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President's Message January 2021

Happy New Year Y'all! We're all hoping that 2021 will be an improvement over this last year and our HOA will be focused on making Marilyn Estates an even more desirable place for families to make their home. "Protect Your Investment" is the mission statement for our HOA, I want to be sure that Marilyn Estates Association does nothing less (or more) than what's necessary to meet this goal.

Hurricane Harvey has placed us at a tipping point: How do we recover and how are our home values affected? Will we experience the changes currently happening in Meyerland (and Bellaire/West U previously) with regard to development? Or will we remain more stagnant as has much of the area to our west and south? How can our HOA facilitate recovery and be sure our home values don't erode?

In this new role I'm trying to do everything by the book, it's a challenge. Our Deed Restrictions and By-Laws have many conflicting rules, and mandates that simply aren't followed. Revising our Deed Restrictions and By-Laws is a key priority. We're establishing protocols for archiving of our records, along with having documented traceability for our Deed Restrictions and Architectural Control Committee.

There's questions for which I've no pat answers and am seeking input. How aggressively do we enforce our Deed Restrictions? Are we able to account for extenuating circumstances that may impede compliance? Should we have stricter yard sign regulation? I'm not a fan of oppressive HOAs, how do we achieve a balance that will protect our investments?

YOUR feedback is key to how we address some of these questions. If you've suggestions for changes to our deed restrictions, please send them to Elizabeth Rivers, [elizabeth.h.rivers \(at\) gmail.com](mailto:elizabeth.h.rivers@gmail.com).

A sub-committee to consider (or reject) regulation of yard signs is forming, Steve Tamber has volunteered as chair. If you wish to be on this sub-committee, please contact me, I want diverse POVs represented. If you've comments for the committee, please write Steve, [sitamberfl \(at\) gmail.com](mailto:sitamberfl@gmail.com).

The quality of an HOA comes from its volunteers. I hope y'all share my appreciation for the dedication of those who give their time, we've got a great group! Would you like to make a difference? We still need block directors for 5500 Cheena and Braesmont/Kit/Oasis, it's low effort and does give you a seat on our Board of Directors. I can't do my job without our volunteers or your input. Please reach out to me with your comments or questions.

Happy, healthy, safe and satisfying New Year to all of you.

Ira Bleiweiss

president.marilynestates@gmail.com

Minutes from January 11, 2021 Zoom Meeting

Marilyn Estates Association
Minutes: Quarterly Meeting
Monday, January 11, 2021
Zoom virtual Meeting

President Ira Bleiweiss called the meeting to order at 7:00 pm. The Minutes from the previous meeting were approved as written.

The speaker - Katelyn Bleiweiss, Intervention Specialist for Jewish Family Services – discussed ways to help people cope with stress and find resilience in today's life. The key points were stay connected and acknowledge your feelings. Katelyn can be reached at kbleiweiss@jfshouston.com.

President's Report:

Ira Bleiweiss is trying to figure out how aggressive we should be on deed restriction enforcement, using how an issue affects home resale values as a guide.

The by-laws and deed restrictions need to be rewritten. The Architectural Control and Deed Restriction Committees need to develop procedures to provide data on their activities. The by-laws call for keeping records of lots of things that we aren't currently doing. The Parliamentarian is tasked with keeping the records.

The Deed Restriction Revision Committee is looking for input from the homeowners on what should be included or changed.
[elizabeth.h.rivers at gmail.com](mailto:elizabeth.h.rivers@gmail.com)

Yard signage has become an issue in the neighborhood and the deed restrictions are not very clear and open to interpretation.

Steve Tamber will be heading up a sub-committee that will rewrite our deed restrictions on yard signs. We need a few volunteers to help evaluate, if interested please write [president.marilynstates at gmail.com](mailto:president.marilynstates@gmail.com)

Committee Reports:

Treasurer – Lito Bautista. Our neighborhood has 440 houses, with 25 properties with outstanding dues. This number has increased, likely due to the pandemic situation. The final 2020 Budget was approved. See the attached treasurer's report for details.

Architectural Control – Gary Chandler. The committee is working to expedite the review process, but still adhere to the deed restrictions. They will encourage residents to update properties to maintain the value of the neighborhood. The past quarter has been busy with requests for projects.

Deed Restriction Enforcement - Linda Miner. There have been 7 violations this quarter, 6 have been resolved, one is pending. All positions on the Committee have been filled.

Maintenance & Beautification - Linda Miner. We are waiting for a project manager to be named for the Chimney Rock bridge reconstruction in order to get details of the project.

Security - Maury Sklar. 281.463.6666 is the number for the Constable Dispatch line. Ring/Net type cameras are a good way to help catch criminals. Be sure to lock your cars and keep valuables hidden. Keep cars in the garage if possible, to reduce vandalism. Squatters have become a problem in some of the vacant homes in Meyerland. Be on the lookout if you have a vacant home near you.

Question from the floor – do we require a certain number of miles or hours of the constables? Maury said yes, we have 2 dedicated deputies for our neighborhood and they have specific shifts and hours that they work. He has an open line of communication to the deputies.

Welcoming Committee - Susan Gubitz. They are having a hard time getting donations for gift bags due to the pandemic.

Communications – Steve Blechman. All is going well with the newsletter.

2021 Proposed Budget Approval: The budget was approved as written.

Old Business:

Louis Williams from the Deed Restrictions Revision Committee commented that changes in laws and events since Harvey make it necessary that we re-examine our deed restrictions, specifically items such as height requirements, square footage requirements and verbiage relating to vacation rentals. They hope to get recommendations to the Board following their next meeting. You can contact [lwilliams at clarkhill.com](mailto:lwilliams@clarkhill.com) to offer comments and suggestions.

New Business:

Elizabeth Santikos is working to organize a Community Enhancement group to give Marilyn Estates a greater sense of community. The group will likely include some new as well as existing entities, such as the annual social and yard of the month. Please submit any ideas for things you would like included to Elizabeth at [esantikos at yahoo.com](mailto:esantikos@yahoo.com)

The meeting was adjourned.

Marilyn Estates Association-Financial Treasurer – Lito Bautista

quarter ending 12/31/2020

Profit & Loss-Year to Date

	Q1-20	Q2-20	Q3-20	Q4-20	Total
INCOME					
Assessment-Security					
current year	\$90,419.24	\$12,994.50	\$5,331.70	\$1,020.00	\$109,765.44
prior years	\$480.00	\$0.00	\$1,039.52	\$1,801.00	\$3,320.52
Total Assessment-Security	\$90,899.24	\$12,994.50	\$6,371.22	\$2,821.00	\$113,085.96
Dues					
current year	\$24,837.44	\$3,660.50	\$1,403.30	\$280.00	\$30,181.24
late fee	\$200.00	\$325.00	\$525.00	\$0.00	\$1,050.00
prior years	\$140.00	\$0.00	\$331.48	\$0.00	\$471.48
Total Dues	\$25,177.44	\$3,985.50	\$2,259.78	\$280.00	\$31,702.72
Fees					
Credit Card	\$60.00	\$24.00	\$0.00	\$0.00	\$84.00
Refinance Fee	\$0.00	\$350.00	\$200.00	\$250.00	\$800.00
Resale Certificate	\$150.00	\$150.00	\$150.00	\$75.00	\$525.00
Transfer Fee	\$500.00	\$800.00	\$1,000.00	\$300.00	\$2,600.00
Total Fees	4710	\$1,324.00	\$1,350.00	\$625.00	\$4,009.00
Other Income					
Advertising	\$0.00	\$10.00	\$0.00	\$0.00	\$10.00
Dividend Income	\$50.04	\$0.10	\$0.77	\$0.00	\$50.91
Interest Income	\$1,046.68	\$1,126.77	\$2,260.07	\$0.00	\$4,433.52
Legal Assessments	\$0.00	\$0.00	\$2,318.56	\$0.00	\$2,318.56
Total Other Income	\$1,096.72	\$1,136.87	\$4,579.40	\$0.00	\$6,812.99
GROSS PROFIT	\$117,883.40	\$19,440.87	\$14,560.40	\$3,726.00	\$155,610.67
EXPENSES					
Administrative					
ACH & CC processing	\$304.79	\$51.20	\$181.30	\$0.00	\$537.29
Meeting Expense	\$400.00	\$0.00	\$0.00	\$0.00	\$400.00
Office Supplies	\$55.51	\$0.00	\$0.00	\$0.00	\$55.51
Postage, PO Box	\$128.70	\$106.00	\$0.00	\$0.00	\$234.70
Insurance	\$4,429.00	\$0.00	\$0.00	\$0.00	\$4,429.00
Legal Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Administrative	\$5,318.00	\$157.20	\$181.30	\$0.00	\$5,656.50
Communications					
Email Marketing	\$0.00	\$233.79	\$0.00	\$0.00	\$233.79
Newsletter	\$36.33	\$0.00	\$0.00	\$0.00	\$36.33
Website	\$644.42	\$0.00	\$0.00	\$0.00	\$644.42
Total Communications	\$680.75	\$233.79	\$0.00	\$0.00	\$914.54

Maintenance Flag					
Service/Replacement	\$0.00	\$0.00	\$120.00	\$0.00	\$120.00
Flower Planting	\$0.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00
Landscaping & Irrigation	\$0.00	\$216.21	\$0.00	\$0.00	\$216.21
Lawn Service Contractual	\$2,814.00	\$2,814.00	\$2,814.00	\$2,814.00	\$11,256.00
Total Maintenance	\$2,814.00	\$4,030.21	\$2,814.00	\$2,814.00	\$12,472.21
Constable Patrol-Security					
Security Services	\$40,814.00	\$41,460.00	\$41,460.00	\$41,460.00	\$165,194.00
Reimburse fr Barkley Sq	-\$13,070.00	-\$13,070.00	-\$13,070.00	-\$13,070.00	-\$52,280.00
Total Security	\$27,744.00	\$28,390.00	\$28,390.00	\$28,390.00	\$112,914.00
TOTAL EXPENSES	\$36,556.75	\$32,811.20	\$31,385.30	\$31,204.00	\$131,957.25
NET INCOME	\$81,326.65	-\$13,370.33	-\$16,824.90	-\$27,478.00	\$23,653.42

BALANCE SHEET

Chase Operating Acct as of 12/31/20	\$25,089.00
Chase Savings Acct as of 12/31/20	\$42.70
Fidelity Investment Account	\$214,879.20
Undeposited Funds (Barkley Sq. Check)	\$13,070.00
TOTAL ASSETS	\$253,080.90

Account Receivable as of 12/31/2020
 -25 Homeowners past due - \$19,451.00

2021 MARILYN ESTATES HOMEOWNERS ASSOCIATION DUES

Dues	\$ 70.00
Security Assessment	<u>265.00</u>
Total Dues & Security	\$335.00

Late fees charged after March 31st

Beautification & Maintenance Committee - *Linda Miner*



Beautification & Maintenance Committee – Linda Minor

Everything is running smoothly & additional information is coming soon on the Chimney Rock bridge work.

Deed Restriction Enforcement – Linda Minor

Everything is running smoothly. See meeting minutes for further details.

Congratulations to our Yards of the Month



"October – 5503 Queensloch"



"November – 5527 Yarwell"



"December – 5443 Valkeith"

Security- *Maury Sklar*

We all need to be aware of our neighborhood activity and report any suspicious people and vehicles in our area by calling Constable Precinct 5 dispatch at 281-463-6666 and providing the location and description and license plate number if you can see and write it down. It is also important to provide them any video recordings from your security cameras to help our deputy Constables in capturing the criminals as was recently done. Law enforcement recommends every homeowner to install cameras to record activity to be used as evidence and lead to arrest and conviction, along with installing home alarm systems.

You can also call Constable Precinct 5 dispatch to request vacation watch on your home and a deputy will stop by to get your information before your trip.

Here are some additional security tips and reminders from Pct. 5 Constables to always keep in mind:

Robbery Safety Tips:

Prevention At Home

All doors leading to the outside should have dead-bolt locks. Lock your doors and windows when you are at home.

Before opening an exterior door, make sure you know the identity of the person at your door before allowing admission.

Do not open the door to an unexpected visitor. This includes company employees and other solicitors.

Install a peephole with a 190-degree viewing angle so that you can verify who is on the other side of your door or install a doorbell camera and other exterior perimeter cameras to view it and record any activity.

Do not advertise that you live alone.

Make sure exterior lighting is on at night. Inexpensive timers or photoelectric cells will automatically turn lights on and off at dusk and dawn.

Car safety

Always park in a well-lighted area so you can see your car and its surroundings from a distance.

Have your car keys ready as you approach your vehicle and look under, around, and inside your car for persons who may be hiding. If safe, enter and immediately lock all doors.

Stay alert. Don't drive on autopilot. Watch your mirrors for any car that might be following. If you think someone is following you, do not go home. Drive to the nearest police, fire, or gas station, or well-lighted area where there are people that can help.

While stopped in traffic, leave enough room between your car and the one in front of you so you can maneuver and escape if necessary.

Keep an alert eye out for any suspicious characters at intersections.

Walk Alertly and Confidently

Try not to walk alone. It's a lot safer if you walk with at least one other person.

Super Neighborhood 31 - *Lynn Busch* SN31 Delegate from Marilyn Estates

Super Neighborhood 31 held its monthly meeting virtually on November 23, 2020.

Ngan Nguyen from Council Member Abbie Kamin's office attended. She addressed the rise in COVID-19 cases in Houston and reminded us to take precautions to stay safe. She also discussed the City's Livable Places Initiative. More information about the initiative is available on the City's website.

Council Member Sallie Alcorn also attended the SN31 meeting. She discussed the rising COVID-19 cases and positivity rate in Houston. She told us that the City would receive \$100 million less than normal in sales tax revenue by the end of the year. Houston received \$405 million from the CARES Act, with the requirement to spend it all by the end of 2020. City employees who are teleworking number 3,000, and she expects that we will see a hybrid work model after the pandemic. The City is saving a lot of money on utilities and later would save on office space rentals.

Crime rates are up. One problem has been cars and motorcycles racing at night on the West Loop through Bellaire and also on the Braeswoods and into the neighborhoods. The police are having trouble putting a stop to the racing. Also of concern is that gunshots increasingly are heard in the area, especially south of Maplewood.

Graffiti was painted on the sound wall in Meyerland. The City is tasked with maintaining sound walls, but the Meyerland association had the wall painted.

The SN31 election of officers was held, and the nominated slate was approved by acclamation: Terry Cominsky, re-elected as President; Harold Eaton, Communications Secretary; Mary-Dodd Dubbert, Recording Secretary. Alan Lipman continues as Vice President.

SN31 did not meet in December because of the holidays.

Lynn Busch
SN31 Delegate from Marilyn Estates

Welcome Committee - *Susan Gubit*

During the last quarter of 2020 our former treasurer, Robert Gerhing, along with a few of our block captains, provided us with the names of 15 residents (14 home owners, 1 renter) new to Marilyn Estates. Letters of welcome along with copies of the ME Gazette were delivered to each of their respective addresses. The welcome letter asks that these newcomers contact us to arrange for a personal home visit at which time we present them with a small welcome bag from our HOA. These bags contain gift certificates, etc., courtesy of local merchants. To date five newcomers have contacted us to schedule a visit.

Unfortunately, COVID-19, has hampered our efforts to comply. Businesses are hesitant to give us gift certificates or have closed completely. Face to face recruiting of new businesses has its challenges as does trying to meet with folks in their homes. We've reached out to these five families asking for their patience and expressing our hope that we might soon be able to resume our home visits and distribution of these welcome bags.

Susan Gubit and Susan Schanzer

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, Elizabeth Santikos

281-788-3220 esantikos@yahoo.com

Treasurer, Joselito "Lito" Bautista

713-478-3163 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

Architectural Control

Gary R. Chandler 713-398-3888 gary@grcarchitecture.com

Elizabeth Frankowski 713-305-6372 elizabethfrankowski@gmail.com

Deed Restriction Enforcement

Linda Miner 713-826-8077 lindaminer999@att.net

Sam Musachia 713-501-5255 sam.musachia@sbcglobal.net

Marla Cotten 832-270-7282 marlacotten@gmail.com

Linda Maraldo 832-264-3546 lmaldo@sbcglobal.net

Scott Fertak 713-818-1675 sfertak@gmail.com

Lindsey Rockoff 713-304-9537 lindsey.rockoff12@atgmail.com

Maintenance and Beautification

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Sheryl Sklar 713-248-2257 sherylwsklar@swbell.net

Steve Blechman 832-603-0958 sblechman@gmail.com

Welcoming Committee

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Susan Schanzer 713-628-6443 susan_schanzer@swbell.net

Communications

Lynn Busch 713-410-6910 lynncarol8236@aol.com

Elizabeth Frankowski 713-305-6372 elizabethfrankowski@gmail.com

Nancy Hixon 713-728-9386 nshixon@att.net

Debra Suhl 713-7724-3137 dlsuhl@comcast.net

Curt Taylor 303-722-3352 curtant@hotmail.com

Social Communications

Lori Sullivan 713-412-7022 lorisullivan@mac.com

Gazette Coordinator

Steve Blechman

832-603-0958 sblechman@gmail.com

Community Service Award

Becky Flechsig 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 - Mark Santikos 713-664-3808 [mark.santikos at sbcglobal.net](mailto:mark.santikos@sbcglobal.net)
5500 Dumfries - Linda Maraldo 713-729-7086 [lmaldo at sbcglobal.net](mailto:lmaldo@sbcglobal.net)
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5500 Valkeith - Julie Fordes 832-969-8349 [fordes.julie at gmail.com](mailto:fordes.julie@gmail.com)
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5400 Queensloch – Laura Gee 713-204-3151 [lauragee77 at gmail.com](mailto:lauragee77@gmail.com)
5500 Queensloch – Ira Bleiweiss 713-898-3102 [President.MarilynEstates at gmail.com](mailto:President.MarilynEstates@gmail.com)
Paisley/Chimney Rock - Maury Sklar 713-248-2257 [masklar at swbell.net](mailto:masklar@swbell.net)
Braesmont/Kit/Oasis - **We need a volunteer for this position.**
Atwell /South Braeswood - Diane Gardner 832-876-1234 [dianenativetexan at gmail.com](mailto:dianenativetexan@gmail.com)
Burdine/Checkerboard - Debbie Gehring 713-927-8934 [Debbie_g7482 at hotmail.com](mailto:Debbie_g7482@hotmail.com)

THE END