



Westbury Crier

VOLUME 68, ISSUE 5

AUGUST 2023

NEXT WCC Board Meeting

Wednesday, August 16, 7PM
Westbury Baptist Church, Room—C109
 Speaker—TX Senator and Houston Mayoral Candidate John Whitmire
 Presentation— UH/TSU Civic Engagement
 Final Recommendations by Susan Shafer and Jennifer Edmondson

NEW Owner Portal & Website

The WCC finally has an ONLINE owner portal for each resident! We are very excited to offer this new and improved service. If you use the handy QR code to the right, it will take you straight to our Westbury PayHOA portal sign-up page. The new owner portal will allow owners to view invoices, pay directly online, send requests and more. Sign up now! Learn more on page 7!



The new website for the WCC is www.westburyhouston.com The website includes new park pages, new useful links, all the deed restrictions, policies of the WCC, past Westbury Crier issues, and much more! Make sure to check it out and keep up to date.

WESTBURYHOUSTON.COM

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STAY INFORMED

Like and follow the **Westbury Houston** Facebook page



City of Houston Public Meeting Willowbend Traffic Safety Study August 16, 6PM—7PM Westbury Baptist, Rm C109

After receiving many complaints and concerns regarding traffic safety issues on Willowbend, District K sponsored a study with City engineers and local residents. The City of Houston staff will present their safety recommendations for Willowbend and are asking for community involvement to help prioritize locations. The WCC will provide food and water during the meeting. Our August WCC board meeting will be held immediately after at 7PM.

HURRICANE SEASON IS ABOUT TO HEAT UP—BE PREPARED

It might seem unlikely that we will see a storm, since it hasn't rained in what feels like months, but it is important to not let your guard down and to remember that the majority of major hurricanes come in August and September. This year the sea temperatures in the Atlantic and Gulf of Mexico are abnormally warm. This is worrisome as it could help strengthen storms.

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

We live in a very large city near the coast, so advice is different for each area of town. 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 trusted weather sources on what is happening with the storm. **Page 8 has a list of weather sources.**

Hurricanes can bring localized flash flooding with heavy rain bands. **Page 9 gives the links to the flood gages and how to look up that information and how the Westbury gage and weirs work.**

Join the 2024 WCC Board Nomination Deadline: August 10, 2023
 Consider joining the WCC team! Learn more about this volunteer opportunity on page 7.

HEAVY TRASH

August 2023
 Thursday, August 10
JUNK WASTE

September 2023
 Thursday, Sept. 14
TREE WASTE ONLY

RECYCLING

September 2023
 Thursday, Sept. 7
 Thursday, Sept. 21

August 2023
 Thursday, August 10
 Thursday, August 24

IMPORTANT CONTACTS

WCC OFFICE

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

Westbury Civic Club Office
Monday—Thursday—Appointment needed
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
County Commissioner Lesley Briones.....832-927-4444
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

2023 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

DIRECTORS AT LARGE

Deed Restrictions.....Maggie Donovan
Flood Control & Infrastructure.....Jennifer Edmondson
Greenspace Beautification.....Mat Funk
Security.....VACANT
At-Large 1.....Martha Kinn
At-Large 2.....VACANT
At-Large 3.....VACANT
At-Large 4.....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.....VACANT
Westbury South.....VACANT
Parkwest 1..... VACANT
Parkwest 2.....Bob Droubi
Parkwest 3Alan Hirshman

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

NEWSLETTER INFORMATION

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WESTBURY IS A DEED RESTRICTED COMMUNITY. DEED RESTRICTIONS ARE ACTIVELY ENFORCED.

A Message from the Westbury Civic Club President

Good grief, it sure has been hot, hot, hot this summer. Day after day we have had temperatures near and even over 100F. Let's hope that cooler temperatures and a bit of rain arrive soon.

We did not hold a Westbury Civic Club board meeting in July, per tradition and board vote. Based on experience, it can be hard to have enough board members to get a meeting quorum in July. Many civic organizations in Houston also opt to not hold a meeting in July.

I am looking forward to our August meeting on Wednesday, August 16, and hope to see many of you. The August meeting will be a bit different than usual. We are hosting a City of Houston public meeting at 6PM to discuss traffic safety issues along Willowbend. The City will have speakers and take Q&A. The Willowbend public meeting will end at 7PM, and we will then start the regular Westbury Civic Club meeting at that time. The Westbury Civic Club will provide food (probably pizza) for the 6PM meeting. I am thankful that

District K and David Fields, City of Houston Chief Transportation Planner, have agreed to take a closer look at problems along Willowbend. It will be interesting to hear an analysis of the problems and find out about some potential solutions.

Several year ago, the Westbury Civic Club participated in a Hurricane Harvey study that wanted to learn more about civic engagement and community involvement before, during and after major events such as Harvey. Two volunteers from Westbury, Susan Shafer and Jennifer Edmondson, were the Westbury co-researchers on this

study by UH and TSU. Jennifer and Susan held 5 focus groups in Westbury. There were 3 other neighborhoods that participated in this study. We are excited to announce that the final recommendations/results of this study are ready to be presented. Jennifer and Susan will make a presentation at the August WCC meeting. The WCC has already learned so much through this process and implemented some of the requests of residents such as creating more focused volunteer opportunities, creating our own focus groups—the new library and revitalization. We are excited to hear the final recommendations from the study and what we as a civic club can learn from this study.

As a reminder, the Annual Meeting for the Westbury Civic Club is held on Wednesday, September 20. We will have informative speakers, door prizes, food, and will also be electing the incoming board. If you are interested in serving on the WCC Board, I encourage you to attend the August board meeting to learn more about WCC board meetings. Please note that the WCC Bylaws have a deadline (2nd Thursday in August, which is August 10 this year) to submit board nominations for the September Annual Meeting. More information about how to submit your nomination is on page 7.

The Westbury Civic Club has a NEW website at www.westburyhouston.com. Take some time and explore the new site! The WCC office is using a new property management database and payment system called PayHOA. You can learn more about PayHOA on our website or in this newsletter on page 7. I strongly encourage

all Westbury homeowners to set up an account in PayHOA. One handy reason to use PayHOA is that, if you pay via PayHOA, then you will receive a receipt for your WCC payment. PayHOA also allows you to easily split your payments into multiple payments, which is friendlier to your family budget. For those of you who have voluntary dues, I want to assure you that we greatly appreciate every voluntary payment and to remind you that voluntary payments can be of any amount, lower or higher than the suggested amount.

But, please don't mistakenly assume that the only reason to sign up for PayHOA is to make payments. My favorite reason to sign up for PayHOA account is because PayHOA is now the BEST WAY to communicate to the WCC. If you need a house plan review, submit your information by sending a message to us via PayHOA. If you have a question or a concern, submit it to the WCC via PayHOA. If you communicate with the WCC using PayHOA, then the system stores your request and our response. The WCC historically has received requests or questions via a variety of methods - phone calls, voicemails, emails to the Office, emails to the WCC President, Facebook comments, Facebook private messages, US Postal Mail, text messages, or even notes slipped through our door slot or taped to the door of our office. As you can imagine, it can sometimes be a challenge to keep track of all these requests. PayHOA provides a much better communication process.

See you soon at our upcoming meetings!
Cindy Chapman

WCC Board Notes — June 2023

- ➔ Westbury Constable Patrol Sergeant Derkowski had several tips— be careful when leaving banks and make sure you are not being followed home, keep your garage doors closed to reduce theft, don't leave valuables in vehicles (especially contractors and equipment).
- ➔ HISD Trustee Guidry said that HISD will hold public meetings in September in each district. Date TBD.
- ➔ WCC Office manager Jennifer Edmondson gave update regarding Texas GLO rebuilds in Westbury and ongoing issues with contractors not following the deed restrictions. She spoke to City Council on June 21 about problems with rebuilds and the TX GLO has reached out to resolve the issues.
- ➔ WCC office manager gave update and tutorial of new PayHOA owner portal and new WCC website, www.westburyhouston.com.
- ➔ Other topics discussed: District K Initiative to reduce gunfire on July 4; commercial updates; Hillcroft road construction; and Yard of the Month.
- ➔ The WCC did NOT meet in July per board vote. The next WCC board meeting will be Wednesday, August 16 at 7PM.

NEXT

WCC Board

Meeting

**Wednesday
August 16
7PM**

Westbury Baptist Church
10425 Hillcroft, Game Room

CITY PUBLIC MEETING

Willowbend Traffic Study
Wednesday, August 16, 6PM
Before the WCC Board Meeting

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**

Summer Enrichment Program

Platou Community Center will have a daily Summer Enrichment Program from June 5 through August 18 for children 6 to 13 years of age. At this time, the program is full, however, you may still call to verify availability. The Program is led by Platou Center Supervisor Dajai Tennard.

No Adult Program During Summer

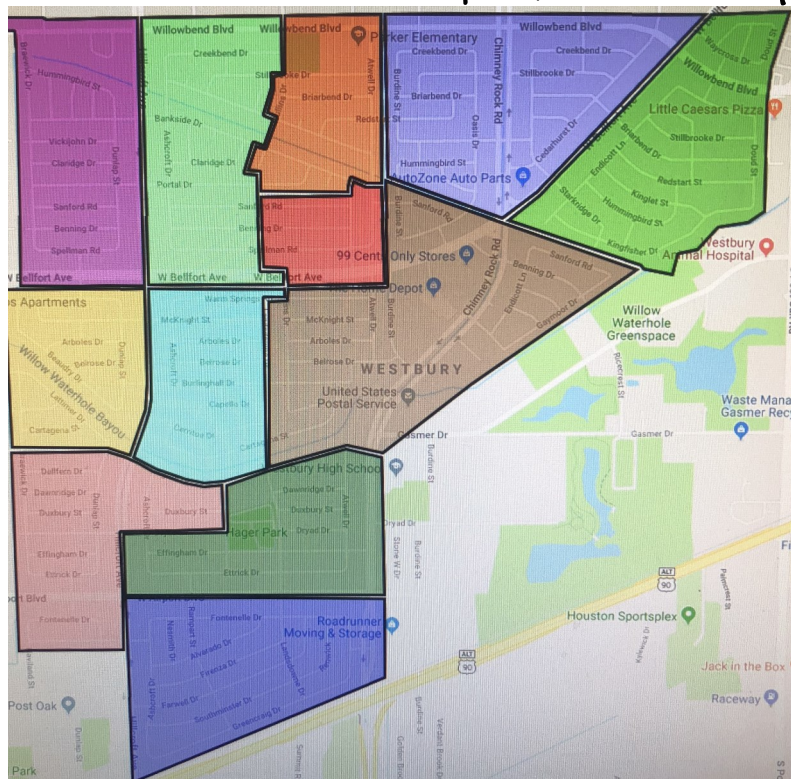
Adult programs will resume on Tuesday, September 5 with the Quilting group. Stretching exercise and the Games group will also continue. New programs are welcome. Platou programs for adults are volunteer led. Contact Dajai Tennard at 713-726-7107.

Visit Chimney Rock Park 11655 Chimney Rock

Chimney Rock Park is the smallest of the three City parks located in Westbury, but it still has a lot to offer. The park has a nice playground with a swingset, shaded picnic tables next to the playground, basketball courts, and tennis courts. There is a small parking lot located off Chimney Rock.



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	445 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



August 2023 Events & Meetings

Thurs 10	Heavy Trash - JUNK WASTE
Thurs 10	WCC Board Nomination Deadline See page 7
Wed 16	WAIC/Super Neighborhood #37 Meeting Zoom Meeting 9:30AM
Wed 16	COH Public Meeting –Willowbend Traffic Study Westbury Baptist - 10425 Hillcroft Before the WCC board mtg—See page 1 for more details 6-7PM
Wed 16	Westbury Civic Club Board Meeting Westbury Baptist, 10425 Hillcroft, Game Room 7PM
Sat 19	Audubon Society Bird Survey 5310 South Willow Monthly bird survey 7AM
Mon 28	Houston ISD First Day of School

September 2023 Events & Meetings

Mon 4	Labor Day—WCC Office Closed
Thurs 14	Heavy Trash TREE WASTE ONLY
Sat 16	Audubon Society Bird Survey 5310 South Willow Monthly bird survey 7AM
Wed 20	WAIC/Super Neighborhood #37 Meeting Zoom Meeting 9:30AM
Wed 20	Westbury Civic Club Annual Meeting Westbury Baptist, 10425 Hillcroft, Game Room 7PM
Thurs 28	Environmental Permit Public Meeting Time and location not confirmed. See page 15 for more info TBD

October 2023 Events & Meetings

Tues 3	National Night Out - Save the Date
Thurs 12	Heavy Trash - JUNK WASTE
Thurs 12	Southwest Mayoral Forum Congregation Beth Israel See page 12 7PM
Wed 18	WAIC/Super Neighborhood #37 Meeting Zoom Meeting 9:30AM
Wed 18	Westbury Civic Club Annual Meeting Westbury Baptist, 10425 Hillcroft, Game Room 7PM

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.

August 2023	September 2023
Thursday, August 10	Thursday, September 7
Thursday, August 24	Thursday, September 21

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.

August 2023	September 2023
JUNK WASTE	TREE WASTE ONLY
Thursday, August 10	Thursday, September 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

NEW Online Owner Portal

Owners can now easily pay your assessments or dues online and also be able to access invoices, track payments, make requests and much more!

Read more on pages 1 and 7.

Use the handy QR code to start your PayHOA account today.

**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 2023 Mandatory Assessments are \$267.35.

Please send this form in with your payment

2023 Westbury Civic Club Dues

Name(s) _____

Address _____

Home Phone _____ Work _____ Cell _____

E-mail _____

Online payment:

www.westburyhouston.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:

PO Box 975182

Dallas, TX 75397-5182

Westbury Civic Club Dues

\$60

\$

Westbury Area Patrol

\$315

\$

Subtotal **\$375**

\$

Additional Contributions:

Westbury Civic Club

\$

Westbury Area Patrol

\$

Total

\$

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.

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

Wednesday, August 16, 7PM

IN PERSON MEETING

Westbury Baptist

Topics– Update on City projects,

Deed restriction revision,

Committee reports

WESTBURY IS A DEED RESTRICTED

COMMUNITY.

DEED RESTRICTIONS ARE ACTIVELY

ENFORCED.

WCC Contacts, Forms, and Services**Contact the WCC Office**

westburycc@sbcglobal.net, 713-723-5437

Message Westbury Houston Facebook page

Contact the WCC President

wccpresident@westburycrier.com

House Plan Review**New Homes, Solar Panels, additions, etc.**

Form is online at www.westburyhouston.com

Submit plans and completed form to the WCC office at

westburycc@sbcglobal.net

Statement of Account

Email the WCC office at westburycc@sbcglobal.net

Resale Certificates

Form is online at www.westburyhouston.com

Return payment and completed form to the WCC office

Deed Restrictions, Policies, By-laws

Available online at www.westburyhouston.com

Join the 2024 WCC Board

Nomination Deadline - August 10

Elections for the 2024 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 10, 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 2024 Elections. Email westburycc@sbcglobal.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, up to 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.



New Online Owner Portal & Website

The wait is finally over! The WCC now has an interactive online website that allows each owner to have access to their own home portal. You will be able to view payments, make payments, make requests, and much more. Our new host, PayHOA, has many great modules that we will be activating over the next year. They have message boards, surveys, and more. Don't worry, we are not becoming an HOA, that is just the name of their company! You can still pay via the form on the previous page.

Your address and home photo

Account History

View invoices

View payment history

Scan me!

Setup Your NEW Online Owner Portal Today!

Once you scan the QR code to the right or visit our new website for the direct link, follow the prompts to request access to your portal. This will send the WCC office an email to approve and then you will be granted access to set up password and see your account.

Check out our NEW website Today!

www.WESTBURYHOUSTON.COM

Ways to Reduce Your Home Property Taxes – Homestead Exemption

Do you have a Homestead Exemption on your Westbury property? Recently, the WCC office audited ALL properties in Westbury as part of our upgrade to new property management database program. One way we did this audit was to compare our records with the property ownership records at the Harris County Appraisal District (HCAD). We noticed some discrepancies and wanted to do a general PSA to Westbury homeowners. While we don't know your private situations, we suspect that many of our homeowners qualify but haven't applied for a "Homestead Exemption."

If you are a property owner and you have lived in your home as your principal residence since at least January 1, then one of the easiest ways to save money on your property taxes is to make sure that you have applied for your "Homestead Exemption". If you are age 65 or older or disabled, then you also qualify for additional exemptions on your property taxes. An important advantage of the over-65 exemption is the school tax ceiling. Once you qualify, your school taxes will not increase unless you make improvements to the home.

I encourage each of you to go to the Harris County Appraisal District website at hcad.org, type in your home address, and look to see whether your home shows "Residential Homestead". If it says "None", then either you have not applied for an exemption or you do not qualify for an exemption.

Typically, you will receive an annual postcard from HCAD early in the year, confirming what the current exemption status is for your home and how to apply for an exemption; however, sometimes new homeowners don't understand what the postcard means.

The deadline to apply for your Homestead Exemption is April 30. But, if you miss the deadline, then HCAD will adjust your home property taxes as specified on their website. To learn more about property tax exemptions for your principal home, go to www.hcad.org.

Quick Search

Search By Account | Search By Address | Search By Owner Name

ADDRESS SEARCH

Tax Year	Street No.	Street Name
2023	[Redacted]	[Redacted]

Try our new search experience

Exemption Type	Districts	Jurisdictions
Residential Homestead	001	HOUSTON ISD
	040	HARRIS COUNTY
	041	HARRIS CO FLOOD CNTRL
	042	PORT OF HOUSTON AUTHY

Helpful Weather Sources

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>

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.



Dog Boarding and Daycare (713) 668-7297



**YOU LUCKY
DOG**
Dogs Dig Us

**Pet Resort &
Activity Center**
11403 Chimney Rock
Houston, TX 77035

- Staffed 24/7, Safe, Comfortable, Fun
- Pet CPR/First Aid Certified
- Private Suites and Group Play
- Spacious Indoor/Outdoor Play Areas
- Competitive Pricing

At You Lucky Dog we believe that the key to a happy and healthy dog is regular K9 enrichment activities that allow them to engage in innate behaviors, such as playing, chasing, smelling, chewing and scavenging. By allowing your dog to engage in these behaviors, you allow them to be physically, emotionally and mentally satisfied.

Web: www.youluckydoghouston.com
Email: info@youluckydoghouston.com

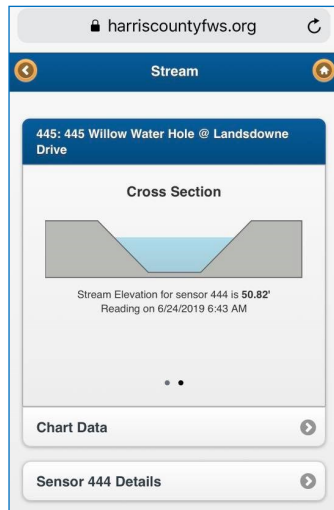
Free Compatibility
Assessment with this
Ad (\$30 Value)

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 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 at 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 Westbury gage 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.

WWW.HARRISCOUNTYFWS.ORG

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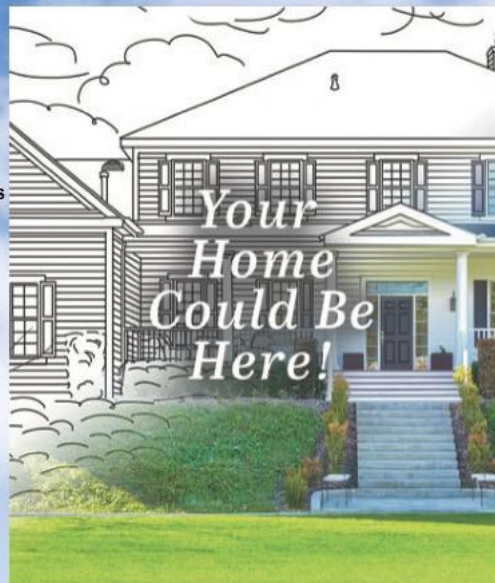
10702 Landsdowne - 4/2/2•\$460's



11906 Renwick - 3/2/2•\$290's



5427 Hummingbird - 3/2/2•\$340's



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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.



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.



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.

Westbury Civic Club 2023 Budget to Date

General Income

	Approved Budget	End of June 2023
Mandatory Assessments	\$95,000	\$95,163.48
Voluntary WCC Dues	\$45,000	\$14,295.84
Westbury Area Patrol Voluntary (Restricted)	\$210,000	\$75,332.50
Total Dues & Assessments	\$350,000	\$184,791.82
Crier Advertising Fees	\$25,000	\$1357.50
Refinancing Fees	\$1,000	\$375
Transfer Fees	\$40,000	\$10,800
Resale Certificates	\$5,000	\$1,975
Total General Income	\$421,000	\$199,299.32

Program Expenses

Crier Printing & Expenses	\$50,000	\$21,298
Programs and Hospitality	\$1,000	\$0
Harris County Constable Fee (3 Deputies)	\$266,000	\$133,050
Total Program Expenses	\$317,000	\$154,348

General Expenses

Postage, Mailing Service	\$3,750	\$0
Bank and PayPal Fees	\$7,000	\$4,345.02
Computer and Software	\$10,000	\$5,410.77
Insurance	\$2,500	\$0
Payroll Expenses	\$55,000	\$26,384.47
Contract Services—Accounting/Legal	\$5,000	\$852.92
Facilities and Equipment (Rent)	\$18,250	\$7,500
Utilities (Electric, Phone)	2,500	\$1,885.80
Total General Expenses	\$104,000	\$46,378.98
TOTAL: Program + General Expenses	\$421,000	\$200,726.98

WCC Budget to Date Explained

The WCC projected 2023 total budget is \$421,000. Through the first six months we have income of \$199,299 and expenses of \$200,727. Our income and expenses through the first six months are roughly half of our projection for the year.

We thank all those who have paid their dues and assessments. We need to collect another \$200,000 in the next six months to cover the WAP program and other expenses through the end of the year.

Our new website has launched as has our new online owner portal. We hope you will find both useful. We will continue to add features throughout the year. Right now, it is easy to activate your account, and pay your dues. You can even set your account to be paid monthly. We ask for a total of \$375 which is \$315 for the Westbury Area Constable Patrol and \$60 for the Westbury Civic Club. That is just about a \$1 a day! The dues are voluntary for the great majority of Westbury. (Only homes in Parkwest 1 and Parkwest 2 have mandatory assessments). If you can't afford the whole voluntary amount, please consider making a smaller donation that works for you and your family's budget.

Our biggest and arguably the most important expense is the Westbury Area Patrol (WAP) security contract with the Precinct 5 Constable office. Having licensed law enforcement patrolling our neighborhood and able to respond quickly is so important. WAP consists of three deputies, one of whom is a sergeant. We have coverage in the morning, afternoon and night shift. The General Expense category includes all of the items that go into operating the Civic Club. Operating an office and staffing, insurance, professional fees (financial reviews, legal expenses), doing projects and programs, and deed restriction enforcement are some of the expenses. The WCC office is only open limited hours, however, our office manager works at least 35 hours a week. We are looking at ways to increase the office hours while also getting important tasks done. Advertising in the monthly newsletter offsets most of the Crier expenses.

We will be sending out voluntary dues reminder letters in August. Please help keep Westbury a great safe place to live! Check out page 12 for a good WCC advocacy story and another important reason to support the Westbury Civic Club Today.

Southwest HPD Station Gets a New Name

In July, Houston City Council voted to rename our local Southwest Houston Police Department station to honor Sergeant Harold Preston. Sgt. Preston served the City and HPD for 41 years. Sgt. Preston died in the line of duty while responding to a domestic disturbance case in 2020. The new name will honor the career and legacy of Sgt. Preston. The HPD building located at 13097 Nitida will be named the Harold L. Preston Southwest Police Station.



Westbury Driving Tour with HPD and Mayor's Citizens Assistance Office

On July 13, several Westbury Civic Club board members drove through the Westbury area with representatives from the Houston Police Department and the Mayor's Citizens Assistance Office. This time we primarily focused on commercial areas, plus some problem residential locations.

What did we find on our tour? Illegal dumping. An abandoned house. Heavy Trash violations. Trash and dumpster problems at commercial properties. A donation bin out of compliance with city regulations. Several of the commercial sites will need additional investigation and follow-up by the city.



We thank Officer Johns and Sgt. Ortiz from the Houston Police Department, and Veronica Hernandez from the Mayor's Citizens Assistance Office for participating in the drive tour with us and their efforts to keep Westbury clean and beautiful. Participants from the Westbury Civic Club were Maggie Donovan, Becky Edmondson, and Cindy Chapman.



Local Mayoral Forum — Thursday October 12

The Greater Meyerland Super Neighborhood #31, Congregation Beth Israel's Social Justice Committee, and the Brays Bayou Association have partnered together to host a Mayoral Forum at nearby Congregation Beth Israel on N. Braeswood on October 12 at 7PM.

Houston voters will be selecting a new Mayor in November. Mayor Turner is term limited and cannot run again. This event will be a convenient way to meet some of the candidates who are running for Mayor and learn more about their plans for our great City.

Participating Mayoral Candidates in the Mayoral Forum:

- Robert Gallegos
- Gilbert Garcia
- Lee Kaplan
- Sheila Jackson Lee
- John Whitmire

**Southwest Houston Mayoral Forum
Thursday, October 12, 7PM
Congregation Beth Israel
5600 N. Braeswood**

Westbury Civic Club at Houston City Council

On June 21, WCC Office Manager Jennifer Edmondson spoke before Houston City Council during the public session. The State of Texas General Land Office (GLO) has been administering funds for rebuilding homes after Hurricane Harvey. They are currently working on several properties in Westbury and it has been an ongoing issue having the State contractors comply with our deed restrictions.

Jennifer spoke eloquently about the ongoing concerns and problems in Westbury. One of the issues is that the City issues permits for plans that violate the deed restrictions. The City puts the onus on the owner or builder to be truthful and honest. Also at City Council were WCC president Cindy Chapman, WAIC President Becky Edmondson, WCC board member Maggie Donovan.

District K Councilmember and Vice Pro Tem, Martha Castex-Tatum allowed Jennifer to finish speaking after the allotted 3 minute mark. CM Castex-Tatum asked pointed questions as did CM Abbie Kamin (District C), and CM Sally Alcorn (At Large 5). Mayor Turner also acknowledged the very serious concerns of Westbury (and other neighborhoods in Houston) with the GLO rebuilds and permits. He tasked the City with finding a way to flag the GLO permits to ensure they meet applicable deed restrictions.

When Jennifer got back to the WCC office that evening, there was an email from a Texas GLO employee who is the liaison with Harris County and wanted to work together to find a way to make this process work better. The WCC is pleased that the current GLO properties in Westbury (that we are aware of) have submitted plans that appear to follow the deed restrictions for their sections.



Crime Statistics for Westbury SuperNeighborhood

June 15—July 15, 2023

Crime in Westbury Single Family Homes

KEY

Block	Street	Crime	Date	Time	Section of W
11900	Ashcroft	Simple Assault	7/11	4pm	Westbury 4
5800	Ettrick	Theft from Motor Vehicle	6/15	11am	Westbury 4
5600	Fontenelle	Theft from Motor Vehicle	6/25	5pm	Westbury South
10600	Hillcroft	Vandalism, Damage, Destruction	6/25	12am	Westbury 5
10700	Hillcroft	Theft— Other	7/9	6pm	Westbury 5
11000	Hillcroft	Simple Assault	6/17	10pm	Westbury 5
11000	Hillcroft	Theft—Other	6/20	5pm	Westbury 5
5400	Kinglet	Theft from Motor Vehicle	7/13	1pm	Westbury 2
10700	Kirside	Theft from Motor Vehicle	7/13	1pm	Westbury 5
5600	Ludington	Simple Assault	7/13	7am	Westbury 4
5700	Ludington	Theft—Other	7/5	12pm	Westbury 4
5500	Warm Springs	Simple Assault	7/11	10am	Westbury 3
6000	Warm Springs	Theft—Other	6/16	4pm	Parkwest 3
5600	W. Airport	Simple Assault	7/6	1am	Westbury 4
6000	W. Airport	Theft from Motor Vehicle	7/10	4am	Westbury 4
5800	W. Belfort	Burglary, Breaking & Entering	7/6	8pm	Parkwest 2
5900	W. Belfort	Vandalism, Damage, Destruction	7/8	12pm	Westbury 5

- Theft from Motor Vehicle
- Auto Theft
- Vandalism
- Robbery
- Burglary
- Simple Assault
- Theft—other

The crimes listed took place between June 15 and July 15. 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	0	12	2	0
Theft from Motor Vehicle	5	4	2	0
Burglary	1	4	2	0
Robbery	0	1	2	0
Simple Assault	5	18	2	2
Shoplifting	0	0	9	0
Drugs, Narcotics	0	0	0	0
Vandalism, Damage	2	11	6	1
Auto Theft	0	2	0	1
Theft of Vehicle Parts	0	1	0	0
Theft—Other	4	0	0	0
Theft—From Building	0	1	2	0
DUI	0	0	0	5
Disorderly Conduct	0	0	0	0
Sexual Assault	0	0	0	0
Murder/Homicide	0	0	0	0
TOTAL	17	54	27	9

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

VACATION WATCH

Are you going on vacation over the summer? 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 no suspicious activity.



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

Pct. 5 Constable Dispatch
Westbury Area Patrol
281-463-6666





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.

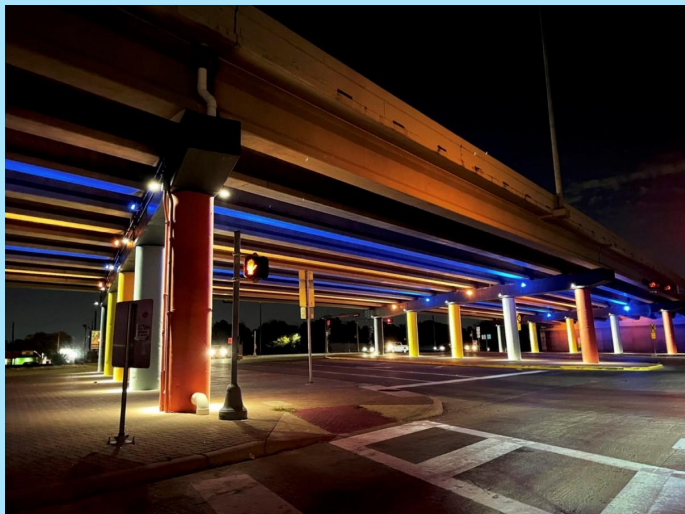
Special Gardening Book Offer

Westbury Community Garden has obtained a special, limited arrangement with organic gardening expert and Houstonian author, Bob Randall, PhD. Place your order through WCG, and get Dr. Bob's Year-Round Gardening For Houston and Southeast Texas (a.k.a. "The Bible") book for the special price of \$35 each.

Contact education@westburycommunitygarden.org to place your order by August 15.

District K Wins Award for District Gateways Project

Have you noticed the colorful lighting underneath several of the South Main (US90A) underpasses on the southern border of Westbury? The Gateways Improvement Project was awarded a state Public Works award of the year by the American Public Works Association of Texas. The project involved accessibility and mobility improvements, plus aesthetic enhancements, for 5 intersections along South Main. The project was funded by several entities which operate south of the US90A elevated roadway.



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Willow Waterhole

More than Just Flood Control

TRAILS * BIRDS * WILDFLOWERS



Photo—Mark Mulligan, Houston Chronicle

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 trails and parking are available on the street off Ricecrest.

Trail Construction Updates

Harris County Pct. 1 Commissioner Rodney Ellis' office is in the process of constructing 3.5 miles of trails at **Westbury Lake**. Over one mile has been completed, including a section along Dryad Dr., segment to the new fishing pier, and another parallel to US90A (South Main). Construction around Westbury Lake is expected to be completed by the end of October.

Funding for the trails around the other 5 lakes has been obtained from private foundations (Kinder, Brown, Cullen, Wortham, Fondren, and Powell) and will total 4.5 miles of trails. **Triangle Lake, Scout Lake, Willow Lake, and Heron Lake** (all west of South Post Oak) will be getting 3.1 miles of trails. This work is anticipated to start in July at Triangle Lake as a construction contractor has been selected. Additionally, a trail segment will be built to connect these lakes to the intersection of Chimney Rock and West Bellfort, using a utility easement. This is allow most of Westbury to easily access the Willow Waterhole.

Prairie Lake, located east of South Post Oak, will receive 1.4 miles of trails. The design for the Prairie Lake trails is almost complete and construction is likely to begin in September 2023.

Benches, trash cans, and trees will also be provided.

Environmental Permit Public Meeting

At the request of the WCC, Senator Borris Miles' office is setting up a public meeting regarding the environmental permit renewal for the company, Martin Marietta Materials, which is next to the Willow Waterhole. The tentative date is **Thursday, September 28**, with the time and place to be determined. Look in the September Crier for updates.

Martin Marietta Materials operates the industrial site at 5001 Gasmer adjoining the Willow Waterhole. In May, several Westbury residents received postcards from Air Alliance that noted that the Martin Marietta Materials site environmental permit #50014 was up for renewal. The Office of Texas Senator Borris Miles confirmed this information. The WCC asked for Senator Miles to request a Public Meeting in the local area so that people who live near the facility and people who participate in activities at Willow Waterhole would better understand what issues are involved at the site.

We thank the residents who contacted the WCC to let us know about the postcard they received regarding this environmental permit, so that we could investigate the issue and take action. As a reminder, please let the Westbury Civic Club know if you receive a notification in the mail or see a public notice posted at a property in the area. These notices are typically sent to a people who live within a specific distance or radius of an issue.

Senator Whitmire Procures \$1 Million for the Willow Waterhole Greenway

It's been nearly six years since Hurricane Harvey devastated Houston. Senator John Whitmire remembers the devastation and flooding caused when 51 inches of rain that fell over Houston, with the Westbury area particularly hard hit. When the Westbury area was added to Senator Whitmire's District 15, he reached out to Bill Burhans, President of the Willow Waterhole Greenspace Conservancy, and took a personal tour. Thanks to this tour, in this past legislative session, Senator Whitmire procured \$1 million in state funding for the Willow Waterhole Greenway, which serves as both a beautiful park for the community but also as flood mitigation.

The state funding procured by Senator Whitmire will be added to donations from a number of non-profit organizations. The Conservancy has a goal of \$12 million for projects to make Willow Waterhole into an even more enjoyable destination for Houstonians.

Senator Whitmire described the project as "crucial" for flood mitigation in areas impacted by severe weather, but also to highlight the area's beauty for all Houston residents. *"The flood mitigation is crucial to keeping Westbury and Meyerland viable neighborhoods,"* Senator Whitmire said. *"But perhaps just as important is that these innovative retention projects create destinations that keep people from moving to neighboring counties despite working in Houston."*

Willow Waterhole Conservancy Receives New Grant

In May, the Powell Foundation awarded a \$500,000 grant to the Willow Waterhole Greenspace Conservancy for their capital project campaign. The funds will be used to support the construction of walking and biking trails, recreational and educational amenities, infrastructure improvements, and prairie preservation at the Willow Waterhole. With this generous donation, the Conservancy has reached \$10.7 million towards its campaign goal of \$12 million.

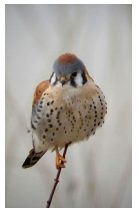
Founded in 1967, the Powell Foundation is a private family foundation dedicated to investing in public education, arts, conservation, and human services.

Audubon Society Monthly Bird Survey @ the Willow Waterhole

Saturday, August 19, 7AM

Meet at the Gathering Place, 5310 S. Willow

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



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