

WELCOME TO
**INWOOD
FOREST**



The Inwood Forest Community

Inwood Forest is a place of contrasts. Sitting at the edge of the city limits, it is neither strictly urban nor suburban. The physical environment is unlike other areas of the city. The streets are not laid out in a grid. A look at a map of the area shows wagon wheels, triangles, curved streets and cul-de-sacs. There are large amounts of green spaces provided by Vogel Creek, fairways of the former 27 hole golf course, and over one hundred open lots. Even the soil offers mixed opportunities with land north of White Oak Bayou supporting acid loving trees and soils, south of the bayou supporting alkaline loving trees.

Architecturally, Inwood Forest is as varied as the physical environment. The styles of homes include Spanish, French, New England Colonial, California Contemporary, Southern Colonial, English Tudor and even a castle or two. But it is the people of Inwood Forest who offer the most contrasts. They combine to create an interesting, ethnically diverse neighborhood which has thrived.

The History of Inwood Forest

The land was a hunting ground for Native Americans and there were no settlements. German immigrants settled the area in the 1860's and established a very small farming community of eight families on White Oak Bayou. The Fuchs family bought the land where Inwood Forest is today. They built their home in the northeast part

and established a dairy farm. For over a hundred years they lived, worked and prospered. Eventually the country life gave way to city life. The remaining family members began selling parts of the farm in 1963. Some of the original family members are buried in a family cemetery located in Inwood Forest. By 1973 the pioneer history of Inwood Forest was quickly fading.

From gentle pastures and forests the land became a residential community that was suburban but within 15 miles of downtown Houston.

The idea for the Inwood Forest Golf and Country Club began before Section Two of Inwood Forest was platted. The first nine hole golf course was built and referred to as the West course (west of Antoine.) The East course (east of Antoine) was built soon after and was later followed by the North course (north of the country club). This eventually gave Inwood Forest a 27 hole golf course within its boundaries that covered almost 227 acres. Lots that bordered the golf course generally sold for \$10,000 more than other lots.

In the 1960's and 1970's, Collier Airport was located between what is now Green Lawn and Alabonson. Prospective home buyers could view new home sites from the windows of small planes used by the builders to show the area and available home sites. Many times small planes would land on the golf course, thinking they had landed at the airfield. Some Inwood Forest homeowners kept their small planes at the airport and walked to their nearby houses.

The Inwood Forest Golf and Country Club was always a private membership club. When the golf course first opened, monthly dues were \$10 and a full golf membership cost \$250. Social memberships were also available for a nominal fee. Inwood Forest grew around the golf course and the community became entwined with the Inwood Forest Golf and Country Club.

Residential Development of Inwood Forest

The first section of Inwood Forest, Section One, was the site of the "water district" houses required by the county. Inwood Forest was just outside of the Houston city limits. It was designated by developer Jimmy G. Wilkerson in the triangle formed by Victory on the north, West Little York on the south and Antoine on the east. Pace Setter Homes sold the first house in Inwood Forest on October 25, 1965. The first homes ranged in price from \$14,955 to \$17,995.

Section Two was built by Pace Setter Homes and Arnold Morgan Homes and sold from \$25,000 to \$30,000.

Sections Three, Eight, and Nine north of White Oak Bayou, were built by Merit Homes and Arnold Morgan Homes. Custom built homes of varied architectural design sold from \$25,000 to \$50,000. These two builders continued to be the principal builders in Inwood Forest.

In 1967, Houston Baptist University purchased 189 acres of land north of Long Creek and west of Antoine for \$2,850 per acre and developed Sections Six, Ten, and Twelve

between 1969 and 1971. They were affectionately referred to as "Baptist Row". When changes in the federal tax laws taxed nonprofits on unrelated business income, real estate development became less desirable for the university.

Section Thirteen was developed as townhomes and deeded to Inwood Townhomes. Those lots have their own homeowners' association.

Section Fifteen was developed in 1975. These custom built homes varied in architectural design and sold in the \$60,000 to \$90,000 price range.

Sections Sixteen through Nineteen are scattered properties that were originally owned by the golf club and were sold through the 1970's.

Section Twenty was the last to be developed and includes Long Creek Court as well as some lots on Antoine, bringing the total number of home sites in Inwood Forest to 1,254 with 535 of those home sites bordering the golf course.

Inwood Forest grew and prospered during the boom years of the 1970s with upper end home values soaring from \$250,000 to \$300,000. The area was annexed by the City of Houston in 1976. Thus began another era in the history of Inwood Forest.

Tropical Storm Allison

In June of 2001, Tropical Storm Allison hit the greater Houston area. More than 45,000 homes and businesses in the Houston area were flooded including about 900 homes in Inwood Forest. Some homes were subsequently purchased through a FEMA buyout plan. Tropical Storm Allison led Harris County and the Harris County Flood Control District (HCFCD) to begin a number of flood control projects throughout Harris County. One of these projects was the expansion of Vogel Creek.

Vogel Creek Expansion

Vogel Creek is located on the east side of Inwood Forest (east of Antoine). It meets up with White Oak Bayou just south of W. Little York. White Oak Bayou runs through part of the west side of Inwood Forest. (See map on page 7.) Inwood Forest was located in a 100 year flood plain when it was originally developed. Vogel Creek was approximately 70 feet wide at the time. As Houston grew and there was development north of Inwood Forest, Vogel Creek could no longer handle the volume of water that was channeled through it during heavy rain events.

After Tropical Storm Allison, some residents organized and pushed for the long overdue expansion of Vogel Creek. In 2005, some homes were purchased to make room for the expansion of Vogel Creek. Digging began in 2006 and construction was completed in 2008. Vogel Creek is now between 150 and 165 feet wide. With this

expansion, the 100 year flood plain on the east side of Inwood Forest is supposed to be contained within the banks of the creek.

The flood maps that will reflect the work done to Vogel Creek are still in the process of being reviewed by FEMA. Once they are approved, HCFCD has told us that the **east** side of Inwood Forest will be taken out of the 100 year flood plain which will mean lower flood insurance premiums.

HCFCD owns a total of 107 lots in Inwood Forest.

Golf Course Closed

In February of 2007, the Inwood Forest Golf and Country Club was sold to an investment group that purchased the property to convert and sell it for commercial and high density residential development. The homeowners' association filed a lawsuit and waged a three year legal battle to prevent the sale of any of the property for non recreational development. In December of 2010, a jury found in favor of the homeowners' association. The city of Houston ultimately purchased the property in April of 2011 for flood control and detention purposes. Eventually, parts of the green space will have both wet and dry bottom detention and will continue to be a recreational amenity for the neighborhood.

The Near Northwest Management District is currently in the middle of a five year lease on the property with the city of Houston. Part of the lease requires the management district to mow the 227 acres at least nine times a year. The property is currently mowed twelve times a year or once a month. The homeowners' association pays the cost of mowing for three months.

IFCIA

Inwood Forest Community Improvement Association (IFCIA) is the homeowners' association for Inwood Forest. It is a nonprofit 501(c)(4) corporation established in 1974 to govern Inwood Forest for the civic and social betterment of the residents and property owners in Inwood Forest. When a person buys property in Inwood Forest they become a member of the IFCIA corporation.

The corporation is governed by Corporate By Laws and applicable Texas property code statutes. The corporate officers are derived from the Board of Directors. There are seven directors on the board. Four directors' seats are up for election in even numbered years and three directors' seats are up for election in odd numbered years. The election of directors takes place at the IFCIA annual meeting each January.

IFCIA's responsibilities include enforcing the deed restrictions, preparing an annual budget, collection of annual dues, operating the Inwood Forest community pool on Victory, maintaining the park on Victory as well as the esplanades and other common areas in Inwood Forest, providing a security patrol, representing Inwood Forest in city and county government matters and directing the management company.

As a new member of this community it is important that you stay informed about Inwood Forest. Sign up to receive email alerts by going to **ww.inwoodforest.net**.

You are also encouraged to attend the monthly meetings on the second Wednesday of each month at 7 pm at the White Oak Community Center, 7603 Antoine as well as the annual members' meeting the 4th Thursday in January. The community center is in the smaller building that is closest to Antoine.

To contact the board with a question, comment or complaint, please email **board@ifcia.com** or call the Inwood Forest Message Center at 1- 888-781-0144.

Management Company

Genesis Community Management, Inc. was hired by the IFCIA Board in August of 2000 to assist in the day-to-day operations of the Association. Genesis collects all assessments, receives all invoices and makes payments, works to collect past due accounts in accordance with the Association's collections procedures, keeps all accounting records and maintains records of all financial transactions and performs monthly deed restriction inspections in addition to other duties.

Security Patrols

Inwood Forest has a security patrol that is staffed by off-duty HPD officers to patrol Inwood Forest. The patrol times vary during the day and evening.

IFCOP

Inwood Forest Citizens on Patrol (IFCOP) was established in 1994. In its first year IFCOP was responsible for reducing the crime rate in Inwood Forest by over 50%. It is based on the idea of neighbors watching out for each other. We are very fortunate to have a group of dedicated men and women who serve as patrollers, but IFCOP is always in need of more patrollers. If you can spare one hour a week to patrol, please join IFCOP. IFCOP meetings are held the last Tuesday of the month at 7 pm in the White Oak Community Center. All residents are welcomed and urged to attend. For more information, please go to **www.ifcop.com**.

Annual Dues

The board prepares a budget for each calendar year and then sets the annual dues based upon the budget. The invoices for the annual dues are generally mailed in late November of the preceding year. For example, the 2014 annual dues invoices were mailed in November of 2013.

Annual dues are due on or before January 31st of each year. They are considered late if paid or postmarked after January 31st and are subject to a late charge.

The HCFCFCD does not pay annual dues to IFCIA for the lots that they own in Inwood Forest.

The dues for 2014 were \$275 per lot.

Community Pool & Park

The Inwood Forest community pool and park is located at 4427 Victory. The summer pool season generally runs from Memorial Day weekend through Labor Day weekend. The opening date of the pool can vary depending upon Aldine ISD's last day of school.

The pool is available to all Inwood Forest lot owners who are members in good standing. A member in good standing is a lot owner who is current on their dues or on an approved payment plan. Registration is required and pool tags are issued to all residents ages 12 and over. Children under the age of 12 require at least one adult age 18 or older be with them to be admitted to the pool.

Pool registration information is mailed to all homeowners in May of each year.

The pool has two lifeguards on duty during regular operating hours.

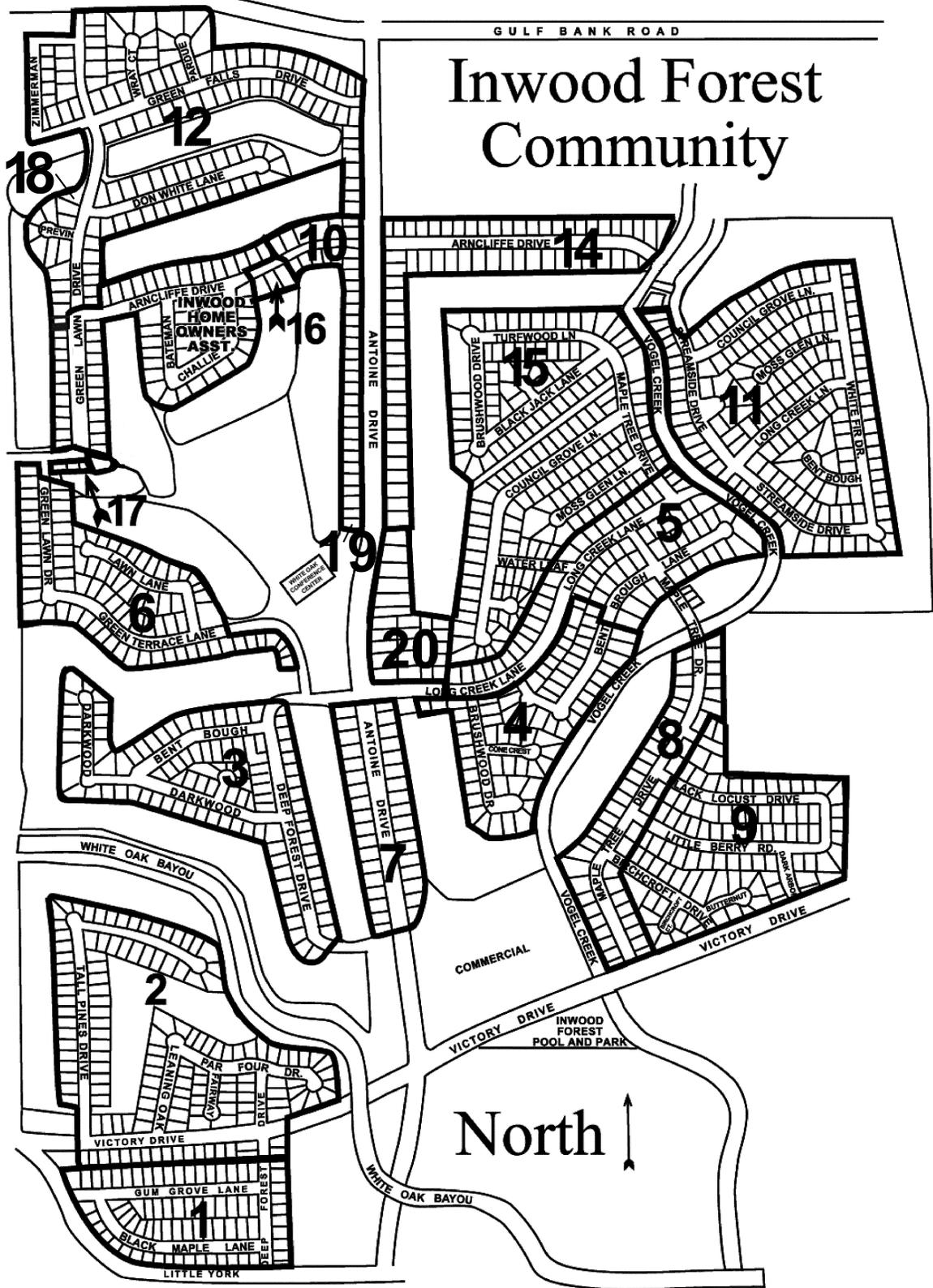
Water aerobics is offered at the pool on Tuesday, Thursday and Saturday mornings during the summer pool season at a nominal cost.

Community News and Information

The Inwood Forest website is **www.inwoodforest.net**. The website includes information about the neighborhood, deed restrictions, yearly budget and dues information as well as contact information for the board and management company.

Residents are strongly encouraged to go to the website and sign up for email alerts to stay better informed about Inwood Forest.

Inwood Forest Community



Deed Restrictions

There are nineteen sections in Inwood Forest, Sections One through Twelve and Sections Fourteen through Twenty. Each section of Inwood Forest has a set of deed restrictions. The deed restrictions are very similar in many respects, but there are differences related to the minimum square footage of homes and fences for lots that border the green space (former golf course). The deed restrictions are in place to help preserve and control the appearance of Inwood Forest. Genesis Community Management does monthly inspections of Inwood Forest. They drive the neighborhood and observe the condition of homes and yards from the street.

The deed restrictions for each section of Inwood Forest can be found at **www.inwoodforest.net**. See the map of Inwood Forest on page 7 to determine which section you are in or go to **www.hcad.org** and look up your property to verify your section number. It is included in the legal description of your property.

Contact IFCIA Before You Build or Make Improvements

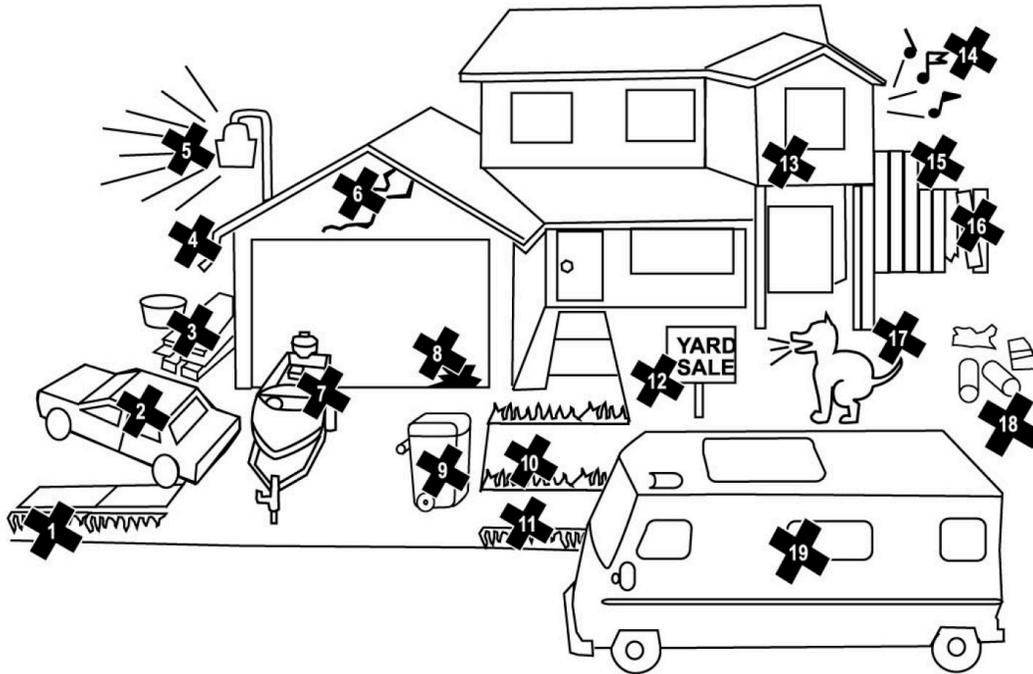
The deed restrictions for each section of Inwood Forest includes a section entitled Architectural and Other Specific Restrictions which state that:

“No improvements of any kind or character whatsoever shall be erected, or the erection thereof begun, or change made in the exterior design thereof after original construction, on any lot or home site in INWOOD FOREST until the complete plans and specifications and a plot plan showing the location of the structure have been submitted to and approved in writing (as provided hereinafter) by the Architectural Committee as to quality of workmanship and materials, harmony of exterior design with existing structures, and location with respect to topography and finish grade elevation. Such approval is to be based on the applicable requirements and restrictions set out herein.”

Before you paint your house, replace your roof or windows, add an addition or make other improvements, you need to complete an Architectural Control Committee (ACC) form and submit it to the IFCIA Board. ACC forms can be found at **www.inwoodforest.net**.

Common Deed Restriction Violations

Your Inwood Forest Neighbors Are Committed To
Living In A Neighborhood
That Is Neat, Quiet And Safe!
Be A Good Neighbor



1. Keep curbs edged and weeds out of expansion joints.
2. No parking on unpaved areas. Prohibited by city ordinance.
3. No storage of building materials, appliances etc. that are visible from the street.
4. Repair damaged gutters.
5. Don't shine outdoor lights into your neighbors' yards.
6. Replace rotted wood and paint.
7. No boats or trailers stored on your property.
8. Repair damaged garage doors.
9. Store trash & recycle cans out of sight.
10. Mow grass regularly.
11. Keep street clean of dirt & debris.
12. For Sale or Rent signs only. No businesses.
13. No unapproved exterior changes. Submit ACC request first.
14. No loud outside noise or music that disturbs your neighbors. Prohibited by city ordinance.
15. Fence height in accordance with deed restrictions.
16. Repair fences as needed.
17. Keep your dog from disturbing your neighbors. Keep them on a leash and pick up after them when on walks. All covered by city ordinances.
18. Pick up trash on your property and in the street.
19. No RV's, campers etc. parked on the street or property.

Prohibited Yard Parking Ordinance

Inwood Forest is covered by the city of Houston's prohibited yard parking (PYP) ordinance. Under this ordinance, parking a vehicle(s) in your yard is prohibited and is a violation of city ordinances.

Garbage Collection

Weekly Garbage Collection

Household garbage is to be placed in city-provided containers. If you do not have a city-provided container or your container is broken or has gone missing, call 311. Yard trimmings, grass clippings and leaves are also picked up on this day as well as bundles of branches or twigs that are less than 4 ft in length. Bagged yard trimmings, grass and leaves must be put in city approved Eco Guard Lawn & Leaf bags. These can be found at Home Depot, Lowe's and some grocery stores. If trash is mixed in with the bagged grass and leaves, the city will not pick up the bags. For more information go to: www.houstontx.gov/solidwaste/trashfacts.pdf

Household garbage is picked up on Tuesday for all sections of Inwood Forest except Section One. Section One's garbage is picked up on Thursday. Section One is bordered by W. Little York and Victory and includes Black Maple, Gum Grove, the 7000 and 7100 blocks of Deep Forest and the south side of Victory. See the map of Inwood Forest on page 7.

By city ordinance, city-provided containers cannot be set out before 6 pm the night before the pick up and must be out of public view by 10 pm on the day of the pick up.

If your garbage was not picked up on your scheduled day, call 311 to report the missed pick up.

Heavy Trash Collection

Heavy trash is collected on the **4th Monday** of each month in all sections of Inwood Forest.

Tree Waste Only is collected in the odd numbered months of January, March, May, July, September and November. Tree waste is "...clean' wood waste such as tree limbs, branches and stumps." The city will **not** collect any garbage bags during these pick ups. If you have Junk Waste mixed in with your Tree Waste, **none** of the Tree Waste will be picked up.

Junk Waste is collected in the even numbered months of February, April, June, August, October and December. Junk Waste is "...items such as furniture, appliances and other bulky material." The city **will** pick up garbage bags, city approved or not, during these pick ups as well as Tree Waste.

For more information about heavy trash pick ups, please go to:
www.houstontx.gov/solidwaste/treewaste.html

Heavy trash can be placed at curbside for pick up no earlier than 6 pm on the Friday before the pick up date and should be out no later than 7 am on the day of the pick up.

If the city does not pick up your heavy trash on the scheduled day, call 311.

Report Trash Violators

If you see heavy trash put out during unapproved times, please contact either Genesis Community Management or the board with the address. See page 13 for contact information.

Recycling

Beginning with the July 1, 2014 garbage pick up, all of Inwood Forest became part of the city of Houston's single stream recycling program. The city provides large green containers to all households in Inwood Forest. Many items can be placed in these containers. The city makes recycling pick ups every two weeks. For more information about the city's recycling program see:
www.houstontx.gov/solidwaste/recycling.html

White Oak Conference Center

The White Oak Conference Center at 7603 Antoine is operated by the Near Northwest Management District. Their offices are also located there.

The conference center also has a selection of rooms for business meetings or presentations as well as private social events and non-profit fundraising.

The White Oak Butterfly and Hummingbird Garden is located near the Antoine entrance of the conference center.

Memberships may be purchased to the White Oak Pool. The pool includes lap lanes and can also be rented for pool parties during regular pool hours. The White Oak Pool is also the home of the Blue Marlins swim team from April through June of each year.

For more information about the White Oak Conference Center please go to:
<http://whiteoakconferencecenter.com> or call 713-895-8021.

Schools

Public Schools - Aldine Independent School District

Vines EC-PK & Head Start Center
7220 Inwood Park Drive, 77088 281-878-7950

Smith Academy KG-4
5815 West Little York, 77091 713-613-7650

Caraway Intermediate School Grades 5-6
3031 Ellington, 77088 281-878-0320

Hoffman Middle School Grades 7-8
6101 West Little York, 77091 713-613-7670

Eisenhower Ninth Grade Center
3550 West Gulf Bank Road, 77088 281-878-7700

Eisenhower Senior High School Grades 10-12
7922 Antoine Drive, 77088 281-878-0900

Before going to any school within Aldine ISD make sure that you have the following:
* Proof of residency, * Last report card, * Shot records, * A contact from the last school attended so that they may transfer your child's records.

The main number for the Aldine ISD is: 281- 447-1011.

The website for the Aldine ISD: **www.aldine.k12.tx.us**

Public Charter Schools

YES Prep Hoffman
6101 W. Little York, 77091

In 2013, Aldine ISD and YES Prep partnered to open a YES Prep campus program charter in Hoffman Middle School. For more information about this please go to:
www.yesprep.org

Harmony Endeavor
5668 W. Little York Rd, 77091 281-999-8400
www.hsendeavor.org

Community College

Lone Star College – Victory Center
4141 Victory Drive, 77088 281- 810-5602
www.lonestar.edu/victory-center.htm

Important Contact Information & Phone Numbers

IFCIA Board

c/o Genesis Community Management, Inc.
9700 Richmond, Suite 230
Houston, Texas 77042

Inwood Forest Message Center – 1-888-781-0144

Email: **board@ifcia.com**

Genesis Community Management, Inc.

9700 Richmond, Suite 230
Houston, Texas 77042

Phone: 713-953-0808

Email: **board@ifcia.com**

Please contact the board and/or Genesis Community Management if you have any questions, comments or complaints.

HPD Non Emergency Number

To report suspicious activity that is not an emergency situation: 713-884-3131

After reporting suspicious activity to HPD, please also contact the IFCIA Board.

IFCOP Base Central

A recording will give you the number for bases on duty that day. Base hours are from 8 am to 8 pm. Phone: 281-445-4177

Continued next page

General Numbers

CenterPoint Energy - Power Outage or Street Light Repair

Phone: 713-207-2222

Web site: www.centerpointelectric.com/cehe/home

City of Houston

Phone: 311

Web site link: hfdapp.houstontx.gov/311/index.php

The city of Houston uses the 311 system for citizens to report a wide range of problems or to request services including items such as water leaks, traffic light or street sign repairs, downed trees or limbs in the street, animal control issues, dead animal pick up and much more. For more information about the 311 system, please see the link noted above.