

Willow Meadows News

WILLOW MEADOWS CIVIC CLUB, A HOMEOWNERS ASSOCIATION

GENERAL MEMBERSHIP MEETINGS (ALL RESIDENTS)

Annual December Meeting

2nd Tuesday – 7:00 PM

December 9, 2025

***Hybrid meetings planned**

Zoom Invitations emailed via email blast to all registered residents via website

Or by request:

president@willowmeadows.org

LIVE MEETING LOCATION

Willow Meadows Baptist Church
Fellowship Hall – East Wing
4300 W. Bellfort (parking in rear)

GENERAL MEETINGS AGENDA

1. Public Comments
2. Elections/Special Speakers
3. Approval of Minutes
4. Treasury Report
5. Board/Committee Reports
6. Unfinished Business
7. New Business

REGULAR BOARD MEETINGS

2nd Tuesdays - monthly

Willow Meadows Baptist Church
2nd Floor, 209 Conference Room

A MESSAGE FROM THE PRESIDENT

While we cruise around our neighborhood, one cannot help but notice the many new house construction projects, and the other remodeling efforts in progress. Beautiful areas in Houston attract that type of energy where people choose best locations to build and improve their dwellings. As a civic club, we have made many strides to maintain our aesthetically pleasing pocket of well-maintained homes, and we will continue to give it our all.

We have the vibrancy of the big city life, but yet keep a tranquility that is hard to match. Willow Meadows has become a haven for those young professionals that have bought a house, or are building one, and will make it their home. They have put down roots to raise their families. And those that have been here for a considerable amount of time, are also valuable neighbors.

The Willow Meadows Civic Club board now has a full slate of nine members, and we are extremely thankful for the talents and interests all bring to the table. However, more help is required.

Financially, we are making attempts to keep within budget and do have funds in reserve for any unexpected expenditures that may arise. Cost containment is a priority as we manage our \$327,000 amount of money allocated for 2025.

In terms of each and every house, a fairly high percentage keep their property in good condition. For those who fall short of that, please contact us and we will work with you as best we can. Please feel free to call or text me directly at 713-667-5650.

Thank you,
Kim Sauke

SEND DUES PAYMENTS TO:

Willow Meadows Civic Club (WMCC) ■ PO Box 35551 ■ Houston, TX 77235

Please note property address on all checks and ZELLE payments
treasurer@WillowMeadows.org

WILLOW MEADOWS CIVIC CLUB

WILLOW MEADOWS OFFICERS

| | | |
|----------------|-----------------|---------------------------------|
| President | Kim Sauke | president@willowmeadows.org |
| Vice President | Ken Jones | vicepresident@willowmeadows.org |
| Secretary | Lauren Salsman | secretary@willowmeadows.org |
| Treasurer | Benjamin Miller | treasurer@willowmeadows.org |

DUES INFO:

Jessica Diaz, CPA – Millas CPA Firm

TaxServices@millascpa.com
Office (713) 526-0338

BOARD OF DIRECTORS

At-Large Pos 1
At-Large Pos 2
At-Large Pos 3
At-Large Pos 4
At-Large Pos 5

At Large Members

Jeff Peters
Frank Tamborello
Michele Vervoort
Danielle McCracken
Linda Pett-Conklin

board@willowmeadows.org

COMMITTEE CHAIRS & CO-CHAIRS

| | | |
|---------------------------------|--------------------|----------------------------------|
| Architectural Control | Jeanne LaMontagne | architecture@willowmeadows.org |
| Deed Restrictions Enforcement | Michele Vervoort | deed@willowmeadows.org |
| Maintenance & Beautification | Ken Jones | beautification@willowmeadows.org |
| Publications/ Newsletter Editor | Linda Pett-Conklin | editor@willowmeadows.org |
| Security | Frank Tamborello | security@willowmeadows.org |
| Technology | Danielle McCracken | technology@willowmeadows.org |

WMCC WEBSITE: *(See website for information on local/state government representatives)*

IMPORTANT PUBLIC SERVICE PHONE NUMBERS

| | |
|--|------------------------------------|
| Emergency | 911 |
| HPD non-emergency police service | (713) 884-3131 |
| WM Security Patrol | Call or Text (713) 447-0200 |
| NOTE: Calls go to answering service when officers are off-duty (Wait 7 rings) *Let us know if this fails to occur | |
| Animal enforcement, report an animal bite | 311 |
| Dead Animals – Houston city streets | 311 |
| Dead Animals – Freeways and feeder roads..... | (713) 802-5000 (TXDOT) |
| Garbage Pickup /Recycling/Recycling Centers..... | (713) 551-7300 |
| Tree Waste (odd months) & Junk Waste (even months) report problems..... | 311 |
| Report odor, smoke or dust nuisance | 311 |
| City of Houston: Water/Sewer/drainage/potholes | 311 |
| City of Houston: Permitting Center | (832) 394-9000 |
| Harris County Flood Control | (346) 286-4000 |
| Harris County Public Health & Environmental Services: Mosquito Control. | (713) 440-4800 |
| Harris County Public Health & Environmental Services: Dead Bird Hotline..... | (713) 440-3036 |
| Street Light Outage/Maintenance....Outage Tracker: https://gis.centerpointenergy | (713) 202-2222 |

A MEMORIAL TRIBUTE KATHLEEN W. BÉIQUE (1956-2025)

By Linda Pett-Conklin



In many ways Kathleen Béique was perfectly tailored to assist Willow Meadows' reclamation after the destruction wrought by Hurricane Harvey in August 2017. She was smart, determined, creative, and empathetic. Her home with husband Marc had been seriously flooded along with 40% of the neighborhood's other residents; and I winced each time she recounted her swimming trek on the day of the flood from her house to Willow Meadows Baptist Church. After

her home was renovated, she joined the Willow Meadows Civic Club (WMCC) Board in 2018 with the intention of bringing the neighborhood back to its glory and beyond. I met Kathleen at a WMCC meeting in summer 2018 where, among other things, the singular member of the Architectural Control Committee (ACC) resigned, and somehow, Kathleen and I were put in charge of the very busy Committee overseeing the construction of some homes to be lifted and many new homes to be built. Marc Béique (an architect) created the ACC Packet (15 pgs), and Kathleen and I implemented the document in use today that a contractor once remarked to me was one of the most professional neighborhood-building guides he had encountered. We did this work as a team until 2022 when the

state legislature deemed us ineligible due to our representation on the WMCC Board. Kathleen simultaneously took on the role of deed restriction controller, where she was both strict and forgiving. In this position, every month she toured the neighborhood on an "inspection ride." An insightful gal, she knew the Deed Restrictions inside and out, and she could give personal details on just about every resident in the neighborhood. She was doggedly against violators of our short-term rental policy (Party Houses) and tried hard to obtain a passing vote on an amendment to strengthen the policy in the Deed Restrictions.

This energetic lady was more to me than neighbor or friend. During the short seven years that we knew each other, we became partners—working on a host of other projects for the Civic Club. In 2019 we completely remade our newsletter *Willow Meadows News* and modernized the neighborhood website. In 2020 & 2021 she took the helm as President of WMCC and I agreed to work as Treasurer. In these positions, we each performed our separate duties, but always with the counsel and assistance of the other. In 2021 Kathleen was successful in replacing WMCC's By-Laws with more modern streamlined rules for governing the Civic Club. During those two years we spent many hours together and many more on the phone. I left the Board in 2022. She took my position as Treasurer through 2024. Others have served Willow Meadows with distinction, but Kathleen was a whirlwind of change for improvement. She made a tremendous difference and will be remembered for that.

JOIN OUR WINNING TEAM!

**APPLICATIONS OPEN
SEPTEMBER 2, 2025.**

INQUIRE NOW!

PRE-K4 THROUGH 8TH GRADE
713-723-5888
ADMISSIONS@TRAFTON.ORG

**4300 W. Bellfort St., Houston, TX 77035
(713) 723-2870 | www.wmbc.org**

Join us Sundays:
Bible Study at 9:30 AM and Worship at 10:45 AM

Join us Wednesday evenings:
Dinner at 5:30 PM and multiple classes
and activities at 6:15 PM

*Your uniqueness is welcome.
Your questions are welcome. Your sorrows are welcome.
Your joys are welcome. You are welcome.
Just the way you are. Really.*



ONE HOPE ACADEMY

Coming August 2025 Grades K-5

Meyerland Area

2 Hour Learning

An AI tutor that enables students to crush academics in just 2 hours a day

Life Skills

These four hours are packed with sports, arts, entrepreneurship and crucial life skills

1 on 1 Mentoring

Smaller classrooms with Coaches that guide your child to succeed and build confidence

Motivation

A unique reward system motivates your child to have no limits for success and to dive into their passion

Learn more at OneHopeAcademy.org (713)496-3595

GREENWILLOW SIDEWALK PROJECT: COMPLETED

By Kim Sauke

As a newly elected president for Willow Meadows Civic Club, I sat listening to concerns from longtime board member and former Willow Meadows Civic Club president, Bill Cook, as he spoke on the deplorable sidewalks along Greenwillow Street at a board meeting. He expressed the need for them to be repaired so those walking to the synagogue don't have to go on the street to get there. Totally unsure of this and whether it could be done through our organization, our board did take on this project.

After considerable head scratching, multiple phone calls and an overall sense that this will go nowhere, three years later and with tremendous help from Mayor Pro Tem, Martha Castex Tatum and the District K team, they are now done and completed. Including the grass sod. Now this is perseverance on the part of our civic club. It improved Greenwillow Street, and now those heading out to the synagogue don't have to risk injury by taking to the street. Great work.



Meagan Bordelon
REALTOR®

2020 Rising Star award winner
Named a Who's Who
in Houston Real Estate 2020

832.272.7072 | mbordelon@bernsteinrealty.com

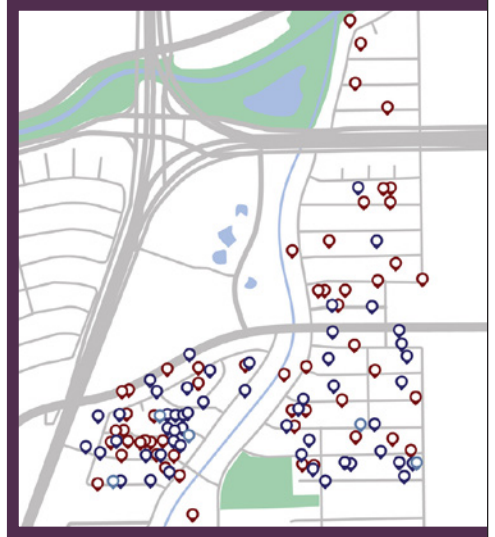


Bernstein Realty
Buying | Selling | Leasing
Relocation | Property Management

Your home. My expertise.®

713.932.1032 | BernsteinRealty.com | @bernsteinrealty

SOLD ON WILLOW MEADOWS



Randall Doe

SUCCESS BY DESIGN
BROKER ASSOCIATE

713.851.7653 | Randallhdoe@gmail.com

Better
Homes
and Gardens
REAL ESTATE

GARY
GREENE



District K Highlights

BARBARA HITE'S RETIREMENT FROM DISTRICT K SERVICE

Willow Meadows Civic Club and neighborhood are extremely grateful for Barbara Hite and her interest and dedication to our community. As the heart of constituent services in District K for many years, Barbara has faithfully served as we know her, alongside Mayor Pro Tem Martha Castex Tatum. She has attended many of our civic club meetings live and on Zoom and has been instrumental in helping our subdivision with the assistance and guidance she has offered. We send all of our best wishes to her as she enters into her retirement. We thank you Barbara, you have done a terrific job.



GREETINGS FROM THE WILLOW MEADOWS SECURITY COMMITTEE!

By Frank Tamborello, Security Chair
security@willowmeadows.org

Willow Meadows Security Patrol Phone: 713-447-0200

Greetings, neighbors. I hope you are all enjoying summer. Crime-wise, we've had a fairly quiet past few months with a couple of notable exceptions. Our officers continue to patrol in our marked patrol cars, so when you see them please give them a friendly smile and wave and perhaps stop to chat. We continue to enjoy a low crime rate relative to other nearby neighborhoods, but with a few simple precautions I think it could be even lower. One troubling issue concerns theft of firearms.

FIREARM THEFT

We've had three instances of a total of four firearms stolen from vehicles in the seven months of 2025 so far. In all three cases the firearms were not secured within the vehicle and the vehicles were not secured. Most guns used to commit crimes are illegal in one way or another, usually by being stolen. Most guns stolen come from cars.

Recall that this past January Robert Lee Davis III fatally shot Brazoria County Sheriff's Deputy Jesus Vargas at 9333 Stella Link, just northeast of Willow Meadows. Davis shot Vargas while the latter attempted to serve an arrest warrant on Davis, wanted for aggravated sexual assault. Deputy Vargas left behind his wife and their three children. Do not arm people like Davis by leaving an unsecured firearm in your vehicle, whether or not your vehicle is reasonably secured.

Talk with your neighbors about securing your vehicles and especially about securing your firearms. Talk about how dangerous stolen firearms make our community and about how easy it is to instead secure firearms. Gun lockers for vehicles are affordable and available even at many local auto parts stores. I've seen them at the O'Reilly's on South Post Oak at Willowbend. The Houston Police Department sometimes gives them away.

SECURE YOUR VEHICLES

We typically have two or three burglaries of motor vehicles per month in Willow Meadows. Approximately half of these incidents involve vehicles left unlocked. Please, even if you're just going inside for five minutes, lock your car. Criminals wander and try door handles just to see what presents an easy opportunity. Don't give them that opportunity.

Do not leave visible within your vehicle anything valuable or anything that looks like it could be valuable or could contain something valuable. Many burglaries occur involving a purse or a laptop bag left where visible. Typically, what happens in these cases is the criminal gains entry by opening an unlocked door or breaking a window.

DONATE FOR MORE PATROL

We patrol as much as budget allows but filling a single four-hour shift costs approximately \$10,000 annually. Donations made to Willow Meadows Security Fund pay for more officer patrol hours. Make donations the same way you pay dues, just be sure to note "Security Fund" in your donation. Donate by check mailed to PO BOX 35551, Houston, TX 77235 or by Zelle to treasurer@willowmeadows.org.



For more neighborhood news, information, events
and resources, please visit our website
at www.willowmeadows.org.

Please consider joining our Board, one of our committees
or volunteering in some way to contribute to our community.
Get involved and learn how your civic club works!

Where Excellence Finds a Home

TRUST THE POWER OF ELLIMAN'S MOST EXPERIENCED HOUSTON AGENTS.

Richard Ray
Sales Agent | Top Producer
M 713.416.3931
richard.ray@elliman.com



© 2025 DOUGLAS ELLIMAN REAL ESTATE. EQUAL HOUSING OPPORTUNITY. 2800 KIRBY DRIVE, SUITE A-206, HOUSTON, TX 77098. 281.682.5588

TAPESTER'S GRILL
Done Right!

Weekend Brunch
ALL DAY!

(832) 582-5333 tapestersgrill.com

SAT OCT 25
11 AM to 8 PM

Music FEST

FREE LIVE MUSIC
PROFESSIONAL BANDS
BEER & WINE GARDEN
FOOD TRUCKS
KIDS GAMES
COSTUME PARADE

BRING A CHAIR OR BLANKET
Willow Waterhole
Greenway
5300 Dryad Dr 77035

levitthouston.org/musicfest

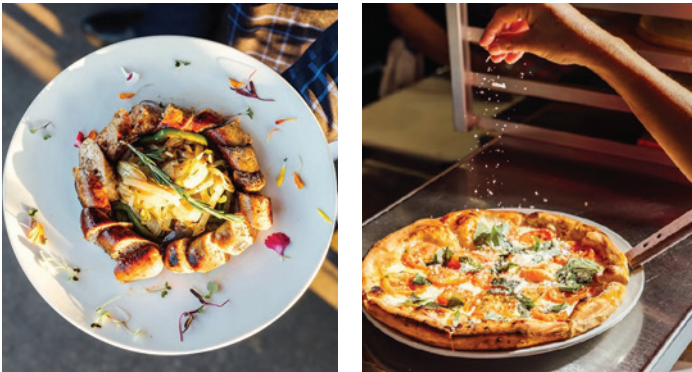
SKYROCKET! the Band

RESTAURANT REVIEW

By David Cruthirds

CANDELARI'S NEIGHBORHOOD ITALIANO

2617 W. Holcombe near Kirby



Candelari's (www.candelaris.com) is one of my favorites, whether for happy hour, dinner with my wife and friends or Sunday brunch. The restaurant has a varied customer base from West U, the medical center and southwest Houston, and it is family-friendly for both kiddos and adults.

In the beginning – The restaurant's history began with Albert Candelari's Italian sausage recipe made in the back of the family's East Side liquor store. I have a history with the family, having been good friends with two of Albert's daughters. While I admit to being a little biased toward the family and restaurant, I certainly wouldn't recommend it if I didn't think it a great eatery. The secret sausage recipe stayed in the family for years until Candelari Sausage Company was launched in 1993. Eventually the enterprise evolved into the restaurant and pizzeria. While the sausage recipe formed the foundation, Candelari's offers a great selection of Italian favorites, including both wood-fired and brick-oven pizzas.

Happy hour – I'm a "semi-regular" at happy hour, and almost always find folks at the spacious bar to socialize with. The "regulars" at the bar are welcoming and friendly resulting in a lively outing – especially if the Astros, Rockets or other noteworthy sporting events are on TV. Candelari's has a full bar as well as an interesting selection of Italian wines. Happy hour specials are also offered.

Appetizers – As might be expected, the "King's Sausage" appetizer is one of the most popular offerings. One of my favorite appetizers is the Arancini con Salsiccia, tasty risotto balls stuffed with Italian sausage and fresh mozzarella. Really good! I often have the arancini with a small loaf of their delicious Pene al Forno, an Italian baguette paired with a glass of Italian wine for a light dinner option. The tomato caprese and meatball appetizer are two other small-plate dishes to consider.

Entrees – The menu includes seafood, chicken and meat dishes, so there are options that fit most palates and dietary preferences. The 15-ounce wood-fired, Black Angus ribeye is an impressive choice that can be shared with a companion. Pasta choices are numerous, including lasagna, pasta primavera, the sinfully rich Penne Rustica (Italian sausage and mixed mushrooms in a tomato cream sauce) or the Pomodoro Fresca (Angel hair pasta with fresh garlic, fresh tomato and basil, topped with burrata cheese). My personal favorite is the Tagliatelle alla Bolognese (House-made fresh pasta with freshly ground beef, pork and veal in a stewed tomato ragu sauce).

Pizzas – Candelari's is a great option to satisfy your pizza craving, whether dine-in or to go. As noted above, Candelari's features wood-fired as well as brick-oven pizzas, with the wood-fired characterized by a crispy, slightly charred crust and smoky flavor. Wood-fired options include the Authentica (sauce, fresh mozzarella, Italian sausage, and basil); Funghi – my personal favorite with Italian sausage added (mixed wild mushrooms, fresh mozzarella, and roasted rosemary shallot); Diavolo (sauce, pepperoni, capicola, soppressata, fresh mozzarella and Calabrian chile oil); Marcherita, Prosciutto and Quattro Formaggi.

Brick-oven choices include a "build your own" option; the Original (Italian sausage); Veggie (spinach, mushrooms, zucchini, yellow squash, broccoli, roasted red pepper and feta cheese); King Mike's (pesto sauce, fresh mozzarella, Italian sausage, roasted garlic, bacon, grilled chicken, mushrooms and feta cheese); T-Rex (Italian Sausage, pepperoni, ground beef, bacon, and capicola); Papa Albert's (Italian sausage, black olives, pepperoni, onions, bell peppers, and mushrooms); the Gunslinger (grilled chicken, ground beef, red onions and fresh jalapeños, fresh cilantro added after cooked).

Candelari's has a number of great-looking dessert options, but I am usually too full to indulge. Maybe a dessert-to-go would be good choice!

Candelari's is part of the Bravo MG Restaurant Family, that also operates Enoteca Rossa (4566 Bissonnet) as well as a "speakeasy" and gelato bar next door to Enoteca Rossa. I'm not very familiar with those spots, but they could be the subject of a future review. In the meantime, bon appetite!



WILLOW MEADOWS GARDENS AUGUST: LOW MAINTENANCE COLOR

By Carlyn Chatfield



Budget-minded gardeners should focus on growing plants from seeds. August is a great month to buy Zinnia and Marigold seeds and a bag of raised bed potting soil. Save these for end of summer, when you will set up for fall color. Both Zinnias and Marigolds can grow and thrive with minimal rain water, but they do need a good soaking right after planting. The evening or day before rain is expected, scatter a little dirt, then seeds, then a little more dirt. Don't try to fully cover the seeds. Use just enough dirt to anchor them before the rain. If the rain doesn't come as planned, water lightly with a garden hose once a day until the green begins to emerge. Flowers should appear by October.



For a quick pop of color after a storm, try pale pink Rain Lilies (Zephyranthes). This low maintenance plant begins as a single bulb that naturalizes after about two years. Plant under the roof drip line or along a fence where the plants have easy access to rain. After a rain, the blooms appear and last for a day or two. Irrigation and other forms of water don't inspire these plants to bloom--just rainy days!

Another low maintenance plant that provides some color is Dwarf Katie Ruellia; its purple blue bloom looks a bit like a petunia blossom. Ruellia doesn't need improved soil; it works in rocky patches as well as Houston's 'gumbo' ground. It does take a year or two to settle in before it begins to spread and can become aggressive after three or four years. Containment is relatively easy: pluck up new plants as they appear.

WILLOW MEADOWS AUGUST 2025 YARD OF THE MONTH HONOREES

By David Cruthirds, Chair, Yard of the Month

Residents are encouraged to nominate candidates for Yard of the Month. We do our best to select yards worthy of recognition, but opinions and views of what makes a great yard are somewhat subjective and varied. So please let me or any officer/board member know if you have any favorites!



A few changes - As a reminder, the civic club selects one YOM winner from each Willow Meadows section - North, Central, South, and West. Current board members and officers are not eligible to be selected for YOM recognition. In addition, homeowners must be current on their civic club dues and not have any outstanding/unresolved deed restriction violations to be selected for YOM recognition.



ONE HOPE

— PRESCHOOL —

NOW ENROLLING

For the 2025-2026 Academic Session

- ✓ Hands-On Learning for Bright Young Minds
- ✓ Small Class Sizes, Big Discoveries
- ✓ Encouraging Confidence and Growth Mindset
- ✓ A Friendly, Inclusive Preschool Community
- ✓ Experienced Teachers, Engaging Curriculum
- ✓ A Strong Foundation for Kindergarten and Beyond
- ✓ Explore. Learn. Thrive – The One Hope Way!



6 WEEKS - 5 YEARS



MDC Program - 9:00 AM - 3:00 PM
EXT Program - 7:30 AM - 5:30 PM

- ☎ (713) 485-4491
- 📍 5020 W. Bellfort Ave. Bldg. 2
Houston, TX 77035
- 🌐 www.onehopeschool.com

HOUSTON TRASH COLLECTION FRUSTRATIONS

By Linda Pett-Conklin

Willow Meadows' residents are not alone in their frustration with the City of Houston's solid waste program. In neighborhoods citywide, recycle waste and heavy trash pickups are rarely done on schedule. The city's solid waste department can cite a long list of reasons for this poor record, including aging or broken equipment (of the 218 trucks needed in the recycling fleet, only a few are fully functional), lack of workers (in 2025, 27 trained drivers opted to take the Mayor's retirement incentive offer resulting in a historically small staff), low starting pay for new drivers (\$15/hr), lack of drop off facilities for recycle waste (there is only one location for Houston's 600 square mile area), outdated routing software, and even rodents chewing the wires on trucks that are in operation. To make matters worse, Mayor Whitmire announced this year that the City is facing a serious fiscal shortage, which limits increased spending for much needed improvements.

Well, what about a garbage fee? Houston is the only large city in Texas that funds solid waste management with tax dollars alone. Public opinion polling in Houston reveals that about 66% of Houstonians would be willing to pay a monthly \$10 fee, but support drops to 33% when a more realistic \$20 monthly fee is considered. Still, the idea of imposing some level of resident garbage fee is much alive in City Council discussions, as 311 complaints about late and missed garbage and recycle pickup grow ever larger year after year. In addition, illegal dumping due to inadequate pickup of heavy trash and yard debris has become an increasing problem throughout the city.

For Willow Meadows Civic Club (WMCC), what about hiring our own private garbage collection? For more than 40 years, the City of Houston has given a subsidy of \$6 per household each month to neighborhood associations willing to organize and fully fund their own trash pickup. Currently, homeowner associations (HOA's) all over Houston, representing more than 47,000 households or about 10%, collect \$3.3 million annually from the City to partially fund all types of weekly and monthly waste collection for their residents, who then pay an annual garbage service fee to their HOA. This would be a viable option to quell resident frustration with piles of trash or trash bins on curbs for weeks on end. Another plus might be enhanced service, as private collection can include as many as two backdoor pickups per week of all types of trash.

What happens, though, if the City of Houston does finally institute a household garbage fee and scraps the current subsidy? What would that fee have to be to cover the additional routes now being handled by private collection? Another looming trash issue for Houston is aging landfills and transfer stations for a growing population—but that's another problem for another article.

Statistics and facts were taken from Houston Landing website articles: <https://www.houstonlanding.org>.

WILLOW MEADOWS DEED RESTRICTIONS

By Michele Vervoort

Houston is the only major U.S. city without formal zoning laws. However, a combination of City Ordinances and neighborhood Deed Restrictions effectively creates a zoning-like framework. Willow Meadows developed deed restrictions in 1998 to help guide development and preserve community standards.

It's been a long road since Hurricane Harvey in 2017, but Willow Meadows is now experiencing a surge of new construction and remodeling. These improvements are revitalizing our community and helping to restore property values. Therefore, enforcing legally binding deed restrictions is a core responsibility of the Willow Meadows Civic Club Board. We are committed to addressing resident concerns and taking appropriate action when violations occur.

Willow Meadows has hired a new property management team, Graham Management, to oversee our community's deed restrictions which are posted on our website www.willowmeadows.org for your review. Once a month Graham Management will drive our neighborhood citing violations, many of which also breach City of Houston Ordinances, including:

- Items in public view (e.g., garbage cans, junk, trash, debris)
- Illegally parked vehicles, boats, RVs, and trailers
- Disabled or non-operational vehicles
- Exterior maintenance issues (e.g., painting, rotting wood, mold/mildew, broken fences)
- Yard maintenance (e.g., mowing, edging, pruning, tree care and removal)
- Leaves and debris blocking street gutters and storm drains
- Violations of setback and height restrictions

Together, we can enhance the beauty and appeal of Willow Meadows—making it more attractive to prospective buyers and helping boost property values for all.

If you have any questions or concerns, please reach out to www.willowmeadowsdr@gmail.com.

The Willow Meadows Civic Club sincerely thanks you for your continued efforts and commitment to our community.

**For more neighborhood news
please visit our website at
www.willowmeadows.org**

ALL ABOUT GARBAGE FOR ALL WILLOW MEADOWS RESIDENTS

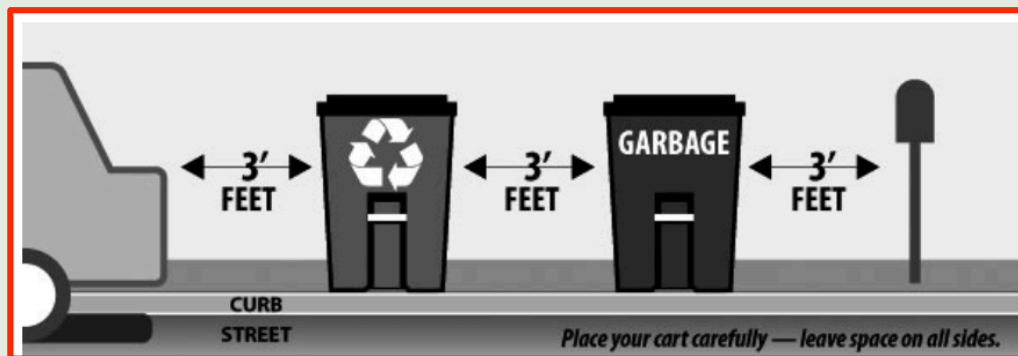
Info from <https://houstontx.gov/solidwaste/trashfacts.pdf>

(info gleaned from: <https://houstontx.gov/solidwaste/trashfacts.pdf>)

PICK-UP for Garbage (weekly) & Recycling (bi-weekly) is THURSDAY

HOW TO SET OUT YOUR GARBAGE (black can/every week) & RECYCLING (green can/Schedule A-every other week)

- City-provided containers must be placed at the curb **between 6 p.m. the day before and 7 a.m. on the collection day.**
- **Overflowing or open containers may not be picked up, if collector determines spillage may occur.**
- Container must face the street with handle facing house.
- **Containers must be accessible** and not blocked by obstacles, including parked cars, trees, mailboxes, fencing etc.
- **Blocked containers will not be emptied.**
- Leave at least a 3ft space between garbage and recycling container. This allows the truck to operate safely.
- **Containers must be removed from public view by 10:00 p.m.** on the day of collection and stored in a secure location.



HOW TO SET OUT YOUR yard trimmings: (PLEASE inform your yard maintenance contractor)

- Yard Trimmings/branches, grass clippings/leaves must be in **city-approved compostable bags** for collection;
- City of Houston Waste Management **WILL NOT** pick up plastic bags filled with grass clippings/leaves.
- Filled bags must not weigh more than 50 pounds. **Yard waste is collected on the same day as garbage.**

For ALL of Willow Meadows, Tree and Junk Waste Day is the 3RD WEDNESDAY OF THE MONTH

Tree Waste (ODD months): January, March, May, July, September, and November

- Tree Waste is defined as "clean" wood waste-- tree limbs, branches, & stumps.
- Lumber, furniture, & treated wood will NOT be accepted.
- Junk Waste may NOT be placed for collection during a Tree Waste month.

Junk Waste (EVEN months): February, April, June, August, October and December

- Junk Waste is defined as items such as furniture, appliances, & other bulky material.
- **Tree Waste is accepted during Junk Waste Months;** but, to ensure your Tree Waste is recycled, you may hold tree waste materials until the next Tree Waste month or take it to a Neighborhood Depository/Recycling Center.

HTX COLLECTS – NEW APP

The app will allow residents to stay better connected with city's Waste sends alerts
Trash & Recycling programs



*I'm Not Just Your Neighbor,
I'm Your Realtor!*



Amy Lynch Kolflat, Helping You Buy & Sell Right Here in Willow Meadows!

As a fellow Willow Meadows homeowner, I know firsthand what makes this neighborhood special. From its tree-lined streets to our strong sense of community, there's no place like home here. Whether you're thinking about buying, selling, or just want to chat about real estate trends, I'm always happy to help.

Featured listing in our neighborhood:



**4438 Wigton Drive,
Houston, TX 77096**

Bedroom: 4/5 | Bathroom: 3

3,3524 SF | \$625,000

Call Amy today for a free home evaluation and personalized selling plan! She can sell yours too!



AMY LYNCH KOLFLAT
Zebra Real Estate Agent

713-724-4646
amy@amyzebra.com

  
[homewithamyzebra](https://www.instagram.com/homewithamyzebra)



Willow Meadows Civic Club, Inc.
P.O. Box 35551
Houston, TX. 77235

ADVERTISE IN THE WILLOW MEADOWS NEWSLETTER

www.willowmeadows.org

We hope you will advertise with us: Placing an ad in our newsletter will encourage more Willow Meadows residents to trade with you, while demonstrating that you are doing your part to support our local neighborhood community.

Newsletter Publication Months:

- Spring / Summer / Fall / Winter
- 820 homes in Willow Meadows, both inside and outside Loop 610

Advertising Rates (per edition):

- Eighth-page (business card-size): \$50
- Quarter-page: \$100
- Half-page: \$150
- Full-page: \$300

Requirements:

- PDF file of your ad
- Check payable to WMCC

WILLOW MEADOWS CIVIC CLUB, P.O. BOX 35551, HOUSTON, TX 77235