbury residents as we start the arduous process of updating the deed restrictions. Most sections have the original deed restrictions written in the 1950s and 1960s, and even the most recently revised sets for Parkwest 1 and Parkwest 2 are almost 30 years old. Times are constantly changing. Legal terms and what things meant in 1957 are not the same in 2022. As our world evolves, our Westbury deed restrictions should reflect these changes so Westbury can maintain what our neighborhood means to US.

Please attend the town hall meeting to voice your opinions or concerns regarding the deed restrictions. **Read more about the Deed**



**Restriction
Town Hall Meeting
on page 12.**

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NEXT Westbury Civic Club Board Meeting

Wednesday, June 15, 7PM
Westbury Baptist Church
10425 Hillcroft, Game Room

The board meeting will be live streamed on the Westbury Houston Facebook page.

SUPPORT THE WCC TODAY!

Pay your 2022 Dues by using this handy QR code. The dues form and more info available on page 6.



Pay your 2022 Dues ONLINE!
www.westburycrier.com

HURRICANE SEASON STARTS JUNE 1

The Atlantic hurricane season starts on June 1. Being prepared and knowing what to do are key. There is no need to panic if you are prepared and have a plan. Pages 8-10 contain many helpful articles about storm prep, flood insurance, weather resources, and more.

It has been over a decade since the Galveston-Houston region has experienced a true hurricane. The damage from a direct hit of a major hurricane is very different than Harvey flooding. Hurricanes in Houston are typically major wind events that can cause long power outages.

We live in a huge city close to the coast, so there is different advice for certain areas. It is important to know where you live. Westbury is NOT in an evacuation zone. A long-time hurricane saying is, "Run from the surge, hide from the wind". This means that the average Westbury homeowner should remain at home, inside sheltered in place, during the event. **See page 10 for tips on what to do if a hurricane is coming.**

When there is an active storm in the Gulf of Mexico, you should always pay close attention to a trusted weather source on what is happening with the storm. **Page 8 has a list of weather sources.**

Flooding is still a concern with hurricanes, just like any time it rains in Houston. Hurricanes can bring localized flash flooding with heavy rain bands. Properties that regularly flood during high rain events could flood, depending on the rate of rainfall. **Page 9 gives the links to the flood gages and how to look up that information and how the Westbury gage and weirs work.**

The National Hurricane Center predicts 2022 will be another active season. We hope you find these resources helpful. Make a plan, be prepared, and stay safe.

Westbury Pool NOW Open

The Westbury neighborhood pool, operated by the City of Houston, is now open on the weekends. Normal summer schedule starts June 12.



For the full summer pool schedule, see page 7. The FREE adult water fitness class is back this summer at the Westbury Pool, see page 7 for more information.

HEAVY TRASH RECYCLING

June 2022

Thurs., June 9
JUNK WASTE

July 2022

Thursday, July 14
TREE WASTE ONLY

June 2022

Thursday, June 2
Thursday, June 16
Thursday, June 30

July 2022

Thursday, July 14
Thursday, July 28

IMPORTANT CONTACTS

WCC OFFICE

5322 W. Bellfort #100, Houston, TX 77035
Jennifer Edmondson.....WCC Office Manager

Westbury Civic Club Office Hours
Mon.-Thurs., 10AM-12PM
WCC Office Closed Friday–Sunday

NOTARY SERVICES— available to paid WCC members

CONTACT US

WCC Office Telephone.....713-723-5437
WCC Office Email.....westburycc@sbcglobal.net
Deed Restrictions.....westburycc@sbcglobal.net
WCC President.....wccpresident@westburycrier.com

Visit our website at www.westburycrier.com
“Like” us on Facebook at Westbury Houston

SECURITY

Pct. 5 Constables (WAP).....281-463-6666
Report property crimes, suspicious activity, and vacation watch
Emergency.....911
Houston Police Dept. Non-Emergency..... 713-884-3131
Southwest HPD Station832-394-0400

CITY OF HOUSTON

District K CM, Martha Castex-Tatum.....832-393-3016
District C Council Member, Abbie Kamin.....832-393-3004
Deed Restriction Enforcement (City Legal).....832-393-6333
Platou Community Center.....713-726-7107
Mayor’s Citizen Assistance Office.....832-393-0955
Houston Help & Information.....311
*For missed garbage pickup, water line breaks, potholes
sewer repairs, dead animals, traffic signals, heavy trash
violations, neighborhood nuisances, and other city services*

CENTERPOINT ENERGY

Electric outage.....713-207-2222
Suspected natural gas leak.....713-659-2111
Street light repairs.....713-207-2222
Make sure to give pole number

OTHER IMPORTANT CONTACTS

County Commissioner Rodney Ellis.....713-755-6111
Graffiti.....www.braysoaksmid.org
Shopping Cart Removal.....www.braysoaksmid.org
Brays Oaks Mgmt. District - Use “report a problem” link
Poison Control.....1-800-764-7661
Harris County Tax office.....713-368-2000
Harris County Appraisal District.....713-957-7800

2022 WCC BOARD OF DIRECTORS

Contact the Westbury Civic Club at 713-723-5437 or
westburycc@sbcglobal.net.

EXECUTIVE BOARD

President.....Cindy Chapman
wccpresident@westburycrier.com
Vice President.....Marcia Hartman
Secretary.....Susan Brock
Treasurer.....Becky Edmondson

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Communications.....Lauren Figard
Community Relations.....Tony Robert
Deed Restrictions.....Maggie Donovan
Flood Control & Infrastructure.....Jennifer Edmondson
Greenspace Beautification.....Mat Funk
Membership.....VACANT
Security.....Stephen Deavult
Volunteer Coordinator.....VACANT

SECTION DIRECTORS

Westbury 1..... Santiago Caraballo
Westbury 2.....Lindsey Pollock
Westbury 3.....Jeff Benavides
Westbury 3.....Jonathan Hansen
Westbury 4.....Eugene Sirls
Westbury 4.....Becky Pate
Westbury 5.....Andrew Jefferson
Westbury 5.....Donna Strom
Westbury South.....VACANT
Parkwest 1..... Angie Furnari
Parkwest 2.....Bob Droubi
Parkwest 3Alan Hirshman

POSTED WCC BOARD VACANCIES CAN BE FILLED AT ANY REGULAR MONTHLY BOARD MEETING.

NEWSLETTER INFORMATION

Published by.....Westbury Civic Club, Inc.
Editor-In-Chief..... Jennifer Edmondson
Edited by.....WCC Publication Committee
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Ad Disclaimer: *The WCC neither represents nor endorses an advertisement in the newsletter. Perform your own due diligence before contacting any advertiser.*



Westbury Civic Club , Inc.

A Message from the Westbury Civic Club President

Summer may be the least popular time of year in Houston, due to its humidity and high temperatures, but it may be the favorite time of year for students as school ends. The last day for HISD is June 7. Keep in mind that summer school sessions may still be in progress, so please continue to follow speed limits in school zones. Be on the alert for children playing in yards or biking in the street, and drive SLOWLY on our neighborhood streets. A child playing in a yard has the potential to dart into a street at any time.

Westbury has a city swimming pool open to the public, located at the corner of Willowbend at Mullins, in Westbury Park. A popular FREE water fitness class will again be offered at the Westbury pool for adults. I have participated in this water fitness class for several summers, and, from personal experience, I can attest that it is popular for all fitness levels and all ages of adults. You will need to sign up online or at the swimming pool to provide your info and emergency contact information before participating. Sometimes the fitness class will be listed as "Full" online, but typically so many people travel or have alternate activities, that it is common for space to be available during a class time. I encourage you to give it a try! One reason that this class continues to be offered at the Westbury Pool is because the class always has a large number of participants signed up. Westbury is only one of several pools with a fitness class this year.

On a recent walk through the neighborhood, I greatly appreciated the shade from our many large and beautiful trees. As shady as our streets may be, they were once even shadier 30+ years ago when I moved into my Westbury home. My street once was almost entirely shady from sidewalk to sidewalk due to enormous ash trees. The original developers were wise to require trees to be planted when each house was built, but

they were mistaken to list the required trees as ash trees. It turns out, that specific type of ash tree was selected because it was a fast grower; alas, that fast growth meant that the trees had a short lifespan. Almost all of those ash trees have died and been removed. Did you know that SHADE from yard trees is linked with wealth? Wealthier neighborhoods have more trees, more shade, and more plants in their yards; and thus have cooler temperatures during the summer heat.

During that same walk, I also noticed that many yard sprinklers were running. Have you considered how much water your yard might actually need? The City suspects that many homeowners are watering too much – too often or too long or both. Earlier this year, I saw people watering their yards, just one day after Westbury had received 3" of rain. That was a huge amount of rain, and I assure you that their yards did not need nor did they want to be watered after that much rain.

If you have an irrigation watering system, don't necessarily assume that the technician has it set it up best. More likely, the technician is going to set up the irrigation system so that they don't get complaints for under-watering and thus they are going to lean toward over-watering. For example, when my home irrigation system was originally set up, it was scheduled to water some areas 5 days a week and some others 3 days a week. Frankly, that was much more often than my yard or my established landscaped beds needed during normal conditions, but at the time I trusted the irrigation company to know how to set up the system for the Houston climate. And of course, back then water was much, much cheaper than it is today!

For those of you who are recent arrivals to Houston, I will mention that there is one important reason why you might want to consider watering your yard on an

occasional basis – to keep your house foundation stable. The soil here in Houston is primarily clay, which expands and contracts based on water content. During an extended dry period or drought, the soil will shrink. Personally, I monitor the rain monitors operated by the Harris County Flood Control District and I rarely water my established yard except during an extended dry period in the hot weather. In my yard, only new plants get pampered and only until they get established with a good root system.

Please consider that our neighborhood is a desirable neighborhood because it has nice looking yards and an attractive appearance. I am seeing too many people who are putting out their heavy trash at the curb at the wrong time. Nobody wants to look at your heavy trash any second longer than they have to! Junk Waste is only collected during EVEN months (Feb., Apr., June, August, Oct., and Dec.) – "in EVEN months they EVEN collect Junk Waste". Contractors are supposed to haul off their construction debris or their tree limbs after a major tree pruning. Let us all do our part to keep Westbury the attractive and desirable neighborhood that it is.

Another reason Westbury remains a desirable neighborhood after 65 years is our strong, active deed restrictions. In Houston, a city of no zoning, it is imperative for neighborhoods to protect themselves. It is time to update the 1950s and 1960s deed restrictions. The WCC is hosting a Community Town Hall meeting on deed restrictions on Thursday, June 23, from 6-7:30PM at Westbury Baptist. See page 1 and 12 for more information. I hope to see many of you there!

Have a great summer!
-Cindy Chapman

WCC Board Notes - May 2022

- ➔ At press time, the Westbury Civic Club May Board Meeting had not occurred. We will provide meeting minutes in the July Crier along with the June minutes.
- ➔ The WCC Board meetings are live-streamed on the Westbury Houston Facebook page. The comment section is monitored so you may ask questions.
- ➔ Are you interested in joining the 2022-2023 Westbury Civic Board. Nominations for board elections are due by the 2nd Thursday of August. See page 12 for more information.
- ➔ The WCC board meetings are held every 3rd Wednesday of each month (except December). The meeting are held at Westbury Baptist and open to the public.

NEXT **WCC Board** **Meeting**

Wednesday
June 15 , 7PM

IN PERSON MEETING

Westbury Baptist Church
10425 Hillcroft, Game Room

**Meeting will be livestreamed
on the Westbury Houston
Facebook page.**

Platou Community Center at Chimney Rock Park

11655 Chimney Rock Rd
713-726-7107 * platou@houstontx.gov



New Supervisor— Dajai Tennard
Email—Dajai.Tennard@houstontx.gov

Platou Center is open from 9:30AM—6PM, Monday—Friday

Adult Classes @ The Platou Center

Exercise—M/W/F, 9:30-10:15AM

Quilting— Tuesday, 10AM –1:30PM

Games—Wednesday, 10:30AM-1PM

New Members are Needed—Other Times can be added if interested.

Line Dancing—Thursday, 11AM—12PM

*** Adult Classes ONLY available until June 10**

Kids Summer Enrichment Program June 13—August 19

There will be a summer program offered this summer for children at the Platou Center. For more information, contact Dejai Tennard by phone or email to Dejai.Tennard@houstontx.gov. You can register by the week through Parks Department City of Houston website.



Westbury Pool

10605 Mullins, 713-723-2192

(Corner of Willowbend and Mullins near Parker Elementary)

The Westbury Neighborhood Pool is a FREE pool operated by the City of Houston and open to the public. The pool is open on Memorial Day, 4th of July, and Labor Day (last day of season). The full pool schedule is available on page 7.

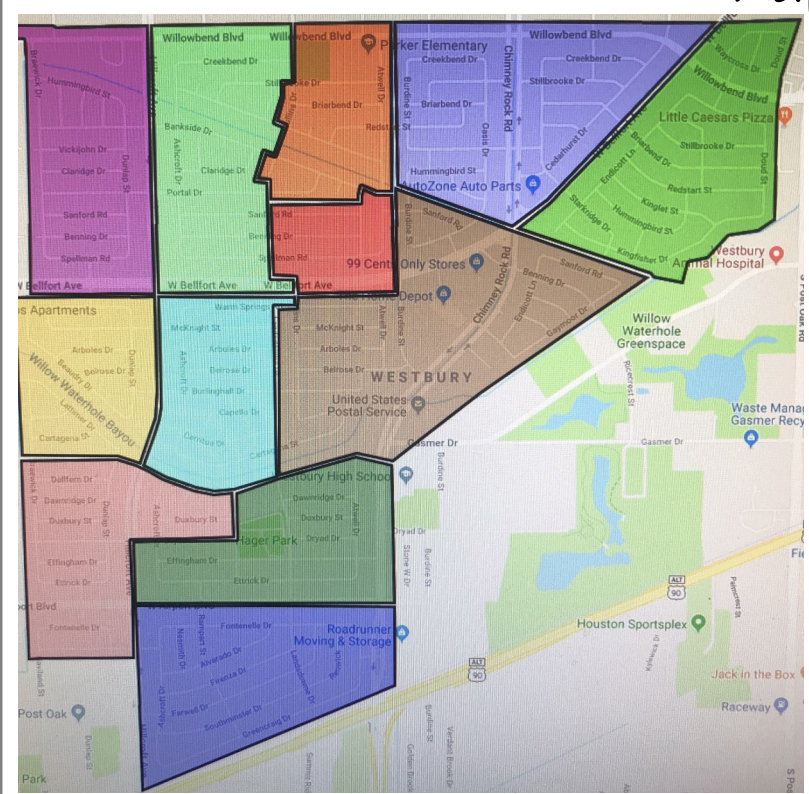
The popular Water fitness class will be offered at the Westbury Pool two evenings a week. This class is FREE and registration is open online. More info about the Water fitness class on page 7.

To learn more about the City aquatic program and information about City pools go to www.houstontx.gov/parks/pools.html.



Map of Westbury by Section

Westbury is the 2nd largest neighborhood in the City of Houston with 5,000 homes. One reason Westbury has remained such a viable and desirable neighborhood is because of the very active Westbury Civic Club. The WCC has been advocating and working hard for the neighborhood for over 60 years. We often refer to different sections when talking about current or upcoming city projects, crime, or events. This handy map can also be found on our website, www.westburycrier.com.



	Parkwest 1	198 homes
	Parkwest 2	443 homes
	Parkwest 3	311 homes
	Westbury 1	543 homes
	Westbury 2	530 homes
	Westbury 3	853 homes
	Westbury 4	834 homes
	Westbury 5	501 homes
	Westbury 5	150 homes
	Westbury South	563 homes

What's Happening in Westbury

JUNE 2022 Calendar Events/Meetings

Tues 7	Last day of school for Houston ISD	
Thurs 9	HEAVY TRASH PICK UP—JUNK WASTE	
Sat 11	WOW—Working on Westbury Litter pick-up at Willow Waterhole See page 16 for more information	8-9AM
Tues 12	Westbury Pool Open Normal Summer Schedule See page 7 for more information	
Wed 15	WAIC/Super Neighborhood #37 Meeting Zoom Meeting	9:30AM
Wed 15	Westbury Civic Club Meeting Westbury Baptist, 10425 Hillcroft— IN PERSON MEETING! Live streamed on Westbury Houston Facebook page	7PM
Wed 15	FREE Water Fitness Class Starts at Westbury Pool See page 7 for more information	
Sat 18	Audubon Society Bird Survey 5310 South Willow Monthly bird survey	7-9AM
Thurs 23	Westbury Town Hall Meeting Westbury Baptist, Game Room See page 1 and 12 for more information.	6-7:30PM

All About Trash

Trash, yard waste, recycling, and heavy trash are picked up by the City of Houston.



Regular Household Trash

Pick-up is EVERY Thursday. Regular household trash goes into the black trash can.

Yard Waste

Pick-up is EVERY week either on Thursday or Saturday or any day the City decides to come by. Yard Waste MUST be placed in the correct City bio-degradable bags.



Recycling in Westbury

All of Westbury recycles on Schedule A. Recycling is every other week. Recycling goes into the green trash can.

June 2022

- Thursday, June 2
- Thursday, June 16
- Thursday, June 30

July 2022

- Thursday, July 14
- Thursday, July 28

Heavy Trash Schedule

All of Westbury is on the same schedule for Heavy Trash. Pick-up is on the 2nd Thursday of every month. Odd months are TREE WASTE ONLY and even months are JUNK WASTE months.

June 2022
JUNK WASTE
Thursday, June 9

July 2022
TREE WASTE ONLY
Thursday, July 14

Important Trash & Recycling Info

- Regular trash pickup is every Thursday.
- Recycling is every other Thursday.
- Heavy Trash is once a month, 2nd Thursday.
- Yard waste is picked up on Saturdays.
- Westbury is on Recycle Schedule A
- NO Plastic Bags in green recycling bins
- Trash cans need to be on curb by 7AM each Thursday
- Trash cans must be removed by 10PM each Thursday
- Trash cans must be placed at least 3 feet apart
- Trash cans must be stored out of sight.
- Yard waste MUST be in correct biodegradable bags with City logo
- Call 311 for all trash questions and complaints
- Nearby Trash Depositories and Recycling Centers:
 - SW Trash Depository/Recycling Ctr** - 10785 SW Frwy
Hours: Wed.—Sun. 9AM to 6PM;
Accepts Junk Waste, Tree Waste & Recyclables.
 - Environmental Service Center** - 11500 S. Post Oak
Hours: Tues/Wed 9AM-3PM; 2nd Sat 9AM-1PM.
Accepts Hazardous Household & Electronic Waste.
- Refer to www.houstontx.gov for more trash and recycling information

PLAN AHEAD

July 4 - Westbury Pool Open 1-5PM

Hello

JUNE

Why Support the WCC?

Westbury is a unique neighborhood. While all 5,000 homes in our Westbury neighborhood have active deed restrictions, only 463 have mandatory assessments. This means the Westbury Civic Club heavily relies on voluntary financial contributions from residents.

Westbury has historically had strong voluntary support because residents understood the great benefits of the WCC and our programs. The past several years' contributions to the Westbury Civic Club and to the Westbury Area Patrol have been down. By working together, we can meet the challenges head on and keep our neighborhood the jewel that it is. We all want a safe, flood free neighborhood with great schools and nice neighbors.

The total amount for the **2022 Voluntary Dues is \$365**. That is well worth a dollar a day! The Westbury Civic Club dues are \$60 for the year. The WCC suggests a contribution of \$305 for the Westbury Area Patrol (a paid contract with Precinct 5 Constables).

Westbury Civic Club Board Meeting

3rd Wednesday Each Month at 7PM
Westbury Baptist Church, 10425 Hillcroft
→ Live streamed on Facebook, Westbury Houston

Next WCC Board Meeting

WCC Board Meeting

Wednesday, June 15, 7PM

IN PERSON MEETING

Topics - Committee updates,
Deed Restriction Revision, crime, etc.

Read the Westbury Crier *ONLINE!*

Did you know that you can read the *Westbury Crier* online? Our website, www.westburycrier.com has an archive of past Criers starting with March 2011 all the way to the current issue. We are working on getting all the past issues scanned and online. There is great Westbury history in the old Criers. If you sign up for announcements on the website, you will get an email every month with a link to the Crier.

The WCC tries to get the Crier to residents as close to the 1st of the month as possible. Sometimes this is hard to accomplish as there are printer issues, weather delays, and schedule problems with our delivery team. We apologize for any inconvenience. Subscribe to WCC announcements on our website, and you will receive an email with a link to the online Crier each month.

Pay Your Dues Online

www.westburycrier.com

Go to westburycrier.com then to the **Dues and Assessments page**.

The available payment options on the selection menu are:

- WCC Dues — \$60
- WCC Constables — \$305
- WCC Dues + Constables — \$365
- Custom Amount — You can enter your own amount

Once you get to the payment page, you can opt to pay with your PayPal account, or pay directly by credit card.

Why are Westbury Dues Mailed to a Dallas Address?

You are mailing you payments directly to our bank's processing center in Dallas. This allows your payments to be processed immediately.

You may also drop off the payment directly to the WCC Office or pay online at www.westburycrier.com

Please send this form in with your payment

2022 Westbury Civic Club Dues

Name(s) _____

Address _____

Home Phone _____ Work _____ Cell _____

E-mail _____

Westbury Civic Club Dues	\$60	\$	
Westbury Area Patrol	\$305	\$	
Subtotal	\$365	\$	
Additional Contributions:			
Westbury Civic Club		\$	
Westbury Area Patrol		\$	
Total		\$	

Online payment:
www.westburycrier.com
www.paypal.com to email
westburycc@sbcglobal.net
 Make sure to include your address

Make checks payable to:
Westbury Civic Club, Inc.
Mail to:
P.O. Box 975182
Dallas, TX 75397-5182

Thank you for supporting the Westbury Civic Club and our important programs. We can't do it without you! To contact the WCC Office, call 713-723-5437 or email westburycc@sbcglobal.net.

By filling out this form, you are giving the WCC permission to send you communications. We DO not sell your information or give it out to other entities.

ATTENTION: PARKWEST 1 & 2

Homes purchased in Parkwest 1 after Jan. 1, 1993 and Parkwest 2 after Jan 1, 1994 have mandatory assessments. These assessments may be adjusted annually by the most recently published annual percentage change for the US Urban Wage Earners, US City Average, in accordance with the deed restrictions.

The 2022 Mandatory Assessments of \$253.90. Due Date is February 1, 2022.

IF YOU DO NOT RECEIVE AN INVOICE, PLEASE EMAIL THE WCC OFFICE AT WEST-BURYCC@SBCGLOBAL.NET

Westbury Pool NOW Open

The Westbury Neighborhood Pool, operated by the City of Houston, is now open for the 2022 season. The pool is open weekends only until June 12. The pool will be open on Memorial Day, Monday, May 30, from 1-8PM.

The Westbury Pool is FREE and open to the public. More information about the City aquatic programs and City pools can be found at www.houstontx.gov/parks/pools.html.

Free Adult Circuit Water Fitness Class at the Westbury Pool

Wednesday & Friday, 6:30PM-7:30PM

Stay in shape this summer and cool off at the same time! The City will once again offer FREE water fitness classes for adults at Westbury Pool this summer. These classes are very popular. They will be held on Wednesday and Friday evening from 6:30PM to 7:30PM.

Register online at <https://anc.apm.activecommunities.com/houstonparks/> Online registration began in May.

The first day of class will be Wednesday, June 15, and the last day of class will be Friday, August 5, at the Westbury Pool. If you have questions, call the city Adult Sports Office at (832) 395-7274.

Water fitness is a great exercise for any age, any fitness level and any body type. Wear appropriate swimwear, aquatic shoes are advised, and always bring a bottle of water for hydration.

Please Note — Westbury Pool will be closed for general swimming during the class time.



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Westbury City Pool Summer 2022 Schedule

May 28- June 12: Saturday & Sunday, 1-8PM

May 30 (Memorial Day): OPEN 1-8PM

June 12– August 14: Normal Summer Hours
Tuesday—Sunday 1-8PM; **Closed Mondays**

July 4: OPEN, 1-5PM

August 15 - September 4: ONLY Weekends.
Saturday and Sundays, 1-8PM

September 5 (Labor Day): OPEN 1-6PM
Last day for the pool to be open!

Questions? Call pool at 713-723-2192

*Westbury Pool is located at 10605 Mullins
(Corner of Willowbend & Mullins, near Parker)*

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Keever & Wiesenthal

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PROBATE • WILLS • GUARDIANSHIP • REAL ESTATE • ESTATE PLANNING

With a focus on real estate, will and estate planning preparation, and probate, Keever & Wiesenthal are unique in our ability to reconcile real estate issues within the context of a probate hearing or in the course of will and estate planning preparation.

You live in a very unique state from the rest of the nation in terms of real estate law. When you need to purchase, sell or refinance your real property, one-size-fits-all legal forms may not be adequate to achieve the results you need and neither should your estate plan.

You need to consult with a Texas Real Estate Attorney who has experience and knows how to reach the result you desire.

When you have taken the time to find a law firm to help you plan your end of life decisions and to guide you

through Texas Real Estate transactions, make sure it's a firm who can handle your case with the utmost care and professionalism.

**Make sure it's
Keever & Wiesenthal.**



Weather Wary in Westbury

Does rain make you nervous? Are you unsure on the weather forecasts? Does listening to the news weather reports make you panic? You are not alone. Houston weather over the past couple years has made us all very wary, if not scared, of storms.



Houston gets rain. The trick is to know where and how much. There are many good websites and apps available that can help guide you before rain events or during them. One good piece of advice is to look for warnings and alerts from the actual source, for example the National Hurricane Center. This is not a complete list but just one meant to help guide you and add to your storm preparations.

Harris County Flood Warning System

www.harriscountyfws.org

This website is extremely helpful **during** a rain event. It shows real time bayou levels and rainfall amounts at gages that have been installed along the bayous. **Gage 445** is located in Westbury on the Willow Waterhole Bayou at the Landsdowne bridge. Gage 440 is located on Brays Bayou at S. Rice. A new tool just introduced is the ability to sign up for Flood Alerts by gage. Another tool available on the website is a Flood Inundation real time map that can help residents make critical decisions regarding life and property during events. If you are ever curious about the rainfall amounts and rate, you can also look up historical data.

National Hurricane Center

www.nhc.noaa.gov

If there is a chance of a named storm or there is a current named storm, the National Hurricane Center is your go-to source. During an active named storm, there will be multiple updates issued along with many different maps. These include the wind probability, the storm track cone, storm surge, tides, and many more.

Hype-free Weather Forecast

www.spacecityweather.com

This website is dedicated to covering Houston weather news and forecasting with accuracy and without hype. Space City Weather was founded in October 2015. This website isn't about making money or getting "hits", it is truly about providing residents and business owners a quality forecast to make informed decisions. Eric Berger and Matt Lanza provide the best forecast for Houston weather. You can also follow them on Facebook.

Be Alert. Be Weather Smart.

Sign Up for Power Outage Alerts

A helpful alert service about Centerpoint power outages is Power Alert Service (PAS) which can notify you, friends and family of a power outage, its restoration progress, and when the electricity comes back on.

Thanks to upgrades, you can send alerts to up to five texts, five emails and five phone numbers.

<https://www.centerpointenergy.com>

Do You Have Flood Insurance?

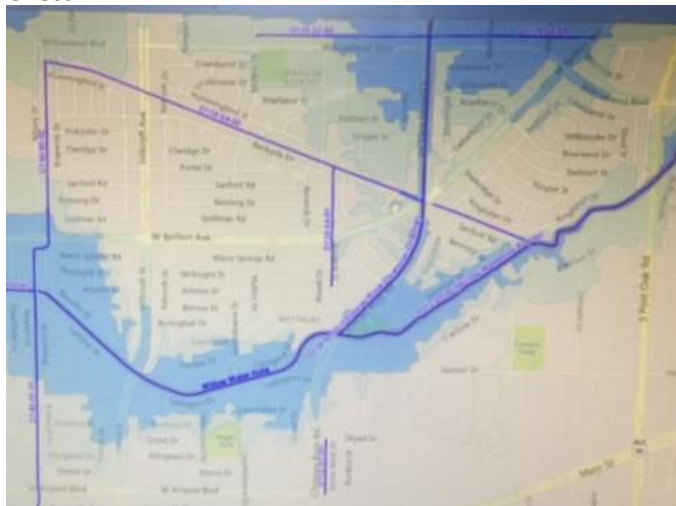
While the majority of Westbury is not in the 100 or 500 year flood plains, floods can happen anywhere given the right circumstances. Anywhere it can rain, it can flood. There is no such thing as a no flood zone. Only 15% of the structures that flooded during Harvey had flood insurance. Did you know the record for rainfall in a 24-hour period is held in nearby Alvin, Texas? 44 inches! The good news is that, if you are not in a flood plain, then you can buy peace of mind for just a few hundred dollars a year.

The Harris County Flood Control District advises that EVERY HOME in Harris County should have flood insurance, whether or not you live in a mapped flood plain. The current flood plain maps do not fully warn where flooding might occur. Homeowner's policies do not include flood coverage, and, because no insurance company wanted to write an unprofitable line of business, the federal government stepped in. In 1968, Congress created the National Flood Insurance Program (NFIP), which offers flood insurance to homeowners, renters, and business owners.

As you shop for a flood policy, you may be confused, as many are, about whether the policy is through FEMA or an insurance company. In 1983, the Write Your Own (WYO) Program began and is a cooperative undertaking between the private insurance industry and FEMA. The WYO Program allows participating property and casualty insurance companies to write and service the Standard Flood Insurance Policy in their own names. The companies receive an expense allowance (approx. 30% of premium) for policies written and claims processed, while the federal government retains responsibility for underwriting losses. The WYO Program operates as part of the NFIP and is subject to its rules and regulations.

If you don't have flood insurance, ask your insurance agent for a quote. Make sure that you check the coverages and understand EXACTLY what you are purchasing. If you don't have an insurance agent, then look for one online at the FEMA site. Put in your address and it will give you a local agent. <https://www.floodsmart.gov/flood-insurance-provider>

PLEASE NOTE— You cannot purchase flood insurance when a named storm is in the Gulf of Mexico. Once purchased, there is a 30 day waiting period before coverage takes effect.



Flood plains in Westbury. Blue is 100 Year Flood Plain and light green is 500 Year Flood Plain

Sign Up for Alerts from The City



Sometimes it is easy to become complacent with weather alerts, but emails, texts, and phone calls sent from the City Alert System can be extremely helpful. If you haven't signed up to receive City alerts, you may do so with AlertHouston. Timely information during emergencies is important. AlertHouston delivers critical information to Houston residents regarding current conditions, expected impacts, and protective actions to keep themselves and their loved ones safe.

These alerts are issued by City of Houston Office of Emergency Management (OEM). Messages are issued for citywide and neighborhood level emergencies. They are sent through email and social media (Facebook, Twitter and Nextdoor). You must opt-in to receive these alerts.

More information is available at www.houstonemergency.org/alerts/

Register for emergency alerts through email, text message, voice call, or mobile app push notification. You may download the Everbridge app free of charge from the Apple or Android app store. Most alerts are geo-targeted; subscribers with loved ones around the city may register up to five physical addresses per contact record.

When it Rains in Houston

If you would like to understand Houston's flooding problem, there is a 15 minute film produced back in 1979 that is as timely today as it was 41 years ago. The film is part of the Texas Archive of the Moving Image.



This film, narrated by actor Carle Bensen, presents Houstonians with a comprehensive look at their city's flood control infrastructure, put in place to deal with the heavy rains typical to the area. Due to natural factors such as a flat, low-lying topography and high clay content in the soil, as well as rapid urbanization, Houston has a history of flooding, and flood control projects, dating back as far as 1908. The film educates viewers about flood control systems in place, discussing strengths and weaknesses of the flood drain, storm sewer, bayou, channel, and pond system. It also recounts the physical and economic damage caused by flooding in the 1970s, the consequence of failure to continue to implement flood control improvements. In the end, the film is a plea to get back to the plan, urging the public to take action by voting on bond and tax allocations for drainage projects, and contacting their public officials to support the issues. Part of the TAMI library via the Patrick S. Coakley, Jr. Collection.

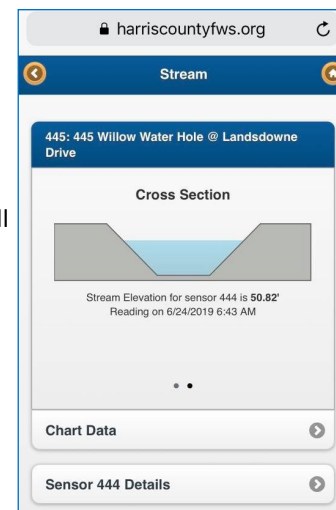
The film is available at http://www.texasarchive.org/library/index.php?title=When_it_Rains&p=video1&b=0.

Sign up for Flood Gage Warning Alerts

The regional Flood Warning System measures rainfall and monitors water levels in bayous, creeks, and rivers on a real-time basis to inform area residents of potential flooding conditions. This system relies on a network of 250 gage stations that have been strategically placed throughout a Harris and surrounding counties. Westbury has one of these gages located on the Willow Waterhole Bayou (#445). This information is available at www.harriscountyfws.org.

You can now sign up for alerts on a specific gages near your home or work. You can receive default rainfall and water level alerts or create custom water alerts.

The Willow Waterhole Bayou at Landsdowne rises quickly and it's imperative for surrounding homeowners to know what is happening. It is important to remember that this gage will likely stay at a certain level (approximately 51-52ft) when flood waters are going over the weirs downstream at the Willow Waterhole detention basins.



Alert received on June 24

Willow Waterhole Bayou (WWB) Gages

#445 – WWB at Landsdowne (Westbury)
#435 – WWB at Willowbend

Brays Bayou (BB) Gages

#440 – BB at Rice Ave.
#460 – BB at S. Gessner
#465 – BB at Beltway 8



Westbury Flood Gage Explained

Westbury has a flood gage located on the Willow Waterhole Bayou at Landsdowne (gage 445). The gage can be accessed here, <https://www.harriscountyfws.org/GageDetail/Index/445>.

Once the Willow Waterhole Bayou reaches a certain level, the water will overflow the weirs into the basins at the Willow Waterhole complex. The Westbury flood gage (which is upstream of the basins) will read steady at this point, typically around 51.2-51.5ft. It is also at this same level, that the flood control system will show that flooding is possible in Westbury and the news will start reporting it as such. While this is technically true and flooding can happen anywhere, it is important to remember that we have the basins downstream. Watch the gage levels to really know. If the gage holds steady, it is likely water is flowing into the basins not homes. If the gage were to start rising again, flooding would be very likely in Westbury homes. The unknown factor is how full the basins are or will get once it starts raining. There is no gage or camera at the basins.

The gage in Westbury is set to only update when there is a change in water level. If we are in the middle of a rain event and the gage stops updating, while at a level of 51.2-51.5ft, it is likely the water is overflowing the weirs downstream.

Hurricane Preparation Tips

No one likes to hear that there is a possible direct hit of a major hurricane coming, but it is the reality of living so close to the coast. Knowing what to do and having a plan is extremely helpful. There is a chance every year that our storm will come, we just hope not. If a major hurricane is predicted to hit Houston, you need to prepare for the wind and rain during the storm itself and for the aftermath of no power for 2-3 weeks.

Should I stay or should I go now? The first decision ultimately is when to stay and at what point, if ever, do you leave. A longtime hurricane saying is “run from the surge, hide from the wind”. If you are medically dependent on electricity and do not have a generator, you need to have a plan for a place to stay during and after the storm. Most residents can stay in their Westbury homes during a major hurricane. You hunker down and prepare for the wind (discussed to the right). Houston residents do not need to be on the roadways as those will be needed for coastal evacuations. The question is: do you stay in your home with no power after the storm, or do you leave town at that point? This decision will help with how you plan for buying food, water, gas, charcoal, etc. Some needs are for the storm itself and others are for the aftermath of no electricity for weeks.

The two lists on this page were created by Westbury residents and are meant to be a helpful guide. There are official hurricane prep lists available on all the major news channels websites, which are also helpful tools to help plan. Be prepared and be safe.



Long-term Hurricane Preparation Tips

- Keep your trees trimmed. Wind is the biggest threat to Westbury in a major hurricane. Keeping your branches off your home, garage, fences, and power line is important.
- Buy a portable gas generator. It is easy to get a generator when there isn't a storm aimed straight at us. They quickly become hot items. Plan ahead.
- Measure your windows and have plywood stored in the garage to place over your windows when needed. Some new windows are hurricane strength but the original Westbury home windows are not.
- Make a hurricane prep box containing flashlights, batteries, battery operated radio, candle, lighters, matches, etc., so it's already on hand.
- Save a stash of empty water bottles to fill up for your freezer to make ice or cold water.
- Copy important documents, place in sealable plastic bag, ready to take with you quickly.



Immediate Hurricane Preparation Tips

(This would ideally be done over several days leading up to landfall).

- Fill all vehicles with gas.
- Buy gas for your generator if you have one. Fill up any extra tanks.
- Get extra cash.
- Make sure to have at least 2 weeks worth of all medicines. Get prescriptions filled if needed.
- Secure all items outside that can blow in the wind. Move patio furniture inside garage. Move potted plants to secure location. Secure or place your grills inside.
- Don't forget the kids items. Take off swings from swing set. Flip, disassemble, secure trampolines as they can fly. Lay basketball goals down on sides. Move all toys and bikes inside.
- Move your trash cans to your garage or secure them very well to a tree or post. Duct tape the lids shut.
- For major storms, put plywood over your windows. It is not recommended to tape your windows, as this can cause more dangerous shards of glass than if it were to break naturally.
- Freeze bottles of water to make ice that will extend life of your freezer or refrigerator. Make as many as possible as they can be used in an ice chest as well.
- Have flashlights and batteries. Buy extra batteries if needed. Having a battery operated lantern for main room or head flashlights for each person are handy. Kids might enjoy glow sticks.
- Have candles or oil lamps ready
- Get matches or lighters for candles, grill, or your gas stove.
- Have a battery operated radio so you can listen to alerts. Some new models have charging ports and special NOAA channel.
- Buy at least one week's worth of non-perishable foods. Suggested items include peanut butter crackers, bread, muffins, fruit with longer shelf life such as apples and oranges, snack bars, granola, beef jerky, trail mixes, applesauce, fruit cups and canned goods.
- Ensure you have enough pet food and supplies such as kitty litter for at least 2 weeks.
- Buy charcoal or propane for your grill so you can cook outside if power goes out.
- Get extra water. (And wine!)
- Charge all devices and keep fully charged until power goes out. You can sit in your car later for some AC and charge your phone.
- Do all laundry. Wash sheets. Start with clean slate to minimize problems with heat and sweat.
- Wash all dishes.
- Fill bathtub or large buckets with water. If there is no City water available, you can use the stored water in your toilet to flush.
- Have a secure place in your house already planned and ready with a blanket and pillow and radio/phone. Ideally away from any windows. In many Westbury homes, that is likely your hallway, even if it has no doors, you can shut the individual bedroom doors that have windows so hallway is more secure.
- If you have kids, have them help with preparations and explain why you are preparing. It helps with anxiety to have a plan and be a part of it. Have them grab a book and a lovey if they have one.
- Clean storm drains and gutters in front of your home.

Where is the “Dam” in Westbury?

The “dam” in the Willow Waterhole Bayou (WWB) is often mentioned in Crier articles when we discuss flooding. It cannot be seen from the road and is often envisioned incorrectly. The dam is an earthen structure that looks more like a big hill of grass. After the floods in 1975, the WCC Flood Action Committee had several proposals for an upcoming bond. One of them was to “install a barrier to the flow in the Willow Waterhole Bayou Channel immediately east of the Fondren Ditch to prevent floods in Westbury from rainstorms in Fort Bend County and Western Harris County”. (Westbury Crier, August 1975, President John C. Severance).

Sometime in the early 1980s, the Willow Waterhole Bayou was dammed to separate Westbury from the Fondren water. This dam was funded through a County bond election in 1982. The earthen dam is located on the edge of Westbury behind Beaudry/Braewick and Lattimer/Braewick homes. It is the “beginning” of the WWB. While the earthen structure holds water back during an average rain storm, during heavy rains such as Memorial Day and Harvey, the dam is overtopped with water flowing from the Braewick ditches and the other side of the WWB coming from the Fondren area and the Fondren Diversion Channel, which sit at a higher elevation than Westbury. The developers of the Fondren area tinkered mightily with the natural flow of WWB, which once meandered lazily through Western Harris County and in Ft. Bend County. Now there are narrow channels with 90 degree turns upstream of Westbury and this small “dam” at the entrance of the WWB into Westbury.

The Westbury Civic Club strongly believes that the “dam” is outdated and in need of repairs. HCFCD is currently studying mitigation needs west of Westbury along the Fondren Diversion Channel. **HCFCD will be the speaker at the June Westbury Civic Club meeting on Wed., June 15, 7PM, Westbury Baptist, Game Room.**



Harris County Flood Control District to Speak at June WCC Meeting

Wed., June 15, 7PM

Westbury Baptist, Game Room

The Harris County Flood Control District (HCFCD) will be the guest speaker at the June 15 Westbury Civic Club board meeting. HCFCD has been evaluating the watershed of the “Fondren Diversion Channel” D-140, which is located immediately upstream of the Westbury section of the Willow Waterhole Bayou.

HCFCD is ready to share a project progress report before they share a general public update later this Fall. The overall project planning stage should be wrapped up this Fall, after which it will begin Preliminary Engineering, then Design and Construction (start dates yet to be determined).

The status of the Fondren Diversion Channel (D-140) is important to flooding issues here in Westbury. The Fondren Diversion Channel collects stormwater upstream of the Westbury area and is intended to route stormwater into Brays Bayou. If this vital channel cannot handle the stormwater in its watershed, then water will overflow into Westbury via the Willow Waterhole Bayou and across our lots and neighborhood streets.

Attend the June WCC board meeting on June 15 to learn more about the Fondren Diversion Channel project by HCFCD.

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Westbury Sgt. Derkowski Commended for Achievements

We are pleased to announce that Westbury's amazing Sergeant Nicholas Derkowski received a Constable Commendation award from Constable Ted Heap for all his hard work. The award was presented during a ceremony in May.

We are lucky to have Sergeant Derkowski assigned to patrol here in Westbury. In addition to his patrol duties, Sgt. Derkowski supervises the deputies who are assigned to patrol in our neighborhood, prepares reports about crimes in Westbury, attends monthly WCC and WAIC board meetings, and pro-actively tries to find additional resources to tackle crime hot spots or problem issues. He has a great work ethic and goes above and beyond to help and guide others. We appreciate everything he does for Westbury!

The commendation was presented to Sgt. Derkowski during the annual Police Week awards ceremony conducted by Precinct 5 Constable Ted Heap. The award ceremony included awards to a number of deputies, staff members, other law enforcement agencies, and civilians. Congratulations Sgt. Derkowski and to all the other recipients of awards! Well deserved!



Constable Ted Heap (L) with Sgt. Derkowski and his family at the award ceremony

Deed Restriction Town Hall Meeting Thurs., June 23, 6-7:30PM Westbury Baptist, Game Room*

*Tentative meeting location— Please check WCC website, www.westburycrier.com or Westbury Houston Facebook page for confirmation of location.

The WCC wants to hear from YOU about deed restrictions! We are hosting a community town hall meeting on Thursday, June 23, from 6—7:30PM. The meeting is tentatively scheduled at Westbury Baptist Church. Check on the Westbury Civic Club website closer to the meeting date to confirm meeting location.

There are more than 30 different sets of deed restrictions here in Westbury for 5,000 homes, some with slightly different wording and some with major differences in wording. For example, the 150 homes in Westbury 5E are the only homes that are not allowed to have 2 story homes.

Most sections of Westbury still have their original deed restrictions written in the 1950s and 1960s, and even the most recently revised sets of deed restrictions for Parkwest 1 and Parkwest 2 are about 30 years old.

In some cases, details in the deed restrictions are outdated. For example, the deed restrictions require that 2 trees be planted when a new home is built, but one of the allowable trees is an Arizona Ash. Ash trees are no longer advised to be planted in Houston because they have a short lifespan and have brittle limbs. Did you know that some sections of Westbury forbid outdoor clothes lines, because in the 1950s and 1960s, the developers assumed that affluent families would use a modern clothes dryer and were worried that outdoor clothes lines would look low-class.

The deed restrictions can be difficult to read and understand. Providing definitions of words and terms can help clarify the meaning of the deed restrictions. It would also help strengthen them against the ever changing legal meanings.

If you would like to make your concerns or issues known, or if you would like to learn more about Deed Restrictions, come to the town hall meeting on June 23. Summer can be a challenging time to hold meetings in Houston since so many people travel during the summertime, so we envision additional meetings in the future. Look for a survey coming soon on this topic.

If you are interested in modernizing the deed restrictions for Westbury, please email Maggie Donovan at WestburyDR@westburycrier.com.

CONSTRUCTION UPDATE Hillcroft Bridge at Willow Waterhole Nearing Completion

Westbury 4 section director, Eugene Sirls, spoke to a knowledgeable worker onsite at the Hillcroft bridge replacement site. This construction has led to the westbound lanes of Hillcroft being closed from Burlinghall to Ludington for several months.



Crews are approximately one month from completing the West bridge. Once complete, work will start on replacing the East bridge.

Join the 2023 WCC Board Nomination Deadline - August 11

Elections for the 2023 WCC Board of Directors will be conducted in September at the WCC Annual Meeting. All nominations must be received before 4 PM on the second Thursday of August, which is August 11, the deadline specified in our bylaws.

Come join a great group of volunteers who strive to keep our neighborhood a great place to call home! The board does this in many ways from flood advocacy, esplanade beautification, park workdays, security, enforcement of the deed restrictions, and much more.

Please express your interest in running for the board of the Westbury Civic Club by letter or by email. If you send an email, please use the subject line of WCC 2023 Elections. Email westburyccl@sbglobal.net. The mailing address is 5322 W. Bellfort, Ste. 100, Houston, TX, 77035.

*All board members must be a listed Owner of Record for a property in Westbury, Parkwest, or Westbury South.

*Section Directors must be a listed Owner of Record of home that is in the section they wish to represent.

*Candidates must submit interest to serve on the board by the deadline and must include the following statement filled out. "My name is ____ and I declare that I am eligible to be a Director or Officer of the Westbury Civic Club. I am the listed Owner of Record for _____(street address)."

*Candidates may submit a statement, not to exceed 100 words in length.

*All candidates must include contact information including address, phone number, email, etc.

If you have any questions, please contact the office at 713-723-5437.







Crime Statistics for Westbury SuperNeighborhood

April 24—May 12, 2022

Crime in Westbury Single Family Homes

KEY

Block	Street	Crime	Date	Time	Section of W
11300	Atwell	Theft— Other	5/7	8am	Westbury 3
5700	Benning	Damage, Vandalism, Destruction	4/30	6am	Parkwest 2
5000	Briarbend	Burglary, Breaking & Entering	4/28	1am	Westbury 1
10600	Cedarhurst	Damage, Vandalism, Destruction	5/2	6pm	Westbury 2
12100	Chimney Rock	Simple Assault	5/10	6pm	Westbury 4
12200	Landsdowne	Drugs, Narcotics	5/4	2pm	Westbury South
5900	Warm Springs	Aggravated Assault	5/10	9pm	Parkwest 3
5400	Willowbend	Damage, Vandalism, Destruction	5/11	7pm	Westbury 2

-  Theft from Motor Vehicle
-  Drugs/Narcotics
-  Theft
-  Burglary
-  Aggravated Assault
-  Simple Assault
-  Property Damage

The crimes listed took place between April 24—March 12, 2022. They are in alphabetical order by street. The crimes are highlighted by type. Please see key to the right.

Crime by the Numbers

Crime Type	Homes	Apts./TH	Comm./Business	Park/Public
Aggravated Assault	1	6	1	0
Theft from Motor Vehicle	0	4	6	0
Burglary	1	2	0	0
Robbery	0	0	2	0
Simple Assault	1	14	2	0
Shoplifting	0	0	2	0
Drugs, Narcotics	1	1	0	2
Vandalism, Damage	3	3	1	0
Auto Theft	0	1	0	0
Theft of Vehicle Parts	0	0	1	1
Theft—Other	1	1	1	0
DUI	0	0	0	4
Sexual Assault	0	1	0	0
TOTAL	8	33	16	7

Pct. 5 Constable Dispatch
Westbury Area Patrol
281-463-6666
SW HPD Station
832-394-0400
HPD Non-Emergency
713-884-3131



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- *Deed restrictions
- *Flood advocacy
- *Constable program

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VACATION WATCH

Are you going on a summer vacation? If you pay your Westbury Area Patrol dues, make sure you request a vacation watch by the Constables.



Vacation Watch is a great service that is included in our contract. A deputy will check out your property at least once a day to make sure it is secured and nothing suspicious is going on.

You can register for a vacation watch online at <https://constablepct5.com> or call 281-463-6666

Constable Dispatch Number— 281-463-6666

TIP—Program the Constable number into your phone as a favorite or under A so it is easy to find.

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Are you excited about all the new retailers and restaurants opening in our area?

Do you wish there could be more in Westbury?

Are you sick of the conditions at Westbury Square?

Do you want to improve our major streets?

Join the Westbury Revitalization Committee!

This new committee will meet once a month on the 1st Friday at 11am at the WCC office. The group will work on solutions for Westbury Square as well as ideas to try to improve commercial spaces in Westbury to entice good retailers.

If you are interested in being part of this new group, email Jennifer at westburycc@sbcglobal.net.

New Chick-fil-A Coming to Meyer Park

Work has begun on a new Chick-fil-A restaurant in the Meyer Park shopping center off S. Post Oak next to Luby's cafeteria. The operator of the new Meyer Park Chick-fil-A is Jesse Chaluh, the same operator as the existing very popular Chick-fil-A on Beechnut in Meyerland Plaza. The new location is scheduled to open in Fall of 2022.



Barnes & Noble on Holcombe Closing June 19

After 28 years in business at the Vanderbilt Square shopping center on Holcombe near West University, the Barnes & Noble store is closing. The landlord did not renew their lease. Barnes & Nobles is actively looking for a new location in the area.

If you have an idea for a new location (Meyerland Shopping Center!), please email, MyBarnesandNoble@bn.com with the subject line, "Vanderbilt Square."



NOW OPEN at Meyerland Plaza

The new Dick's Sporting Goods store in Meyerland Plaza celebrated its grand opening May 13. It is exciting to finally have a sporting goods store on our side of town! An Academy Sports & Outdoors is coming to the other side of 610 in the old Hobby Lobby location later this year.

PUCS Coffee Closing at WS

It is with great sadness that we announce that Westbury's popular PUCS Coffee Truck will no longer be at Westbury Square. Their last day at Westbury Square will be May 28. They will continue to cater gigs and work events but will not be set up anywhere. We hope to see them at the next White Elephant Sale. We will miss our breakfast tacos and yummy coffee!

****Attention PUCSsters****

Mark your calendars....

**May 28th is the last day PUCS
Will operate at Westbury Square**



PUCS

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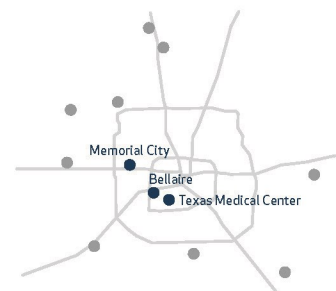
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District K Re-districting and CIP Meeting

The City of Houston is in the process of reviewing the boundaries for the 11 City Council districts, in a process known as “re-districting.” Ideally, each district will have approximately the same number of people living within its boundaries, based on the most recent federal census data. The city has been hosting a meeting in each city council district to hear feedback on the topic, and the District K meeting was held on May 3. District K has almost exactly the desired number of people living here; however, some districts have seen big swings in population, so there will be adjustments needed across the city.

Mayor Turner and District K CM Martha Castex-Tatum hosted the District K meeting. Attendees from the Westbury Civic Club were: Cindy Chapman, Marcia Hartman, and Becky Pate. The Westbury Civic Club and our community partner, the Westbury Area Improvement Corporation, will discuss this topic and intend to send a letter to the city demographer with written comments on the topic.

During the meeting, the Public Works Department gave an update on Capital Improvement Projects (CIP) in District K. See column to the right for projects relevant to the Westbury area.



CIP Update

The City Public Works Department gave an update on City Capital Improvement Projects for District K during the District K Re-districting meeting in May. Here is a summary of key projects relevant to Westbury.

Spellman Drainage Tract

This is a detention project planned to be built by the City of Houston upstream (west) of Westbury along the banks of the Fondren Diversion Channel (D-140) at West Bellfort. The scope of work will include demolishing the existing buildings and creating detention for stormwater. The estimated cost is 13.6 million dollars. The project is currently still in design. Work will start in 2023 and finish in 2025.

Westbury Street and Drainage – Phase 1

This project will provide new streets, sidewalks, and drainage in an area approximately bounded by Chimney Rock, Landsdowne, and Willow Waterhole Bayou. The Spring Village apartment complex has been purchased for future demolition. The estimated project cost is 13.8 million. Work will start in 2024 and be completed in 2026.

New Library in Westbury

Cost is 16 million dollars. Work is estimated to begin later in 2022 and be completed in the fall of 2023.

Chimney Rock Rd. at Fort Bend County Toll Road

Scope is to improve connections at Chimney Rock and the Ft Bend County Toll Road at an estimated cost of 4.3 million dollars. Work will start in 2023 and be completed in 2024.

Fondren Road Work Project

The street, sidewalks, and drainage will be rebuilt between South Braeswood and West Airport at a cost of 49 million dollars. The work will start in 2025 and will be completed in 2027.



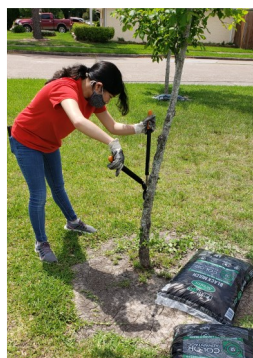
The May WOW— Working on Westbury workday was held at Hager Park, next to Anderson Elementary in Westbury. A hard-working crew from the Bellaire High School National Honor

Society (NHS) showed up on a hot afternoon for the workday activity. The students mulched some of the youngest trees at the park along the McClearn side of the park. They collected bags of trash at the park and along the nearby city streets surrounding the block of Hager Park and Anderson Elementary. They also trimmed up the small branches growing along tree trunks.

We thank the students from the Bellaire High NHS for their ongoing participation in our WOW events and we look forward to working with them again during the upcoming school year.



Our next WOW—Working on Westbury workday will be held at the Willow Waterhole on Saturday, June 11, 8-9AM. Meet in the Dryad parking lot. We will pick up trash along Dryad, Gasmer, and around Westbury Lake. Due to the hot summer conditions, our summer workday events will be only an hour long. Join us to get some exercise and help keep Willow Waterhole looking nice and clean.



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WESTBURY COMMUNITY GARDEN 12581 DUNLAP

WHERE IS THE GARDEN?

12581 Dunlap (77035) is off Hillcroft between W. Airport and South Main. Heading south on Hillcroft, turn right onto GreenCraig, follow it around the bend where it turns into Dunlap. The large blue roof on the WCG Pavilion is readily visible. Street parking.



Willow Garden Tour

The Willow Garden tour is held in May when homes in Westbury, Willow Meadows and the Willowbend neighborhoods host visitors to their front yards.

Although they began working independently, the gardeners in this area slowly discovered each other and started sharing ideas. Other neighbors noticed the evolving yards and began asking for tips. To promote more 'yard' gardens in the area, and to answer an increasing number of questions from neighbors, several homeowners in different neighborhoods offered garden tours. In 2020, a small community of southwest Houston neighborhood gardeners organized a more coordinated tour, launched a website and created the name Willow Garden Trail. Westbury had 4 locations on the Willow Garden trail this year: Two Westbury homes, as well as the Willow Waterhole Native Prairie Plant Garden, and the Westbury Community Garden.

For more information and advice visit: <http://willowgardentrail.org/>



Like "Westbury Community Garden Houston" on Facebook

www.westburycommunitygarden.org/

Gasmer Site Master Plan

The Master Plan for the “Gasmer Site”, the 29-acre former Shell Research Center located on Gasmer next to Willow Waterhole Greenspace, was revealed in a public meeting held at Westbury HS on April 30. The Master Plan effort was led by the Brays Oaks Management District at the request of the City of Houston, which is the owner of the site. The design team of specialists was led by Lionheart Places and Natalye Appel + Associates, both of which have had award-winning projects.

It is important to note that the Master Plan is “aspirational”, which means that it depicts what could be placed on the site and where it would go. At this point in time, two facts are known. Levitt Pavilion Houston, has selected the site for a future outdoor performing venue, and they are working with their own design team, in combination with the Master Plan team, to finalize their project details and to continue their fundraising efforts. The other known fact is that the City of Houston purchased the 29-acre site with the intent to provide sorely needed additional stormwater detention for City stormwater projects. The City has required that the site Master Plan provide 60 acre-feet of stormwater detention, plus any additional detention required to offset additional impervious surfaces associated with the plan (an estimated additional 15 acre-feet, for a total of 75 acre-feet of detention on the site). Detention is a major design factor for the site. The Master Plan proposes that some services be seamlessly shared with the adjacent Willow Waterhole Greenway – public restrooms, children’s play areas, food services, etc.

Details about the Master Plan are available on the website for the Brays Oaks Management District, www.braysoaksmd.org.



FINAL MASTER PLAN

1. **THE BIG THICKET**
Consisting mostly of plants adaptable to both wet and dry environment, these areas are programmed to flood with 10 feet of water.
2. **FLEX-SPORT COURT**
Fitting sports like basketball to pickleball, the court allows people of all ages to play within a confined space that will float and detain water underneath in flood events.
3. **SKATE PARK**
A space for skating, rollerblading, bikes, and scooters that can also flood in event of storms.
4. **DOG PARK**
The dog park, also designed to flood, provides an area for dog walkers to socialize, let their dogs run, and enjoy the vitality of the skate park.
5. **FLEX LAWN**
Both flex lawns provide spaces for all types of sports activities. The largest flex lawn can also provide parking for large events or band practice space.
6. **EVENT LAWN**
A main central spot, the event lawn features films, picnics, and cultural events.
7. **RAIN GARDEN**
A planting zone programmed for flooding creates a place for learning, cultivating the next generation of ecological thinkers.
8. **FOOD TRUCK PLAZA**
One entrance to the event space can hold 4 food trucks, with easy access via the service road that connects both Dayd Drive and Gasmer Drive.
9. **SPLASH PAD**
Retrofit pipes create a splash pads so kids can play and cool off at the education center. The base of the Levitt stage also has a splash pad that can turn off during event times and serve as the pit area.
10. **NATURE PLAY**
The nature play area is a state-of-the-art space for kids to learn cognitive and motor skills and engage with the natural world, using natural materials, native plant species, and opportunities to jump, crawl, and discover.
11. **OVERLOOK**
Allowing access to the crow's nest and mollen salt tower to create overlooks of the City and Willow Waterhole. There are also areas where the elevated walk allows for pause and views of the performance lawn, structures, and nature.
12. **PRAIRIE SCULPTURE GARDEN**
This area includes spaces for outdoor classrooms, restrooms, and other hospitality uses. Visitors are immersed within native prairie plant communities, industrial remnant buildings and structures, and creative installations.
13. **INTERACTIVE INSTALLATION**
This structure, part of the prairie sculpture garden, features local artists and engages with remnants of structures used to conduct emission experiments.
14. **PLAY AREA**
The play area consists of a play space, picnic area, hammock grove, and opportunities for people to sit and rest. The area is designed to flood during large storm events.
15. **COMMUNITY PLAZA**
The community plaza acts as an extension of the community center. It offers as a dry space away from a flooding scenario, while creating opportunities to enjoy lunch or pop-up events.
16. **FLOATING DECK**
The floating deck space provides spaces where people can step down into the pond and explore the wetland planting within. During the night this area could potentially light up.
17. **LIVE OAK COURT**
This court preserves existing Live Oak trees and presents a space to sit and relax. It is also visually invites people from the community to come and explore the park.
18. **THEATER PLAZA**
The theater plaza is a fluctuating space, meant to be active and engaging. It offers everything from outdoor classroom space for the theater to concession space for a local science events.
19. **PERFORMANCE LAWN**
A sloped lawn condition that blends into existing grade. The slope intensifies on the back ends to allow a natural barrier, eliminating the need for fencing.
20. **PERFORMANCE PLAZA**
Levitt Pavilion visitors can gather in this space before and after the shows.
21. **GASMER & DRYD STREETSCAPES**
The streetscapes of Gasmer Drive and Dryd Drive will feature sidewalks, street trees, and drainage.
22. **CONNECTIONS TO WILLOW WATERHOLE BAYOU**
Multiple connections to the Willow Waterhole Greenway will be created within the site, linking these two landscapes.
23. **POTENTIAL EVENT PARKING**
Several areas near the site are possible locations for parking during large events at the Levitt Pavilion.
24. **GREEN ENERGY DISPLAY + BACK STAGE ZONE**
As the backdrop to the Levitt Pavilion and as an interpretative opportunity, bird-friendly wind turbines line the backstage portion of the Levitt Pavilion.
25. **GRID OF WELLS**
2000 ft testing capped wells that now serve as special seating for the lawn. They have grates over and can be lit or used for microclimate cooling/heating.
26. **BIRD BLIND**
Sculptural bird blinds to draw traffic through the main entrances to the park and enhance connections to the Willow Waterhole.

- I COMMUNITY CENTER
- II CAFE
- III MAKERSPACE
- IV LEVITT PAVILION
- V HOSPITALITY PAVILION
- VI PROMENADE
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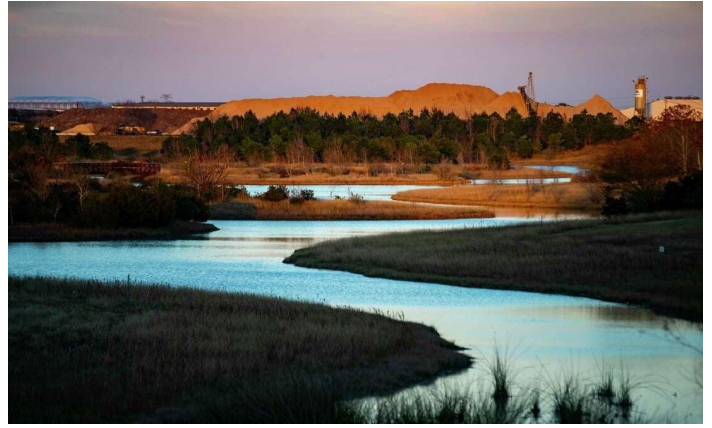
AS OF 2021, CLOSED SALES VOLUME
SOURCE: REALTRENDS 3/18/22

Willow Waterhole

More than Just Flood Control

TRAILS * BIRDS * WILDFLOWERS

Visit the Willow Waterhole TODAY!
The main Westbury Lake trails and gazebo are easily accessible via the new parking lot at the end of Dryad. Additional parking is available on the street off Ricecrest.



Photo—Mark Mulligan, Houston Chronicle

City Nature Challenge

Did you participate in the 2022 City Nature Challenge? This year, 445 cities/regions across Texas, the USA, and the world organized efforts for citizen scientists to record their nature observations over a 4-day period in late April to early May. The observations were uploaded into the app iNaturalist.

Two local partners in the Houston-Galveston area included the Willow Waterhole Greenspace Conservancy and Neighborhoods to Trails-Southwest. This is a fun activity to do to for the entire family, so next year give it a try. You do not need to know the name of the item you have photographed and uploaded to the iNaturalist app.



Texans like to brag, and Houstonians like to brag about themselves compared to other cities in Texas, so it is great news that the Houston-Galveston City Nature Challenge Team did very well again this year.

Audubon Society Monthly Bird Survey @ the Willow Waterhole

What: Audubon Society Bird Survey

When: Saturday, June 18, 7-9AM

Where: Meet at the Gathering Place, 5310 S. Willow

For more information, visit the Houston Audubon website, <https://houstonaudubon.org/>

The Pier is Near!

Willow Waterhole Greenspace Conservancy is planning to build a pier on Westbury Lake in 2022. The pier was designed by Cobb Fendley and Associates in Houston.

The pier will be used for fishing and kayak/canoe launching, as well as environmental sampling by local schools. The pier will be built using the PermaTrak system which allows the water level to cover the pier during rain events. The pier will extend 46 feet from the edge of the lake and then make a 90 degree turn and extend another 32 feet. The surface width is 8 feet and the entire structure will be surrounded by a safety railing. It will be ADA compliant with a concrete path from the top of the bank down to the water's edge.

This is a \$200,000 - 250,000 capital expenditure and WWGC has raised over 80% of the funds required. This is very good news but they also need your financial support now. No donation is too small and since they are very close to their goal, every dollar will have an impact. The money raised for this project will be matched by The Kinder Foundation.

To donate, go to www.willowwaterhole.org and click on Support, scroll down to Donate Now, select Capital Projects from the menu, and type in Pier.

If you prefer, you may send your personal check to WWGC, P. O. Box 35676, Houston, TX 77235-5676 with a notation of the Pier on the check.



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Westbury Town Hall Meeting

Deed Restriction Revision

Thursday, June 23, 6-7:30PM

Westbury Baptist, Game Room



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