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President's Message July 2021

Howdy Neighbors! Our Marilyn Estates Association volunteers have been fairly busy this summer, primarily with Deed Restriction enforcement and finalizing the revisions to our current Deed Restrictions. The Architectural Control Committee has also had a lot of activity as many of us are catching up on keeping our homes looking great, along with a number of new home owners making changes to the exterior of their homes. Be sure to contact the ACC if you're doing any work to the exterior, notably painting, roof replacement, brick work, etc. Even though you can expect a prompt response, don't wait until the last minute to contact them.

At our Q3 meeting there was a lot of interest in our planned deed restriction revisions. If you've comments or suggestions now is the time to submit them. Comments about revisions should be sent to [elizabeth.h.rivers \(at\) gmail.com](mailto:elizabeth.h.rivers@gmail.com).

Link to our deed restrictions: https://www.marilynestates.com/2013/images/stories/pdf/12-2013_NewNew_DeedRestrictions.pdf

With the busy part of Hurricane Season still ahead of us start making your plans and preparations before there's a storm in the Gulf. Here's a few helpful links to help you prepare. Even if you think you've got the routine memorized, it can't hurt to review the basics.

[National Weather Service Hurricane Preparedness](#)

[Harris County Public Health](#)

[City of Houston Disaster Preparedness Guide](#) (Download the Preparedness Guide)

[Disaster Kit Checklist](#)

[CDC – Preparing for a Hurricane](#)

Many of you have expressed interest in having a block party as soon as the weather allows. Be sure to let your Block Director know about your plans, they can help get the word out. It's a great way to get to know your neighbors and most of our blocks do have new residents. Let's make these parties fun and safe at the same time.

We still need a block director for 5500 Cheena, it's low effort and gives you a seat on our Board of Directors. Write me if you'd like to represent your block.

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

Ira Bleiweiss
president.marilynestates@gmail.com

MEA Quarterly Meeting Minutes

Monday, July 12

Zoom virtual meeting

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

Ngan Nguyen from City Councilwoman Abbie Kamen's office gave comments on hurricane preparedness and noted that a new 311 app is being developed that will be available soon, which will make the reporting process more streamlined. Ira asked Ms. Nguyen about the process of getting a crosswalk marked on S. Braeswood at Atwell for safer pedestrian access to the JCC. There was some discussion about parking issues due to the JCC construction. A comment was made that the backflow preventer at Braesmont (from Brays bayou) may not be functioning. Ms. Nguyen responded that a report needs to be made to 311 and Ms. Kamin's office will monitor the complaint.

Councilwoman Kamin's office can be reached by phone 832-393-3004, Email DistrictC@HoustonTX.gov or <https://www.facebook.com/cmabbiekamen>. The newsletter can be found at <http://bit.ly/districtcnews>

President's Report – Ira Bleiweiss:

There is nothing of great importance happening in the neighborhood. The October MEA meeting will include elections. Vice President and Treasurer positions are open and a nominating committee has been named to seek candidates. Please send your nominations to one of the committee members:

Jim Taylor - 832-269-1500 j.stay@hotmail.com

Rebecca Lindenbaum - 913-549-7577 rjoylindy@gmail.com

Marge Mayer - 713-302-1094 margemayer8008@aol.com

Hopefully the next meeting will be held in person.

Committee Reports:

Treasurer – Lito Bautista. Lito reviewed the budget sheet.

Parliamentarian Report – Ed Fastow. No report

Architectural Control – Gary Chandler. They have received 19 requests for projects: 14 were approved, 3 are under review. These include 4 exterior remodels – 2 of those are being reviewed and 2 were rejected due to inadequate drawings and can be resubmitted, 4 new roofs, 3 fences, 1 painted front door, 3 paint projects – one under review. They have been made aware of one garage that is out of compliance which has been sent to the Executive Committee.

Deed Restriction Enforcement - Linda Miner. In the last quarter, there have been 21 violations: 14 have been resolved, 3 are pending. These included rotted wood and paint issues, high grass and trash cans that aren't removed on schedule and heavy trash put out too early.

Maintenance & Beautification - Linda Miner. Update on the bridge construction – the rainy weather has had a negative impact on the Chimney Rock bridge project and will delay the completion date. They have already used all of their weather days. They expect traffic to be placed on the new bridge in September.

Security - Maury Sklar. 281.463.6666 is the number for the Constable Dispatch line. The neighborhood has been nice and quiet. There are 2 dedicated constables on patrol in the neighborhood. Take advantage of the vacation watch – just call dispatch to have a constable come and take your information. Be sure to report door to door salespeople and suspicious people/vehicles to the constables.

Welcoming Committee - Susan Gubitz. There are 12 new homeowners and they received a copy of the MEA gazette and welcome letters.

Communications – Steve Blechman. Committee heads, please submit reports in the next 7 days or so.

Old Business:

The Deed Restriction Revision Committee is diligently working on new deed restrictions. Contact elizabeth.h.rivers@gmail.com with suggestions or comments you have. Elizabeth shared summaries of the changes they are making in various sections. They hope to have the revisions completed by fall. The summary of changes is:

Section 1.1 – short term rentals

- Rentals to non-family must be for 6 month or longer
 - o Purpose is to maintain a community feel by eliminating rotating-door short-term rentals

Section 4.1 -- roofs

- Architectural three-tab shingles are required
- Standard choice; almost everyone in Marilyn Estates has this type of shingle currently

Section 5.2 –square foot and height limitations

- Eliminates maximum square footage; instead, framed area of the house is limited to 65% of the area of the lot
- Maximum building height remains 35', but instead of measuring from the ground, this will be measured from the floor of the lowest level
 - Purpose is to accommodate homes being lifted

Section 11.1 –fences

- Allows fences along Chimney Rock to be built 2' away from the sidewalk
 - o Purpose is safety along that stretch of road, and to record in the deed restrictions what has been permitted by exemption for decades
- The street-facing side of any fence must have pickets

Section 20–signs, flags, yard decor

- Adds celebratory signs for 7 days (birthdays, baby announcements, etc.)
- Removes time restriction for school/team signs, but limits number to 2 (or more if there are more children in the house)
- Restricts flags to Texas, U.S., branches of the Armed Forces, collegiate flags, sports team flags, and decorative holiday/seasonal flags
- Adds a mechanism for the Architectural Control Committee to review yard décor if another member of Marilyn Estates reports that the yard décor is “offensive”
 - o Purpose is a pro-active means to review yard displays that would prevent families from walking past that property or would affect neighboring home values
- Restricts timing of holiday décor: first day of the month prior to the holiday through last day of the month following the holiday
 - o E.g., Christmas and Hanukah décor appropriate to display from November 1 through January 31)

Section 22.1 –commercial vehicles

- Commercial vehicles, boats, jet skis, all-terrain vehicles, mobile homes, motor home recreation vehicles, trailers, and similar vehicles may only be parked where visible from the street for 7 days in a calendar month

There was discussion about the signage and yard decor sections. Additional discussion about other items that may be placed in front yards and about the definition of a neglected property.

Ira commented that he is working on revising the MEA By-Laws to make them more functional and less cumbersome.

Ira thanked Elizabeth Rivers for her professionalism and hard work with the Revision Committee.

New Business: None

The meeting was adjourned.

TREASURERS REPORT

Treasurer – Lito Bautista
quarter ending 06/30/2021

Marilyn Estates Association- Financial Summary					
Profit & Loss-Year to Date					
		Q1-21		Q2-2021	Total
INCOME					
Assessment-Security					
current year		\$76,850.00		\$25,175	\$102,025.00
prior years		\$310.00		\$510.00	\$820.00
Total Assessment-Security		\$77,160.00		\$25,685.00	\$102,845.00
Dues					
current year		\$20,300.00		\$7,140.00	\$27,440.00
late fee		\$0.00		\$0.00	\$0.00
prior years		\$140.00		\$100.00	\$240.00
Total Dues		\$20,440.00		\$7,240.00	\$27,680.00
Fees					
Refinance Fee		\$150.00		\$250.00	\$400.00
Resale Certificate		\$75.00		\$375.00	\$450.00
Transfer Fee		\$1,000.00		\$1,600.00	\$2,600.00
Total Fees		\$1,225.00		\$2,261.00	\$3,450.00
Other Income					
Advertising		\$0.00		\$0.00	0
Dividend Income		\$0.00		\$0.00	0
Interest Income		\$1,508.00		\$0.00	\$1,508.00
Legal Assessments		\$0.00		\$0.00	0
Total Other Income		\$1,508.00		\$0.00	\$1,508.00
GROSS PROFIT		\$100,333.00		\$35,186.00	\$135,483.00
EXPENSES					
Administrative					
ACH & CC processing		\$60.00		\$36.00	\$96.00
Meeting Expense	, Zoom	\$62.96		\$47.00	\$109.96
Office Supplies		\$0.00		\$0.00	0
Postage, PO Box		\$66.00		\$178.00	\$244.00
Insurance		\$4,484.00		\$0.00	\$4,484.00
Legal Fees		\$0.00		\$0.00	0
Total Administrative		\$4,672.96		\$273.00	\$4,933.96
Communications					
Email Marketing		\$0.00		\$406.00	\$406.00
Newsletter		\$36.33		\$0.00	\$36.33
Website		\$644.42		\$0.00	\$644.42
Total Communications		\$680.75		\$406.00	\$1,086.75

Maintenance					
Flag Service/Replacement		\$0.00		\$0.00	0
Flower Planting		\$0.00		\$0.00	0
Landscaping & Irrigation		\$0.00		\$0.00	0
Lawn Service Contractual		\$2,814.00		\$2,814.00	\$5,628.00
Total Maintenance		\$2,814.00		\$2,814.00	\$5,628.00
Constable Patrol-Security					
Security Services		\$55,966.00		\$42,495.00	\$98,461.00
Reimburse fr Barkley Sq		-\$27,156.00		-\$13,394.00	-\$40,550.00
Total Security		\$28,810.00		\$29,101.00	\$57,911.00
TOTAL EXPENSES		\$36,977.71		\$32,594.00	\$66,745.71
NET INCOME		\$63,355.29		\$2,592.00	\$68,737.29
BALANCE SHEET					
Chase Operating Account as of 06/30/2021			\$116,156.00		
Chase Savings Account of 06/30/2021			\$42.70		
Fidelity Investment Account			\$215,531.56		
TOTAL ASSETS			\$331,730.26		
		06/30/2021			
	-37 Homeowners	past due - \$25,425			
	-13 Homeowners	are past due more than 1 year			
	Homesales Data	2nd Quarter –	15 Homes Sold		

MARILYN ESTATES HOME OWNERS ASSOCIATION



We have new, enthusiastic, neighbors who are invited to get involved.

We have long time residents who may have more time to participate.

Several positions available- many are not time consuming.

Consider adding your name to our slate of candidates or getting in the pipeline for future involvement. Each of us has something to offer.

Contact us before September 21st.

For more information, please call, text or email –
Rebecca Lindenbaum: 913-549-7577 or rjoylindy@gmail.com
Jim Taylor: 832-269-1500 or j.stay@hotmail.com
Marge Mayer: 713-302-1094 or margemayer8008@aol.com

Marilyn Estates wants you, Engagement is the key to a happy neighborhood.

WANTED

Seeking two neighbors ready and willing
to be an active part of our Marilyn Estates
Homeowners Association.

We will have two vacancies to fill:
Vice President and Treasurer.
Kindly contact one of us before
September 21st.

Good benefits: you get to meet our nice
neighbors.

Please call, text or email -

Rebecca Lindenbaum: 913-549-7577 or rjoylindy@gmail.com
Jim Taylor: 832-269-1500 or j.stay@hotmail.com
Marge Mayer: 713-302-1094 or margemayer8008@aol.com

Welcoming Committee Report July 2021

During the month of July, letters of welcome along with copies of the Marilyn Estates Gazette were delivered to the homes of 10 new residents. Welcome bags were delivered to 5 additional new residents. Delivery of these bags has been delayed almost a year due to the pandemic.

Currently the only local merchants/businesses contributing items for our welcome bags are Wheeler Family Farms (farmers' market) and Avalon Insurance Agency (Debbie Gehring). We're beginning to reach out again to area businesses for donations/contributions.

Susan Gubitz and Susan Schanzer
Welcoming Committee

Susan Gubitz – susan.gubitz@icloud.com

Susan Schanzer – Susan_Schanzer at swbell.net'

Security- *Maury Sklar*

Security article for July 2021 Gazette:

We all need to be the eyes and ears of our neighborhood and attentive of activity and report any suspicious people and vehicles in our area by calling Constable Precinct 5 dispatch at 281-463-6666 and provide the location and description and license plate number if you can see and write it down. Our law enforcement recommends each homeowner install cameras to record activity to be used as evidence and lead to arrest and conviction, along with installing home alarm systems.

It is also encouraged for homeowners to 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.

Be sure to program Constable Precinct 5 dispatch phone number 281-463-6666 into your cell phone and notify your alarm company to have this number in their system, preferably as first responder.

Also, please lock your car doors with no visible valuables inside and keep garages closed and locked to avoid theft.

Thanks for all of your help and awareness in fighting crime.

With warmest regards,

Maury Sklar
Security Director, Marilyn Estates Association
(713) 248-2257 cell
masklar@swbell.net



Why Consider Solar Energy? By Gage Mueller

Did you know the first house to have solar energy installed was the White House back in 1979 while Jimmy Carter was President!? Solar panels have come a long way since then. There is no better time to consider solar energy for your home than now. The *American dream* is too “own” our homes, yet we pay rent to the utility company for electricity. Why not “own” the electricity as well. When solar panels go on the roof of a home, the solar panel produces electricity for that home and any excess electricity is sold back to the utility company. This is known as *Net Metering*. At night when the sun goes down, electricity is pulled back from the grid to power your home.

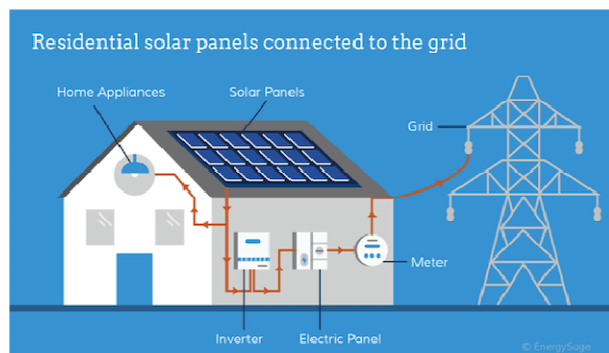
Given the recent winter freeze and shut down of the Texas power grid, small increases in the cost of electricity are likely to be a thing of the past. To determine your home’s “TRUE” cost per kWh, take the total amount of the bill and divide that by the number of kWh used. Then take that number and bump it up three cents. That doesn’t seem like a big increase, but what does that do to your bill, not just this month, but every month moving forward. By going solar you can lock in an electric rate at a much lower price. You don’t have to worry about the rising cost of electricity, because you are PRODUCING the electricity yourself. Instead, the money you pay for your monthly electric bill goes towards a solar panel payment. Once you’ve completed your payments, you own the system free and clear. By adding storage batteries to your system, you can ensure that you will have clean, quiet electricity when the grid goes down. Hurricane season is upon us...

Solar panels increase your property value, while also increasing renewable energy. The federal government does not tax you on it! Currently, there are some federal tax incentives in place to help offset the cost of investing in solar. Leaving the world in better shape than we came into it is a goal that many of us aspire to achieve, and using solar energy allows homeowners to make a huge contribution by not relying on fossil fuels to provide electricity.

Our personal story and why we decided to go solar. We had been contemplating the idea of putting solar panels on our home for a while, but the cost was just not there yet for us. In September of 2017, given the federal tax incentives, competitive pricing, and other benefits, it was time to take another look. We pulled the trigger and haven’t paid an electric bill since December 2017. In fact, we have a credit with our electric provider. Now, we are getting paid to provide electricity back to the grid, while reducing our carbon footprint. We did swap our electric bill for a solar panel bill, but once the panels were paid for – no more electric bill.

If you would like to learn more about solar in a non-intrusive way, please feel free to reach out to me. I’d be more than happy to set up a time to share with you how the system operates, including sample electric bills.

Gage Mueller, Solar Energy Specialist
Sun Pro, 832.721.2339
gmueller@theprocompanies.com



SUPER NEIGHBORHOOD 31

On May 24, 2021, SN31 held its virtual monthly meeting. Houston City Council Member Sallie Alcorn reported on the City budget process. She also reported the following:

- sales tax revenue is down \$113 million;
- the City will receive \$607 million under the American Rescue Plan Act -- \$300 million in 2021 and \$307 million in 2022, and firefighters will get a raise from this;
- water bills are likely going up;
- extremely disappointing that Houston and Harris County received no HUD funds because of the process used by the Texas General Land Office, which penalized large cities and counties;
- COVID rates and COVID vaccination rates.

Claudia Morales from the office of Congresswoman Lizzie Fletcher echoed the disappointment with the General Land Office and loss of HUD funds.

Veronica Hernandez with Houston's Citizens' Assistance Office SW addressed continuing issues with trash and recycling pick up. There is a need for more education about the proper items for the bins.

Mary-Dodd Dubbert of SN31 reported that the restoration of St. Thomas Episcopal Church (damaged during Harvey) was mostly complete. The construction of the school's new academic and office building should be complete in November.

Other concerns discussed in the meeting included:

- a bill in the Texas Legislature regarding homeowner's associations;
- the winterizing of electrical providers to protect us from future winter storms;
- a warning about crimes in the area targeting people getting gas and leaving banks;
- status of Project Brays Chimney Rock bridge construction;
- assistance from the Jewish Family Service with job hunting, serving as a caregiver, and more;
- making/updating hurricane supply kits.

The June meeting will be addressed in a future edition of the Gazette. SN31 did not meet in July.

Lynn Busch

SN31 Delegate from Marilyn Estates

Marilyn Estates Association Officers

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

President, Ira Bleiweiss713-898 3102 President.MarilynEstates@gmail.com**Vice President**, Elizabeth Santikos281-788-3220 esantikos@yahoo.com**Treasurer**, Joselito "Lito" Bautista713-478-3163 treasurymea@outlook.com**Recording Secretary**, Susan Sides713-705-4144 susansides@earthlink.net**Corresponding Secretary**, Steve Blechman832-603-0958 sblechman@gmail.com**Parliamentarian**, Ed Fastow713-553-7399 efastow@sbcglobal.net**Marilyn Estates Association Committees****Architectural Control**Gary R. Chandler 713-398-3888 gary@grcarchitecture.comElizabeth Frankowski 713-305-6372 elizabethfrankowski@gmail.com**Deed Restriction Enforcement**Linda Miner 713-826-8077 lindaminer999@att.netSam Musachia 713-501-5255 sam.musachia@sbcglobal.netMarla Cotten 832-270-7282 marlacotten@gmail.comLinda Maraldo 832-264-3546 lmaldo@sbcglobal.netScott Fertak 713-818-1675 sfertak@gmail.comLindsey Rockoff 713-304-9537 lindsey.rockoff12@atgmail.com**Maintenance and Beautification**Linda Miner 713-826-8077 lindaminer999@att.netJonathan Shear 832-689-4274 shearhouse@hotmail.com**Security**Maury Sklar 713-248-2257 masklar@swbell.netSheryl Sklar 713-248-2257 sherylwsklar@swbell.netSteve Blechman 832-603-0958 sblechman@gmail.com**Welcoming Committee**Susan Gubitz 281-630-0642 steve.gubitz@att.netSusan Schanzer 713-628-6443 susan_schanzer@swbell.net**Communications**Lynn Busch 713-410-6910 lynncarol8236@aol.comElizabeth Frankowski 713-305-6372 elizabethfrankowski@gmail.comNancy Hixon 713-728-9386 nshixon@att.netDebra Suhl 713-724-3137 dlsuhl@comcast.netCurt 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 Flechsigsig beckyflechsigsig@gmail.com

Contact Information

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