

WLP Civic Association Board Members

President: Jane Root

Secretary: Pat Bohn

Past President: Mohammad Bayegan

Website: www.wlpca.org

Directors: Chris Elhardt, Karisa Gallucci, Larry Gray, Ann Iverson, Ted Richardson, and Sue Shivers

Vice President: James Brodnax

Treasurer: Cynthia Trigg

Newsletter: Gilda Bayegan

Webmistress: Kirsten Doherty

A LETTER from the PRESIDENT

Dear Neighbors:

It's hard to believe that another Annual Meeting for West Lane Place is just around the corner. Please mark your calendars for Tuesday, May 5 at 6:30 P. M. The meeting will be held at Amazing Place, 3735 Drexel.

Refreshments will be served. We have arranged for parking with the Houston Metro Urology, so there should be ample parking spaces for everyone to attend. We will review the events of the past year, elect officers for 2015-2016, and have a few individuals from the community to speak to us on topics that are pertinent to our neighborhood.

The current Board took office on July 1, 2014. Since then, this has been a very productive year for the West Lane Place Civic Association. Our annual directory was published and distributed to dues paying members in July. Planning for National Night Out began during the summer and culminated with a rousing successful event in early October. We had a great turnout of both residents, and law enforcement and fire department personnel. Our current membership drive began in January of 2015, and I am happy to say that residents are joining our Civic Association at a record clip. If you have not yet paid your dues, please either send them to our Membership Chair or bring them to the Annual Meeting. A membership form can be downloaded from our website at WLPCA.org. Please show your support for our neighborhood and our Civic Association with your membership. I would like to thank all of the elected officers, Board members, and committee chairs for their support and hard work during this past year. We could not have accomplished all that we have done without all of their efforts.

As you all know, the most pressing issue for our neighborhood this year has been security. A great deal of time and effort has gone into the Association's current programs as well as determining the feasibility of a private security service for our neighborhood. We currently have a group of dedicated residents who routinely patrol the area with "Crime Watch" signs on

their cars. I am happy to say that several individuals will be added to this group and will undergo HPD training in the very near future. There is always room for more volunteers, so please let our Security Chair know if you are interested. Several new and larger "Crime Watch" signs have been placed around the neighborhood.

Over the years, the neighborhood which ultimately came to be known as West Lane Place, evolved through the joining of three subdivisions, each with a different set of deed restrictions. To further complicate the matter, there are also homes in West Lane Place that were not in any of the three subdivisions and are not subject to any deed restrictions. The neighborhood joined together to form the West Lane Place Civic Association in 1992. Since then, dues have been paid to the Civic Association on a voluntary basis. Many of our residents have asked why we can't have a compulsory fee for neighborhood security such as some of the subdivisions in our surrounding area. In order to be able to accomplish this,

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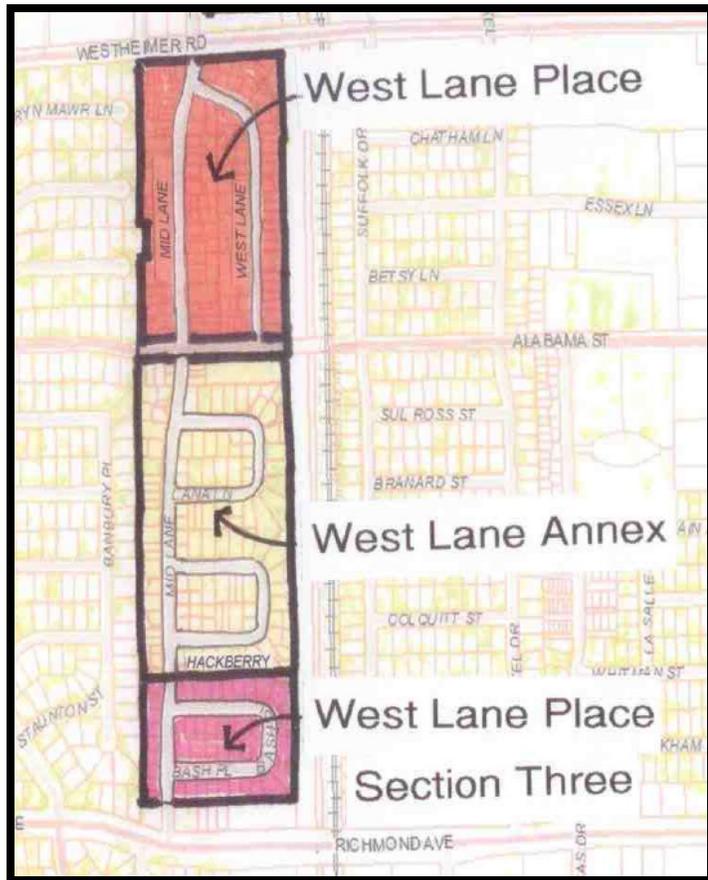
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This newsletter is published and delivered to you
by the West Lane Place Civic Association

The views and opinions expressed herein are those of the author(s) of each article, and not necessarily those of the WLPCA.

by Ted Richardson

In response to questions from some newer residents the following commentary is offered by WLPCA Director Ted Richardson.



In 1992, the residents of our neighborhood formed the **WEST LANE PLACE CIVIC ASSOCIATION (WLPCA)** ‘to preserve and improve the residential character and integrity’ of our community. **How is the WLPCA structured, what are its boundaries, and how is it funded?**

The WLPCA is a civic organization per IRC 501(c)(4). The original 1992 Bylaws were amended in 2008 (see wlpc.org for Bylaws and map). Membership is voluntary and open to neighborhood property owners and tenants. WLPCA is financed by membership dues, contributions, gifts, and donations. The amount of dues are recommended by the Board of Directors and subject to membership approval. To encourage participation, Individual dues are \$25, except dues for Seniors are \$15. Gifts and contributions are an extremely important and substantial part of WLPCA finances and have funded several neighborhood improvements.

WLPCA boundaries include all lots within the 56+ acres of our three post WWII subdivisions: **West Lane Place** (est. 1945, 22+ acres, 38 lots, typically 0.44 acre/lot); **West Lane Annex** (est. 1947, 24+ acres, 90 lots, typically 0.19 acre/lot), and **West Lane Place Section**

Three (est. 1949, 9+ acres, 47 lots, typically 0.13 acre/lot). Each subdivision has its own unique deed restrictions. Over the years as the area has matured and become an increasingly popular location – and before the formation of WLPCA in 1992 - some deed restrictions were changed, a few small apartment buildings were built, and many lots were combined and re-platted into smaller lots, (some forming townhome and/or condominium developments). Re-platting also created “fractional lots” and related voting issues. Whereas there were originally 175 lots within the WLPCA boundaries, there are now about 350 lots and counting! More than 245 households/lots have at least one WLPCA member which equates to more than 72% of the total lots being included in the WLPCA.

To fund special projects beyond WLPCA financial means, would it be feasible to change the WLPCA to a Property Owners’ Association (POA) thus providing statutory powers for the new POA to impose assessments, etc. on all property owners within the boundaries?

WLPCA studies have shown establishment of a neighborhood-wide POA/HOA would require hiring attorneys with expertise in this specialized field and the payment of substantial legal and other fees. To some extent, re-platting has created many sub-subdivisions within the original subdivisions - some having their own unique POA/HOA restrictions (with mandatory assessments). To form a neighborhood-wide POA/HOA under the applicable State of Texas statutes, it appears voting would have to include all property owners, not just WLPCA members. Some of the items to be researched and resolved prior to a vote could include: resolution of existing fractional voting matters; necessary changes to existing deed restrictions, the amounts of any proposed assessments and their impact on existing POA/HOA assessments, and probably other matters to be determined with the guidance of the attorneys.

For questions or comments, Ted may be contacted at Director1@wlpc.org.

WLPCA Annual Meeting
 6:30 pm, Tuesday, May 5
 Amazing Place
 3735 Drexel

Refreshments Parking at Houston Metro Urology

*We're getting reports from unhappy residents that dogs have been desecrating certain lawns and driveways in West Lane Place, so we reprint this article from the January, 2009 issue of the **West Lane Place News** in hopes that the wayward pooches will mend their naughty ways.*

Most of us feel our small community is getting smaller lately. As lots divide and subdivide, the neighborhood seems to shrink, with more and more people and pets squeezing into the space that's left.

We choose to live in this area precisely because it *is* tight, urban, close to almost everything, and charming. So what is there to complain about?

The problem(s) with dogs.

Just about everybody loves dogs, but just about **nobody likes dog poo**. People from every section of WLP complain to us about the poo they discover in inconvenient places. Poo on lawns, poo on sidewalks, poo on prize flower beds. We know that dogs must poo. **But, let's face it, dog owners, you don't enjoy your dogs' poo either. If you did, you would keep it all for yourselves instead of sharing so much of it with your neighbors.** Please, when you walk your dogs, do not let them roam in yards. If they deposit a poo, please have the good manners to take it home with you.

Now, about the barking. Nobody likes that much, either. Especially at inconvenient times. Like early morning, or late at night, and certainly not all night long. Many of our gardens are enclosed by masonry walls, so the canine chorus blasts from stucco Boom Boxes in Doggie Surround Sound. We don't know how you can sleep through it, dog owners, but we can't and it's making even the nicest of us cranky. One of the *most* gentele ladies we know has been so antagonized by barking dogs that she was forced to write a polite note (See Jan. 2009 issue, page 3, A Big Doggone Problem.) **Dog owners, please take off your headphones, remove the cotton from your ears, and bring your outspoken dogs indoors!**

The problem(s) with cats.

Dogs do not often run free since even most Troglodytes are aware of leash laws these days. Cats, however, frequently prowl the streets without supervision since some cat owners believe their cat is endowed with the inalienable right to travel freely, as well as the right to privacy. Thus, many cats are allowed to come and go as they please. **"But," you say, "Cats are quiet unless they're in love, so what's the problem?"** Well, yes, they usually are quiet. But, that's because they're sneaking up on innocent little birds that your neighbors entice with bird feeders. Cat owners, your neighbors do not feed wild birds for the entertainment of your cats. And once they encounter a **disheveled collection of**

feathers previously occupied by a baby bird, they no longer believe you when you insist your well-fed cat has no interest in hunting.

Then there is the issue of cat pee. **Few aromas approach the pungency power of the pee of an impassioned tomcat.** Tomcat pee overpowers even the strongest coffee brewing in the kitchen when it blasts through the first crack of the front door at 8 a.m. And, although wine devotees may describe certain bottles of **Sauvignon Blanc** as smelling like cat pee, we know of no one, not even you, cat owners, who would describe cat pee as smelling like Sauvignon Blanc! **Cat owners, please restrain your cats. Disregard their protests that they are Born Free. Please! Keep them indoors where they can ignore you while you're watching.**

The problem(s) with everybody else.

OK, maybe the rest of us are not murdering baby birds for fun or littering our neighbors' gardens with indiscreet poo, but couldn't we be better neighbors, too, if we tried to be a little more understanding? These noisy, pooing, peeing perps are much like children to their owners, and sometimes they are just as impossible to control. Hasn't each of us put up with a child's bad behavior at one time or another, without calling in the authorities to send *him* off to the Pound? The next time a doggie duet awakens us from blissful slumber, or we step in something unpleasant, let's remind ourselves that at least this juvenile delinquent hasn't set our house on fire while playing with matches, and let's try to go back to sleep. ♣

Proposed Slate of 2015 WLPCA Officers & Directors

Earlier this year, **WLPCA President, Jane Root, appointed a Nominating Committee** to select a slate of officers and directors for election at the WLPCA Annual Meeting on May 5. Their nominations are:

President: Jane Root
Vice President: James Brodnax
Secretary: Pat Bohn
Treasurer: Cynthia Trigg
Director: Ann Iverson
Director: Karisa Gallucci
Director: Gary Whitney

WLPCA thanks **Nominating Committee Chairman and WLPCA Secretary, Pat Bohn**, and his fellow committee members, **WLPCA Director and former WLPCA President, Ted Richardson, former WLPCA President and Director, Paula Djabbarah, Phyllis Maddox, and Truett Latimer**, for their service.

**Recycling, Heavy Trash, and
Tree & Limb Pick-up Schedule for WLP**

APRIL

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	J	23	24	25
26	26	28	29	30		

MAY

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	AM	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26		28	29	30
31						

June

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	J	25	26	27
28	29	30				

JULY

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21		23	24	25
26	26	28	29	30	31	

 = Tree waste; **J** = Junk & tree waste pick up

Weekly household trash pick up each Monday. NOTE: Recycling is every other Monday, on highlighted days in boxes. Please have your bins out on the curb by 7 am and in by 10 pm.

“Tree Waste” is defined as “clean wood waste such as tree limbs, branches, and stumps (lumber, furniture, and treated wood will NOT be accepted.)” *

“Junk Waste” is defined as “items such as furniture, appliances, and other bulky material.” *

* Junk and tree waste may be left on the curb a day or two prior to collection day.

our neighborhood would have to form a Home Owners Association (HOA). This undertaking (though not impossible) would involve a great deal of time, effort and money. Since many of our residents are currently paying dues to existing HOAs within West Lane Place, another level of difficulty would be created. Even if the residents of WLP were able to form an HOA, dues would be much higher in order to provide security services such as those in our neighboring communities, because we have fewer than 350 homeowners.

These circumstances prompted a great deal of discussion surrounding the possibilities of engaging a private security company to be hired on a voluntary basis. A lot of research went into investigating different companies and determining costs. Because of the great costs involved, the Security Committee concluded that initially it would be best to offer the voluntary program on a part time basis (i.e. eight hours per day, five days a week). In order to decide whether or not it was feasible for the Civic Association to sponsor such a program, it was necessary to determine if there was sufficient interest within the neighborhood.

The Security Survey was mailed to every residence in West Lane Place in January. The services to be provided by private security were carefully outlined and a detailed explanation of the expense that would be involved was included. Seventy-four residents responded positively, indicating that they were willing to pay amounts varying from \$100 to \$2000 per year for a private security service. Most of the respondents set the maximum outlay at \$600. The balance of residents either indicated that they were not interested or did not return the survey at all. With only 21.5% of residents indicating interest in funding private security, the Board of WLPCA voted not to endorse a private security program under the sponsorship of the Civic Association at this time. Please be assured that no one will be prevented from joining a group of residents to band together to form a group to obtain the services of a private security company if they wish to do so. If and when such a program proves successful, there is every reason to believe that the Board will reconsider the sponsorship of private security in the future.

Your interest and dedication to our little “hamlet” of wonderful inner-city living is so appreciated. As always, your thoughts and comments are most welcome. I look forward to seeing you all at our annual meeting on May 5.

Jane Root,
President