



In This Issue

President's Message	1	Treasurer's Report	3
Abbie Kamen	5	Security Committee	6
Deed Restriction	7	Maintenance	7
Architectural Control	8	Plogging	8
Winter storm	9	Super Neighborhood	10
Help wanted	11	Officers & directors	12

President's Message

Howdy Neighbors! Thanks to all who joined our Annual Meeting in October. More than 60 households participated! It was a very productive and informative meeting that included electing our officers for the 2021-2022 term. Dikla Ronen was elected as our Vice-President and Robert Gehring agreed to return as our Treasurer. Ed Fastow (Parliamentarian), Steve Blechman (Corresponding Secretary); Susan Sides (Recording Secretary), and I were re-elected for another year of service. Read all about our business meeting in this newsletter.

Our HOA is an all-volunteer organization. We owe a debt of gratitude to Lito Bautista for the fine job as Treasurer and Elizabeth Santikos for her time as Vice-President. I'm grateful to Elizabeth for her guidance helping me transition into my role as President. Although Robert Gehring previously retired from this role, we thank him for stepping up, yet again.

I'd also like to welcome Laurie Tamber as our Gazette Editor and thank Elizabeth Frankowski for her service in that role. Thank you to all of our volunteers!

Our Executive Committee will be preparing our budget for approval at our Q1 meeting on January 10th. One of our goals for the coming year is to improve our communications with homeowners and to encourage you to read our informative and time-sensitive emails. Contact your Block Director if you have suggestions that may enhance or improve our communications with you. We continue to carefully reevaluate our Deed Restrictions and ensure consistent enforcement.

The importance of our volunteers cannot be understated. After our website got hijacked with a redirect to an online pharmacy, our neighbor Jeffrey Tacy stepped up and put his expertise to work with Lori Sullivan, Social Communications Chair, to fix the problem. They fixed the problem after a herculean effort and are now reworking the operation of our website to make it easier to update. An improved website will enable long-term residents and prospective buyers to learn more about Marilyn Estates.

Would you like to contribute to maintaining and improving our home values? Join us if you have experience in marketing to generate ad sales for both our website and newsletter. If you have a warm and welcoming personality and love to meet new people, we could use you to fill our open block director positions. Block Directors are members of our Board of Directors and are the first line of communication between our homeowners and the HOA.

The following block director positions are vacant: 5500 Cheena; 5400 Dumfries; 5400 Rutherglen; 5500 Lymbar. Write to me at the email address below if you are interested.

As always, all of y'all are welcome to contact me with your questions, comments, or concerns.

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From the desk of: Ira Bleiweiss
president.marilynestates@gmail.com



The Language of the Holidays-MEA Style



Marilyn Estates Association Treasurer's Report

Profit & Loss - Year to Date <i>quarter ending 9/30/2020</i>	Q1-21	Q2-21	Q3-21	Total
INCOME				
Assessment - Security	-	-	-	-
<i>current year</i>	\$75,320.12	\$30,735.26	\$5,739.02	\$111,794.40
<i>prior years</i>	\$526.38	\$2,766.00	\$750.00	\$4,042.38
Total Assessment - Security	\$75,846.50	\$33,501.26	\$6,489.02	\$115,836.78
Dues				
<i>current year</i>	\$19,895.88	\$8,118.74	\$1,515.98	\$29,530.60
<i>Late Fee</i>	\$50.00	\$425.00	\$150.00	\$625.00
<i>prior years</i>	\$148.62	\$784.00	\$210.00	\$1,142.62
Total Dues	\$20,094.50	\$9,327.74	\$1,875.98	\$31,298.22
Fees				
Credit Card	\$0.00	\$0.00	\$0.00	\$0.00
Refinance	\$200.00	\$250.00	\$100.00	\$550.00
Resale Certificate	\$150.00	\$450.00	\$225.00	\$825.00
Transfer	\$1,000.00	\$1,590.00	\$1,950.00	\$4,540.00
Total Fees	\$1,350.00	\$2,290.00	\$2,275.00	\$5,915.00
Other Income				
Advertising	\$0.00	\$0.00	\$0.00	\$0.00
Returned Check Charge	\$0.00	\$12.00	\$0.00	\$12.00
Dividend Income	\$0.00	\$0.00	\$0.00	\$0.00
Interest Income	\$693.37	\$457.65	\$693.37	\$1,844.39
Legal Assessments	\$0.00	\$0.00	\$0.00	\$0.00
Uncategorized Income	\$215.00	\$0.00	\$487.00	\$702.00
Total Other Income	\$908.37	\$469.65	\$1,180.37	\$2,558.39
GROSS PROFIT	\$98,199.37	\$45,588.65	\$11,820.37	\$155,608.39
EXPENSES				
Administrative				
<i>ACH & CC processing</i>	\$60.15	\$0.00	\$24.06	\$84.21
<i>Meeting Expense</i>	\$47.22	\$47.22	\$47.22	\$141.66
<i>Office Supplies</i>	\$0.00	\$0.00	\$0.00	\$0.00
<i>Postage, PO Box</i>	\$55.00	\$178.00	\$11.00	\$244.00
Insurance	\$4,484.00	\$0.00	\$0.00	\$4,484.00
Legal Fees	\$0.00	\$0.00	\$1,037.00	\$1,037.00
Bank Service Charge	\$12.00	\$24.00	\$0.00	\$36.00
Misc Expense	\$40.00	-\$0.01	\$0.00	\$39.99
Total Administrative	\$4,698.37	\$249.21	\$1,119.28	\$6,066.86
Communications				
Email Marketing	\$0.00	\$217.56	\$0.00	\$217.56
Newsletter	\$0.00	\$0.00	\$0.00	\$0.00

Website	\$0.00	\$189.98	\$399.98	\$589.96
Total Communications	\$0.00	\$407.54	\$399.98	\$807.52
Maintenance				
Flag Service / Replacement	\$0.00	\$0.00	\$0.00	\$0.00
Flower Planting	\$0.00	\$0.00	\$0.00	\$0.00
Landscaping & Irrigation	\$0.00	\$0.00	\$0.00	\$0.00
Lawn Service Contractual	\$2,814.00	\$2,814.00	\$2,814.00	\$8,442.00
Total Maintenance	\$2,814.00	\$2,814.00	\$2,814.00	\$8,442.00
Constable Patrol - Security				
Security Services	\$42,146.00	\$42,495.00	\$42,495.00	\$127,136.00
Reimburse from Barley Sq	\$13,394.58	\$13,394.58	\$13,394.58	-\$40,183.74
Total Security	\$28,751.42	\$29,100.42	\$29,100.42	\$86,952.26
TOTAL EXPENSES	\$36,263.79	\$32,571.17	\$33,433.68	\$102,268.64
NET INCOME	\$61,935.58	\$13,017.48	\$21,613.31	\$53,339.75

BALANCE SHEET

Chase Operating Acct as of 9/30/21	\$90,683.34
Chase Savings Acct as of 9/30/20	\$42.65
Fidelity Investment Account	\$214,413.49
TOTAL ASSETS	\$305,139.48

Account Receivable: as of 9/30/2020

-24 homeowners past due - \$19,752.37

-12 homeowners are past due more than 1 year

Home sales Data

2021 - Homes Sold = 43, Refinance = 11
 2020 - Homes Sold = 25, Refinance = 12
 2019 - Homes Sold = 28, Refinance = 8
 2018 - Homes Sold = 27, Refinance = 6
 2017 - Homes Sold = 14, Refinance = 8
 2016 - Homes Sold = 20, Refinance = 10

Treasurer - Lito Bautista

Report by Robert Gehring



From the Desk of Councilwoman Abbie Kamen

Friends and Neighbors,

I hope you are all doing well and enjoying the cooler weather! Recently an initiative I worked on for over a year, and a campaign promise I made, came to Council as we created and launched the City of Houston's Women's Commission. The Commission is charged with advancing equality and equity for women by identifying and addressing disparities in healthcare, employment, safety, and security across communities and industries. This could not have been made possible without the support of Mayor Turner, and his charge to the board for their first year will be focusing on the disparities that the pandemic exacerbated, and they have hit the ground running to improve the lives of women, city employees, and families across the city.

I also worked with Houston BCycle this summer to fully fund a nearby bike share station right outside the JCC campus. This is part of an effort to expand our bike network and access for all in our neighborhoods to our terrific hike and bike trails.

As we enjoy being outside along our bayous, we let out a collective sigh of relief we've passed the Hurricane Season. Although we've made great progress to improve drainage infrastructure and expand flood mitigation, we are still pushing the state for needed funds and resources to protect our region.

Last month, I testified during the Texas General Land Office's public hearing on its amended plan that provides the city of Houston zero infrastructure funds for areas hardest hit by flooding. After overwhelming bipartisan outrage to the GLO's initial denial of money designated for areas hardest hit from Harvey, did the office provide the county, but not the city, \$750 million. To put this in context, our area was supposed to receive around \$2 billion. Vulnerable neighborhoods in our district and across the city cannot afford to wait for the next storm.

On the subject of flooding, I hosted a webinar this month in partnership with Congresswoman Lizzie Fletcher regarding changes the National Flood Insurance Program that FEMA is enacting with over 500 residents in attendance. Rates under the new federal program are expected to go up for many of us in flood-prone areas.

I encourage residents to be involved and do our part when it comes to flood mitigation. I recently hosted our second annual District C Rain Barrel Event, where my office subsidized the cost of rain barrels for District C residents to encourage neighborhood resiliency. It was a huge success, and if you have pictures of your barrel, please send them to us and let us know how they're working!

We've also launched the District C Ditch Team. I worked with Council Member Peck during the year's budgetary process to create a method for Council Members to address ditches that need minor maintenance. If you have a ditch that needs minor maintenance, let our office know!

For any assistance on district matters, please call my office at 832-393-3004 or email districtc@houstontx.gov

Abbie Kamin

Houston City Council Member, District C

Committee Reports

Security Committee: Maury Sklar

- Our dues include the cost of security with Precinct 5 constables: 281-463-6666 is the number for the Constable Dispatch line. Call any time there's an issue or suspicious car/people/activity. Vacation watch is included, just call the dispatch line to request it. A constable will meet with you to get your information and they will check on your property several times a day while you're gone.
- Be sure to lock your cars; preferably leave it inside your garage. This helps deter crimes of opportunity.
- "Ring" type doorbells can be helpful to deter and solve crimes.
- Be sure to introduce yourself and wave to the constables when you see them. They are the eyes and ears of the neighborhood. Cindy is the day constable and has been with us since the current program started 11 years ago. The night constable rotates often.
- Ira said a suggestion had been made to have the constables speak at one of our quarterly meetings. Maury said we have done that before and we can do it again when we return to in-person meetings.
 - Question: Have there been any illegal activities over the last quarter?
 - Answer: Only in unlocked cars.
 - Question: Can we use the low crime statistics in marketing our neighborhood? This is a great attribute for us.
- Ira is working with Lori Sullivan and Jeff Tacy to update/upgrade the MEA website. We could include low crime information there. We also may look into advertising the neighborhood in some local publications.
 - Comment: We need to advertise the safety of the neighborhood. It is a well-kept secret.



Deed Restriction Revision Committee – Elizabeth Rivers

The committee will be voting on finalizing the new Deed Restrictions in the spring of 2022. Among other issues, the committee has been working on determining structure size per lot. They will be switching to the framed structure area as a percentage of the lot size, instead of the current cap on structure size of 4000 square feet. This change should make it easier for builders and architects to understand the parameters of the restrictions.



The other thing the committee has considered is a working definition of a “neglected property”. The proposed suggestion is: Neglect shall mean a property that is unkempt, storing or accumulating trash or junk, attracting pests of any kind, or displaying signs of poor maintenance. Examples, falling gutters, missing fence pickets, rotting fascia.

The committee is considering restrictions that limit a percentage of the lot in front of the building line that can be paved. The committee is also considering the requirement that a certain percentage of greenspace on each lot be preserved.

Maintenance and Beautification Committee: Linda Miner



Bridge construction work on Chimney Rock and Rice will continue through next year. Routine grass cutting and litter removal at the site continue. Refurbishing flower beds will wait until construction is completed.

The construction crews report that head walls and wing walls on the culverts leading into the channel are being completed. They are wrapping up the Mechanically Stabilized Earth retaining walls and are continuing to work on paving sections of the road. They expect to finish in February if there are no more delays.

Addressing concerns from “Next Door”: Are the openings allowing water from the ditches to flow into the bayou smaller than they were before? No, the openings are the same size. What is the difference then? There have been additional inlets put in place to help with street flooding.

Flood control planners believe that the work that has been done in the past 4 years since Harvey saved 600 homes from flooding during this year’s storms.

Revised Atlas 14 flood plain maps will be available for public viewing in a couple of months.

Architectural Control Committee– Gary Chandler

Requests received included this quarter include

- Painting:
 - One job was approved, 2 are in discussion.
 - Two properties have begun painting without ACC approval. We are contacting owners
- Construction:
 - One project that includes building a breezeway between the house and garage and running a fence along the breezeway has been approved.
 - A second project, started in the 2nd quarter was awaiting better drawings from the owner. It has been approved, permits from the city received, and work is underway.
- Other:
 - Three roof projects have been approved.
 - One fence was approved. Another fence was granted a variance from the Board of Directors.
 - A garage extension for living space that was completed 10 years ago was granted a variance by the Board of Directors.
 - Two construction projects are under discussion with flippers.



Plogging: The latest trend from Sweden



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Armed with trash bags, ploggers are cleaning up trash while getting fit. Communities around the nation have participated in Keep America Beautiful Trash Dash. This is a safe activity that allows you to give back, to get outside, and get some exercise if you want to, but it doesn't have to be solely about exercise if you're not interested in that. As you walk around the community, if you have noticed the same garbage along your route every day, perhaps it may have occurred to you to bring along a bag and rubber gloves and pick up the trash.

If you have a storm drain in front of your house, be sure to keep it free of leaves and debris. This can easily prevent flooding. Once stormwater starts rising up your driveway, it's too late!



Abbie Kamin Council Member, District C

The Office of Council Member Abbie Kamin, District C, has compiled a list of resources to assist residents as our region recovers from **Winter Storms**. For further assistance, please contact our office at 832-393-3004 or email districtc@houstontx.gov. To find out who represents you on City Council, visit: <https://www.houstontx.gov/council/whoismycom.html>.

Food and Water Distributions

- Houston Food Bank
 - Food pantry and distribution locator: www.houstonfoodbank.org/locations
 - Helpline phone number: 832-369-9390
 - Social media: <https://www.facebook.com/thehoustonfoodbank>, <https://twitter.com/HoustonFoodBank>
- If you need food and lack reliable transportation, you may sign up for no-contact delivery at <http://crowdsourcerescue.org/covid>.
- City of Houston & Operation BBQ will be distributing hot meals at Northwest Mall (9500 Hempstead), through Friday, February 26, starting at 10:30 AM until supplies last each day.
- If you are 60 or older, live in Harris County and in need of food or other services, call the Harris County Area Agency on Aging at 832-393-4301.

Damage to Homes

- Storm Debris: Contact 3-1-1 regarding storm debris removal and place it out for pick up. Please review the placement guidelines: <http://bit.ly/COHstormdebris>
- FEMA: Register for FEMA aid by calling 1-800-621-3362 or visit <http://disasterassistance.gov>. Thoroughly document the damage in your home by taking photos and videos. If you have insurance, you should file a claim with your insurance company immediately. If your insurance does not cover all your losses or is delayed, you may be eligible for FEMA assistance.
 - Insurance Guide (Spanish version)
 - Protect Against Contractor Fraud (Spanish version)
 - Navigating FEMA assistance (Spanish version)
- Please report damage to your home caused by the winter storm through this online survey: <http://bit.ly/DamageReportEn>. Submitting this form is not a way to receive aid; your report could help the City qualify for additional federal recovery assistance for residents.
- The Houston Harris County Winter Storm Relief Fund will provide assistance with plumbing and home repairs. For more info, text HOUSTONFREEZE to 898211. As soon as additional information is available on funding eligibility and criteria, you will receive a text with the information needed to apply. <https://www.greaterhoustonrecovery.org/>

Broken Pipes/Water Leaks

- Report water main breaks and water leaks in your neighborhood by calling 311 or submitting a service request online at <https://www.houstontx.gov/311/>.
- If you need a plumber, Plumbers Local Union 68 has a hotline called Plumbers 911: 713-999-6829. Always ask to see any potential repair technician's plumbing license.

Super Neighborhood 31

This is a summary of the July, August, September and October meetings. Beth Wiedower Jackson, Executive Director of the Astrodome Conservancy. The organization is seeking public engagement about the future of the Astrodome. A survey is available on its website, <https://astrodomeconservancy.org/>, for Houston and Harris County residents to give input.

Council Member Sallie Alcorn addressed City water and wastewater rate increases going into effect in September, with additional increases through 2026. Ngan Nguyen, Director of Constituent Services for District C, discussed ongoing crime issues at the Nob Hill Apartments and the Villages of Meyerland. Commander Halliday of HPD is working with both complexes as they work for Blue Star certification. For more information on this program: https://www.houstontx.gov/police/multi_family/.

Veronica Hernandez, City of Houston Community Liason, reported that a new 311 app is available for citizens to report issues, including trash issues.

Rusty Lannin, Project Manager with Harris County Flood Control District, gave an update on the South Rice/Chimney Rock bridge construction project. The estimated completion date is spring of 2022. Upon completion, traffic will be shifted to the new bridges while the old bridges are removed. New lights will be installed on the bridges. The plans also include the planting of new trees in these areas.

Charles Goforth, President of Brays Bayou Association, presented a proposal for a Tax Increment Reinvestment Zone (TIRZ) or Flood Tax Increment Reinvestment Zone (FTIRZ). The Brays Bayou area needs additional infrastructure and beautification, which would help to revitalize the area. The funds come from growth in taxes, not separate property taxes.

Leash Yu, an insurance agent from Agency Yu, gave a presentation about the new Risk Rating 2.0, for the National Flood Insurance Program. Several factors will be measured in rating each home, but flood zones will no longer be used as they have been in the past. The intention is to make risk rating simpler and fairer, but many homeowners will see significant increases in their premiums. Increases will be gradual, limited to 18% per year of the total new premium, until the premium reaches the full new rate.

Annamarie Saavedra, Director of Development for Scenic Houston, spoke about a proposal that has been made to the city to install 50 new 60-foot LED digital billboards. Among the many negative consequences from these billboards are significant driving distractions leading to increased numbers of accidents; light and images intruding into neighborhoods; and the unsightly appearance for residents and visitors to our city. Ms. Saavedra asked SN31 to consider speaking out against this proposal.

The offices of Congresswoman Fletcher and Council Member Abbie Kamin presented a program about the new Risk Rating 2.0. FEMA regional official Gilbert Giron spoke, as did City of Houston Chief Recovery Officer Stephen Costello. FEMA is rating each home starting with "a clean slate." If

your home flooded in the past, that would not count against your risk. However, if your home floods again and you make a claim, FEMA will look at your history when processing your claim.

FEMA is offering training on the new system, but only a small number of insurance agents have taken the training. If an agent has taken the initiative to learn about the new system, he or she should be able to calculate a customer's new premium and give a quote. Consult your insurance agent for assistance. And information about the new system and more is available at <https://www.fema.gov>. Harris County officials are in the process of drawing new flood maps. Information is available at <https://www.maapnext.org/>.

SN31 held a short virtual meeting after the flood insurance presentation. County redistricting was discussed. SN31 takes no political positions/sides. It is possible that communities such as Meyerland and Maplewood are going to be split into different districts, which means that a single community would be represented by more than one county commissioner. This would require a community to take its concerns to more than one commissioner, making issue resolution processes more complicated.

SN31 discusses many City services, sharing positive information and issues that need attention. One of these is trash and recycling collection schedules. Terry Cominsky told us about a useful app called HTX Collects that keeps residents informed about schedules and delays.

SN31 will not meet in December. The next meeting will be January 24, 2022.

Wishing a happy and peaceful holiday season to all!

Lynn Busch

SN31 Delegate from Marilyn Estates



Do you want to get involved with our lovely community? The Marilyn Estates Association is looking for a few good volunteers to serve as block directors. Take a look at the listing on the block directors page and see if your block has an open position. It's an opportunity to get involved and meet your neighbors. If you are interested, contact our president, Ira Bleiweiss.

Marilyn Estates Association Officers

(Please note that emails are formatted with at instead of the @ sign to prevent spoofing)

President, Ira Bleiweiss

713-898-3102 President.MarilynEstates@gmail.com

Vice President, Dikla Ronen

281-300-1871 diklasternberg@gmail.com

Treasurer, Robert Gehring

281-773-7135 treasurymea@outlook.com

Recording Secretary, Susan Sides

713-705-4144 susansides@earthlink.net

Corresponding Secretary, Steve Blechman

832-603-0958 sblechman@gmail.com

Parliamentarian, Ed Fastow

713-553-7399 efastow@sbcglobal.net

Marilyn Estates Association Committees

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Community Service Award

Becky Flechsig [beckyflechsig at gmail.com](mailto:beckyflechsig@gmail.com)

Contact Information

Marilyn Estates
P.O. Box 35144, Houston, TX 77235
www.marilynestates.com

Harris County Constable 281-463-6666
For a direct link for Vacation Watch contact: constablepct5.com

Marilyn Estates Association Block Directors

5400 Lymbar - Linda Miner 713-826-8077 [lindaminer999 at att.net](mailto:lindaminer999@att.net)

5500 Lymbar - Randee Smolensky 713-729-9682 [ransmo at aol.com](mailto:ransmo@aol.com)

5400 Cheena - Brandon Mark 713-530-9667 [brandonwaynemark at gmail.com](mailto:brandonwaynemark@gmail.com)

5500 Cheena - **We need a volunteer for this position.**

5400 Wigton - Doug Irr 713-295-0539 [dmi2xjc at att.net](mailto:dmi2xjc@att.net)

5500 Wigton - Michael Bryant 713-504-2700 [mbryant29 at gmail.com](mailto:mbryant29@gmail.com)

5400 Yarwell - Jim Taylor 832-269-1500 [j.stay at hotmail.com](mailto:j.stay@hotmail.com)

5500 Yarwell - Sam Musachia 713-501-5255 [sam.musachia at sbcglobal.net](mailto:sam.musachia@sbcglobal.net)

5400 Dumfries - **We need a volunteer for this position**

5500 Dumfries - Linda Maraldo 713-729-7086 [lmaraldo at sbcglobal.net](mailto:lmaldo@sbcglobal.net)

5400 Valkeith - Janice Fastow 713-410-0067 [jfastow at sbcglobal.net](mailto:jfastow@sbcglobal.net)

5500 Valkeith - Julie Fordes 832-969-8349 [fordes.julie at gmail.com](mailto:fordes.julie@gmail.com)

5400 Rutherglenn - **We need a volunteer for this position**

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Atwell /South Braeswood - **Seeking a volunteer for this position**

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