

WELCOME TO INWOOD FOREST



The Inwood Forest Community

Inwood Forest is a place of contrasts. 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 space 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 who offer the most contrasts. They combine to create an interesting, ethnically diverse neighborhood which continues to thrive.

Welcome to the neighborhood.

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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 and represented on City Council as District A. 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. 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 contained within the banks of Vogel Creek for almost all lots of the east side of Antoine. This is reflected in the Letter of Map Revision (LOMR) that became effective on November 4, 2016.

Golf Course Closure

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. Motorized vehicles of any type are strictly prohibited on the green space.

The Near Northwest Management District is currently leasing the White Oak Conference Center on a month-to-month basis from the City of Houston. The lease requires the management district to mow the 226 acres at least nine times a year.

Hurricane Harvey

<https://www.hcfcd.org/hurricane-harvey/>

One trillion gallons of water fell across Harris County over a 4-day period in August of 2017. Approximately 175 homes in Inwood Forest had some amount of water in them due to flooding. The HCFCD has recently purchased homes through the voluntary buyout program. Once purchased, the homes are demolished. These lots cannot be built on again per current FEMA regulations. As of June 30, 2019, HCFCD owns a total of 120 lots in Inwood Forest.

Greater Community Amenities

Alabonson Sports and Nature Center Park

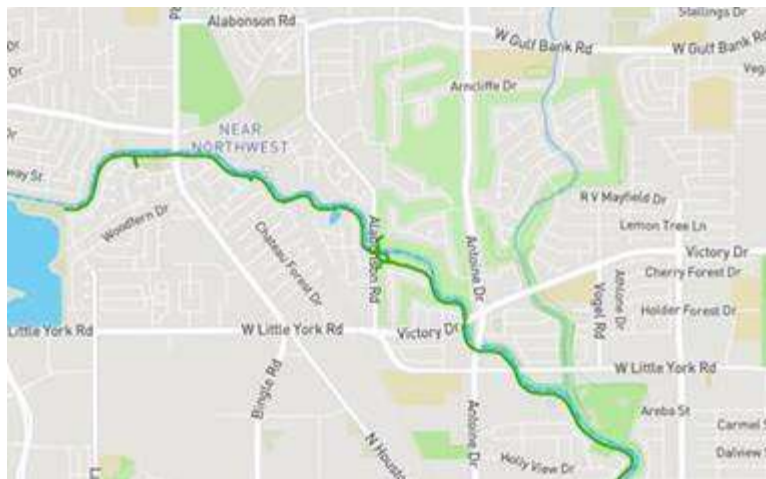
<http://friendsofalabonsonpark.org/>

Ground breaking for this 50 acre project located at 9650 N Houston Rosslyn is slated for 2019 by Harris County Precinct 4 Parks Department. The land was donated by the City of Houston. Planned park amenities include a football field, four softball/baseball fields, a soccer field, pavilion with picnic tables, playground, native landscaping, butterfly garden, irrigation, utilities, bike racks, trails and a park office.

Hike and Bike Trail

<http://houstonparksboard.org/bayou-greenways-2020/>

On July 9, 2015 Houston Parks Board and the Houston Parks and Recreation Department officially opened another segment of White Oak Bayou Greenway, from Antoine Drive to Alabonson Road. This trail rambles through the lower west side portion of Inwood Forest.



Planned Projects

Stormwater Detention Project

<https://www.hcfcd.org/projects-studies/white-oak-bayou/inwood-forest-stormwater-detention-project/>

The Inwood Forest Golf Course (226-acres) was purchased by the City of Houston in 2011 for approximately \$9 million. A land use agreement stipulates the property may only be used as parkland, for recreational and stormwater detention purposes. The stormwater detention basins will be built by the Harris County Flood Control District on the former golf course property to provide flood damage reduction benefits during heavy storms. The City of Houston is responsible for the construction of the recreational features associated with the detention basins.

On March 26, 2019, Harris County Commissioners Court approved a \$1.27 million contract with an engineering firm for design, bidding and construction stage engineering services in support of this project. The City of Houston and Harris County are awaiting response to grant applications to fund the design for all identified areas of the Inwood Forest Stormwater Detention Project, in totality a multipurpose plan incorporating recreational facilities and stormwater detention basins. Initial construction of two basins (basins K and L) was completed by the City of Houston, and the Harris County Flood Control District intended to proceed with construction of the remaining basins in phases. However, because of requirements in the new grant applications, all design and construction will be completed as one project.

The proposed stormwater detention basin project encompasses property located both east of Antoine and west of Antoine, with a total of 12 interconnected stormwater detention basins. The goal for the stormwater storage capacity for all of the basins will be shared use by the Harris County Flood Control District and the City of Houston. The basins are individually labeled with letters A-L.



As owner of the property, the recreational opportunities are being determined by the City of Houston with community input. White Oak Conference Center, formerly the golf course clubhouse and located next to Basin C, includes a community center and is managed by the Near Northwest Management District, will remain on the site and operational. Community programs such as First Tee, a youth golfing program, are included in the planning and additional recreation will be designed based on community need. The largest basin, Basin C, currently is being considered by the City of Houston as a location for First Tee.

In early 2017, a tree inventory was conducted on the Inwood Forest Golf Course property. Trees greater than four inches in diameter were tagged and documented according to size, species and general health. Suggestions for possible tree preservation zones were indicated as part of the inventory. Tree tags indicate that the tree has been inventoried for planning purposes. Following Hurricane Harvey in summer 2017, the project focus shifted to increasing stormwater detention volume to offset street flooding. To allow for maximum basin volume, trees in the immediate area may need to be removed. Where possible, a bank or banks of trees will remain. Upon completion of the project, new trees will be planted as appropriate.

Antoine Drive Paving and Drainage Project

<https://sbmd.org/2018-recap-in-district-a/>

This project includes the section of Antoine between Victory on the south and West Gulf Bank Road on the north. It provides for the acquisition, design and construction of a divided, concrete roadway with upgraded curbs, sidewalks, driveways, street lighting, traffic control and necessary underground utilities and in-line detention. It is scheduled to begin in 2021.

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.

The corporation is governed by Corporate Bylaws 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 courtesy 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 under the Contact Us tab on www.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 888-781-0144 or contact Genesis Management at 713-953-0808.

Management Company

Genesis Community Management, Inc. (Genesis) was hired by the IFCIA Board in August of 2000 to assist in the day-to-day operations of the Association. Genesis prepares the annual dues invoices, collects all assessments, processes invoices for 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 as directed by IFCIA Board.

Courtesy Patrols

Inwood Forest has a courtesy 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. If you can spare one hour a week to patrol the community, please join IFCOP. IFCOP meetings are held in association with the Houston Police Department's community outreach program, Positive Interaction Program (PIP) at the North Police Station, 9455 West Montgomery the third Tuesday of the month. 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 that budget. Annual dues consist of two parts: Maintenance Dues and a Community Service Fee. Maintenance Dues are allowed per the Deed Restrictions and the Community Service Fee is allowed per the Texas Property Code. Invoices are generally mailed by mid-December of the preceding year.

Annual dues are due on or before January 31st of each year. They are considered late if paid or postmarked after January 31 and are subject to a late charge. Payment plans are available for those that need additional time to pay their dues. HCFCD does not pay annual dues to IFCIA for the lots they own in Inwood Forest.

Annual dues for 2019 are \$306 per lot.

Community Pool & Park

The Inwood Forest community pool and park is located at 4427 Victory. The summer pool season generally runs from June through August. 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. Pool registration information is mailed to all homeowners in May of each year. The pool has two lifeguards on duty during regular operating hours. 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.

Garage and Yard Sales

<https://www.houstontx.gov/ara/regaffairs/commercialpermitting/garagesalesyardsales.html>

Inwood Forest follows the guidelines established by the Office of the State Comptroller and the City of Houston's Administration and Regulatory Affairs division. Briefly stated, residents are allowed to have two such sales within a twelve-month period. Any more than two and the resident is recognized as a business and must obtain a sales tax permit from the state per Tax Code Chapter 151. Inwood Forest Deed Restrictions strictly prohibit lots to be used for anything other than residential purposes and no business activity shall be carried on upon any lot.

Community News and Information

www.inwoodforest.net

The website includes but is not limited to 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” under the Contact Us tab to stay better informed about Inwood Forest. The Quick Links section provides numerous shortcuts.

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.

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.”

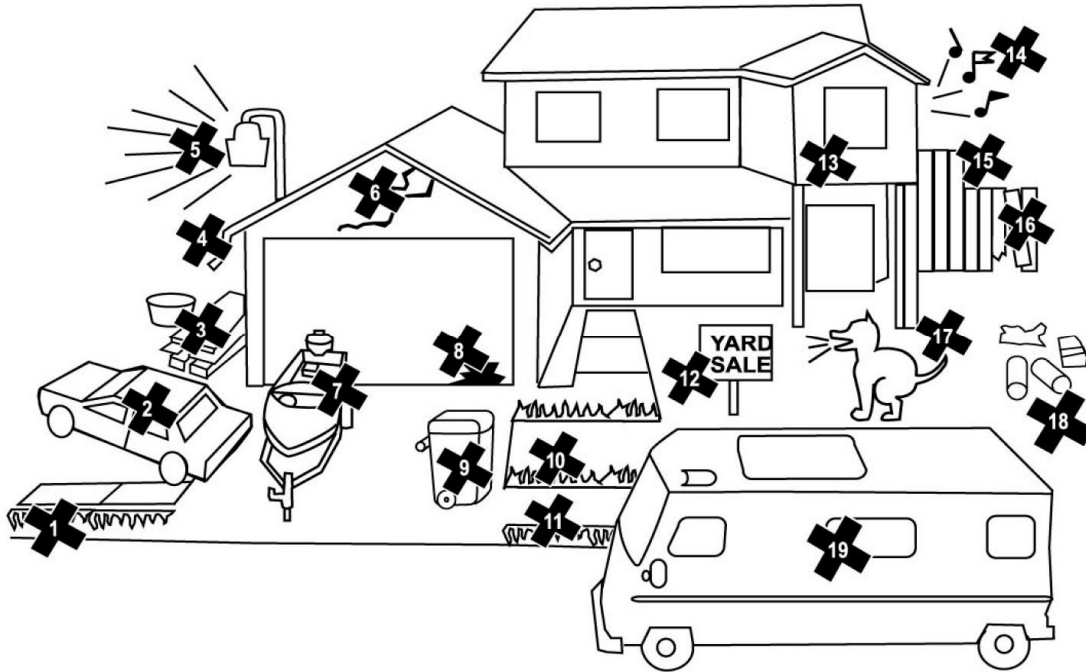
Before you paint your house, replace your roof or windows, add an addition or make any other improvements, you need to complete an Architectural Control Committee (ACC) form and submit it to the IFCIA Board. ACC forms can be found under the Deed Restrictions/Bylaws tab.

Deed restrictions for each section of Inwood Forest can be found under the Deed Restrictions/Bylaws tab on the website. Also under this tab is a Section Map that defines which section you live in or go to www.hcad.org and look up your property to verify your section number. It is also included in the legal description of your property.

Safety should always be job one...call 811 and Center Point Energy will help you identify where natural gas, electric, water and other underground lines are located. It's FREE.

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.

Pets

The city of Houston has two ordinances related to dogs. They are referred to as the Leash and Pooper Scooper laws.

Leash law

<https://www.houstontx.gov/health/quicktips/leash%20law.htm>

Pooper scooper law

<https://www.houstontx.gov/health/quicktips/law1.htm>

All of Inwood Forest is within the boundaries of the City of Houston and these ordinances apply to all parts of the neighborhood including:

- the greenspace (former golf course property) which is owned by the City of Houston
- the bike trail along White Oak Bayou
- the Harris County Flood Control District lots and
- the Inwood Forest park at 4427 Victory

If your dog is out, you need to be with it, it needs to be on a leash and you must pick up after it. Dogs should not be let loose for a run or self-guided walk. If you are aware of a neighbor that lets their dog(s) out without a leash or supervision, please contact the IFCIA board either by email at board@ifcia.com or by calling the IF message center at 888-781-0144. The information will be kept confidential.

Prohibited Yard Parking Ordinance

www.municode.com

<https://www.houstontx.gov/parking/violationcodes.html>

Inwood Forest is governed by the City of Houston's Prohibited Yard Parking (PYP) Ordinance, Chapter 28, Article X. Under this ordinance, parking a vehicle(s) in your yard is prohibited

Garbage Collection

Weekly Garbage Collection

www.houstontx.gov/solidwaste/trashfacts.pdf

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.

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. City provided trash containers and recycle containers should be stored so they are not visible from the street.

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

www.houstontx.gov/solidwaste/treewaste.html

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

Tree Waste 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 pickups. 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.

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

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

Recycling

www.houstontx.gov/solidwaste/recycling.html

The city provides large green containers to all households in Inwood Forest. Many items can be placed in these containers. The city picks up recycling every two weeks.

Report Trash Violators

If you see heavy trash put out during unapproved times, please contact either Genesis Community Management at 713-953-0808 or the IFCIA board either by email at board@ifcia.com or calling the IF message center at 888-781-0144. The information will be kept confidential.

White Oak Conference Center

<http://whiteoakconferencecenter.com>

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.

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 use the link above or call 713-895-8021.

Schools

Public Schools - Aldine Independent School District

www.aldine.k12.tx.us

281- 447-1011

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

Public Charter Schools

YES Prep Hoffman
6101 W. Little York, 77091
www.yesprep.org

In 2013, Aldine ISD and YES Prep partnered to open a YES Prep campus program charter in Hoffman Middle School.

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

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

IFCIA Board

c/o Genesis Community Management, Inc.
9700 Richmond, Suite 160
Houston, Texas 77042
Email: **board@ifcia.com**
Inwood Forest Message Center: 888-781-0144

Genesis Community Management, Inc.

9700 Richmond, Suite 160
Houston, Texas 77042
Email: **board@ifcia.com**
Phone: 713-953-0808

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 using the above links.

General Numbers

CenterPoint Energy - Power Outage or Street Light Repair

Phone: 713-207-2222
Web site: **www.centerpointelectric.com/cehe/home**

When it comes to digging...to simply plant a tree or possibly wanting to erect a fence, safety should always be job one. Call 811 (Center Point Energy) helps you identify where natural gas, electric, water and other underground lines are located. It's FREE.

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, code violations and much more.

For more information about the 311 system, please use the link noted above.