



## MARILYN ESTATES ASSOCIATION

**July, 2022**

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### **President's Report**

Our proposed Deed Restriction revisions have been getting widespread support from our homeowners and we have about half of the signed consent forms required for adoption. If you've not yet had a chance to submit your signed consent form please contact me or Elizabeth Rivers (elizabeth.h.rivers (at)gmail.com) and we will arrange to have a notary available when you sign this important form. Let's keep our Marilyn Estates an amazing place to live and raise a family by getting these forms signed.

Our MEA is an all volunteer organization and we value and appreciate those who've stepped up to answer the call to duty. We can always use more help and each of you reading this can help make a positive difference. Most roles are not very time consuming but are very satisfying. Contact me to discuss how you can help.

**VOLUNTEER UPDATE:** It's not easy to find volunteers but recently we've had a good number of homeowners choose to become involved.

The **Nominating Committee** for our upcoming elections at our October Annual Meeting on 17Oct22 are Carter Hixon, John Polisini, and Laurie Tamber. If you have suggestions for candidates for any of our elected positions please contact them.

Your block director or I can give you their contact info.

We have three new Board members: Mike Ivceovich (5500 Lymbar), Marla Cotten (5400 Rutherglenn), Noa Zehari (Atwell/S. Braeswood).

We still need two **Block Directors**. This role includes a seat on our Board of Directors. You do not need to live on the street that you'll be representing. Let me know if you're interested.

Our **Welcoming Committee** is back in business. Piper Butler and Debra Suhl have volunteered for this fun committee.

After years without the **Finance Committee** required by our By-Laws, Randy Suhl and Brandon Mark have agreed to work with our Treasurer Robert Gehring to help us manage our finances.

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## Architectural Control Committee

The Architectural Control Committee strives to reply to all applications for a proposed improvement as quickly as possible after submission of an owner's proposal. Following the format outlined below will help minimize the request for additional information by the ACC.

1. Provide manufacturer, model/type, color for all proposed materials. (Roofing, windows, doors, siding, brick, etc.)
2. Paint: provide manufacturer, product, color, sheen. Identify the location of the proposed painting (ie: fascia, soffit, siding, etc.)
3. Fencing: identify location with submission of a legal survey, material, construction methods, color, height
4. Driveways/Sidewalks: material, special finishes, color. Provide location and plan dimensions with submission of a legal survey.
5. Additions/New construction: provide architectural construction drawings showing proposed improvements on a site plan with dimensions clearly indicating that the structure is clear of all setbacks and easements. Provide exterior elevations indicating that the overall height does not exceed the maximum building height. Prior to commencement of the construction, a copy of the city building permit must be submitted to the ACC; and the owner must receive an acknowledgement of the receipt by the ACC of all of the items in this paragraph.
6. Photographs of materials, colors and design elements will be helpful to the ACC in reaching a prompt decision.

Among the members of the Architectural Control Committee are three architects and one commercial developer. This gives us the unique ability to assist each owner in making improvements to their property.

ACC members, their contact info and area of responsibility:

Elizabeth Frankowski: [elizabethfrankowski@gmail.com](mailto:elizabethfrankowski@gmail.com)  
Queensloch, Rutherglen, Valkeith, Dumfries

Dustin Nicholson: [dustin@ida-design.org](mailto:dustin@ida-design.org)  
Yarwell, Wigton, Cheena, Lymbar

Gary Chandler, Chairperson  
[gary at grcarchitecture.com](mailto:gary_at_grcarchitecture.com)  
713-398-3888  
S. Braeswood, Atwell, Burdine, Checkerboard,  
Braesmont, Paisley, Kit, Oasis, Chimney Rock



## Deed Restriction Enforcement Committee

The committee continues to monitor and address issues with Block Directors and homeowners in an effort to preserve our deed restrictions and protect our property values.

We try to take into consideration individual circumstances and strive for consistent enforcement with understanding, reasonableness, and patience.

Second quarter 2022 issues stats are:

- 3 Open, includes 0 Violation Notice

- 3 To Be Determined ("Neglected", severity, length of time)

- 27 Resolved, includes 0 Violation Notice

Ongoing priorities this quarter include:

- Neglected property, mold, wood rot, fences, gutters

- Yards, overgrown shrubs, tree limbs lower than the minimum 8' clearance over sidewalks

- Trash cans, yard, or junk waste visible from the street.

- Yard signs and flags

- Vehicles inoperable or blocking sidewalks

- Referral to the Architectural Control Committee when necessary (paint, roof, remodel, etc.)

Current and proposed revised Deed Restrictions are accessible through the Marilyn Estates webpage at [www.marilynestates.com](http://www.marilynestates.com)

Jim Taylor, Chairperson

832-269-1500 [j.stay@hotmail.com](mailto:j.stay@hotmail.com)



## Security Committee

We all need to continue being the eyes and ears of our neighborhood, paying close attention and reporting any suspicious people and vehicles. To make a report call Constable Precinct 5 dispatch at 281-463-6666. When calling, provide the location and description of the person and/or the vehicle and license plate number.

Law enforcement recommends that each homeowner install cameras to record activity to be used as evidence and may lead to arrest and conviction. Law enforcement also suggests the installation of a home alarm system.



Homeowners are encouraged to call Constable Precinct 5 dispatch to request a vacation watch on your home. A deputy will stop by to get your information before your trip. If you are going to request a vacation watch more than three days before your trip you may do so online.

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 the first responder.

Remember to lock your car doors and make sure that no valuables are visible. Keep garage doors closed and locked to avoid theft.

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

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



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**Treasurer's Report - by Robert Gehring****Marilyn Estates Association, Q2– 2022 Financial Summary**

<b>INCOME</b>	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	<b>Budget</b>	<b>vs Budget</b>
Security - Current Year	\$96,848	\$14,242			\$112,000	-\$910
Security - Prior Years	\$1,780	\$1,143			\$4,000	-\$1,077
Dues - Current Year	\$25,583	\$3,762			\$29,600	-\$255
Dues - Prior Years	\$473	\$312			\$1,200	-\$415
Fees - Late Fee	\$150	\$575			\$750	-\$25
Fees - Credit Card Pro- cessing	\$27	\$0			\$60	-\$33
Fees - Refinance	\$200	\$0			\$575	-\$375
Fees - Resale Certificate	\$225	\$150			\$650	-\$275
Fees - Transfer of Title	\$1,270	\$1,300			\$2,960	-\$390
Advertising	\$0	\$0			\$0	\$0
Dividend Income	\$0	\$0			\$60	-\$60
Interest Income	\$342	\$2,526			\$725	\$2,143
Legal Assessments Paid	\$0	\$4,341			\$0	\$4,341
Return Check Fees	\$0	\$0			\$0	\$0
<b>TOTAL INCOME</b>	<b>\$126,898</b>	<b>\$28,351</b>			<b>\$152,580</b>	<b>\$2,669</b>
<b>EXPENSES</b>						
<b>ADMINISTRATIVE</b>						
<i>ACH &amp; CC processing</i>	\$51	\$27			\$60	-\$18
<i>Copying / Printing</i>	\$0	\$62			\$0	-\$62
<i>Meeting Expense</i>	\$0	\$9			\$150	\$141
<i>Office Supplies</i>	\$9	\$11			\$350	\$331
<i>Postage, PO Box</i>	\$116	\$166			\$250	-\$32
<i>Bank Service Fees</i>	\$0	\$0			\$0	\$0
Insurance	\$4,866	\$0			\$4,866	\$0
Legal Fees	\$0	\$0			\$5,000	\$5,000
Tax Preparation	\$0	\$0			\$475	\$475
<b>COMMUNICATIONS</b>						\$0
<i>Email Marketing</i>	\$4	\$218			\$250	\$28
<i>Deed Restriction Printing</i>	\$0	\$0			\$2,000	\$2,000
<i>Newsletter</i>	\$0	\$0			\$5,000	\$5,000
<i>Website</i>	\$407	\$6			\$1,250	\$837
<b>MAINTENANCE</b>						\$0
Flag Service	\$160	\$0			\$120	-\$40
Flower Planting	\$0	\$0			\$2,000	\$2,000
Contingency	\$250	\$150			\$3,500	\$3,100
Lawn Service -Contractual	\$2,814	\$2,814			\$11,257	\$5,629
Misc Expense	\$108	\$100			\$0	-\$208
Security (net Barkley Reim- burse)	\$29,100	\$29,100			\$116,052	\$57,851
<b>TOTAL EXPENSES</b>	<b>\$37,885</b>	<b>\$32,663</b>			<b>\$152,580</b>	<b>\$82,032</b>
<b>NET INCOME</b>	<b>\$89,013</b>	<b>-\$4,312</b>			<b>\$0</b>	<b>-\$79,363</b>



## Treasurer's Report, Continued from Page 5

### BALANCE SHEET

Chase Operating as of 6/30/2022	\$142,474
Chase Savings as of 06/30/2022	\$43
Fidelity Investment Account	\$215,648
<b>TOTAL ASSETS</b>	<b>\$358,165</b>

### HOME SALES:

2022 YTD - 21 homes have sold	_____
2021 - 46 homes sold	_____
2020 - 22 homes sold	_____

Account Receivable: as of 6/30/22

-19 homeowners owe dues - \$19,756

-8 homeowners are past due more than 1 year

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### President's Report (Continued)

Our **Maintenance and Beautification Committee** has a new member, Allen Brown will be helping Linda Miner.

I created a **Legal Committee** to help us understand what our lawyer tells us as well as interpret other legalese, but not for giving legal advice. Steve Tamber has volunteered for this duty (and every other role he's been asked to fill).

LET'S ALL GIVE A BIG SHOUT OUT OF "THANK YOU" TO OUR FINE VOLUNTEERS

**HURRICANE SEASON IS HERE:** We have many new residents. August and September are the months where Houston is most likely to enjoy a hurricane or tropical storm. NOW is the time to make preparations and take this very seriously. If you don't have flood insurance and were considering it you must buy it *before* a storm has entered the Gulf of Mexico. There are many sites with hurricane preparation info, don't forget a three-day supply of water and food as a minimum. Start here for advice: <https://www.ready.gov/hurricanes> or <https://www.noaa.gov/hurricane-prep>

Hope y'all have a great summer, let's all stay cool and safe.



### MEA Annual Meeting and Elections

**Monday, October 17. 2022**

**7:00 PM on Zoom**

## Be a Good Neighbor



Several years ago, I went for a walk with my small dog around the neighborhood as I had often done. I never thought that we were in any danger at any time because all the pet owners on our route were responsible and had their animals on a leash or fenced.

On that particular day, I decided to take a different route within Marilyn Estates. Everything was fine until we passed a home that had unleashed dogs roaming the front yard. One of the dogs attacked our small dog and got her neck in his jaws. I will never forget the horrible sound of pain my dog made during this attack. The wounds she sustained later led to her passing.

We have since adopted another small dog which I walk daily. Unfortunately, almost every day I see pet owners walking or riding bikes with unleashed animals. This practice is both dangerous and unlawful.

I understand that many dog owners think that their animals are so friendly that they would not hurt a fly, but that is what the owner said to me after our dog was attacked.

Whenever I see an unleashed dog, I pick my dog up to be safe.

### IT'S THE LAW!!

Harris County animal regulations require "custodians" – meaning owners or handlers – to keep the dog "under restraint" while in an unincorporated area within the county (in other words, outside of city limits). If an owner or handler fails to keep the dog under restraint, the law deems the dog to be a "stray" and a "public nuisance."



By Sam Musachia



Recent monthly meeting highlights of Super Neighborhood 31 include the following:

Council Member Sallie Alcorn addressed Harris County redistricting. District C is more "over-the-limit" in constituent numbers than any other district, and it will lose some constituents. District-specific meetings and public hearings at City Council have been held. Information is available at [letstalkhouston.org](http://letstalkhouston.org). The public comment period has been extended to Friday, July 29, at 4:45 p.m. Email your comments to [rupesh.koshy@houstontx.gov](mailto:rupesh.koshy@houstontx.gov).

The Knob Hill apartment complex on North Braeswood (across the bayou from Marilyn Estates) has had a high level of violent crime. The new owner of the complex is very concerned and met with SN31 about its efforts to remedy the situation. The company has hired a former law enforcement officer as its head of security. It has completed more than 300 evictions. Apartments are being renovated. The company is raising rents and more carefully screening potential residents. It is also working with other area apartments to help the situation.

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Charles Goforth of Braes Bayou Association reported on the bridge construction project. Surface work should wrap up this month, with under-bridge work, clean up, and tree planting continuing into the fall.

Participation in water conservation efforts is still at the voluntary stage.

Lynn Busch  
[Lynncarol8236@aol.com](mailto:Lynncarol8236@aol.com)



## Yards of the Month



**April: 5542 Rutherglen**



**May: 5527 Yarwell**



**June: 5422 Valkeith**



## Beautification and Maintenance

Now that the S. Braeswood/Chimney Rock bridge construction project is near completion, Marilyn Estates will be embarking on a restoration project that will bring the S. Braeswood esplanade near the Chimney Rock intersection back to its original beauty. The project will entail raising our neighborhood sign, replacing damaged irrigation, and creating new flower beds. This work will be costly.



To avoid a substantial impact to our budget, the community is planning to use the City of Houston's Matching Grants program. The Matching Grants Program was originally used to construct our neighborhood signs. The city has recently made significant changes to the program, so that the community will be able to use the matching grants each year provided that the annual project cost is between \$1,000 and \$10,000. The city will reimburse Marilyn Estates one-half of our expenditures. The homeowners association will be applying for this grant money shortly, and if the application is accepted, the community can look forward to beginning this work in March 2023.

We are happy to introduce Allen Brown, a new member of this committee; he will be a welcome addition. Thank you, Allen, for agreeing to join in making our esplanades an extension of our beautiful subdivision.

Linda Miner

713-826-8077



## Communications

Our new editor Laurie Tamber is always looking for articles involving special events in the lives of Marilyn Estates residents. Examples are birth announcements, graduations, engagements, weddings, promotions at work, particulars of awesome vacations, even award winning (and non-award winning) recipes. Such articles will give the Gazette a truly neighborhood feel."

Steve Blechman, Chairperson  
SBlechman@gmail.com



# Lessons Learned From Down Under

## By Al Geffen



Our month in Australia was by the most memorable of our overseas journeys. Our stays with locals in four regions revealed much about everyday life. While it would appear that so much is similar to Western traditions (yeah, they drive on the wrong side of the road, weather is the diametric opposite of ours, and they talk kinda funny, but other than that ... ), a few glaring differences surfaced, and have remained in our

thoughts.

**Voting:** It's not only encouraged, but it is also mandated! Yep, Aussies are required to vote. Registration is automatic, and those who fail to comply are fined. I'm not so sure how the logistics work, but the folks tell me it functions very well.

**Conservation:** From water to wildlife, preservation of nature's gifts is in their DNA. Men do not shave with the water continuously running; clothes dryers are few and far between; governments assist homeowners and businesses with converting to sustainable energy with actual financial help. Our dear friends in Adelaide installed solar at virtually no cost and haven't had an electricity bill in over ten years!

Australia is home to many animal species found nowhere else in the world, even the not-so-desirables. We're certain you've seen films of the late Steve Irwin "rehoming" a 20' crocodile, rather than euthanizing it. Scientists are forever researching ways to reverse the depleting population of the Great White Shark; captive breeding programs to replace the 25,000 koalas (no, they're not related to bears in any manner) lost in the recent wildfires. There are several species of venomous snakes, and they often show up where they're not wanted. Rather than being killed, they're rounded up by blokes who do this for a living and relocated to unpopulated areas. It's become somewhat of a cottage industry.

Our friends in Perth (Western Australia) took us to an unfenced cemetery, where dozens of kangaroos had established residence. The locals were very concerned, not about the invasion of the marsupials, but rather their consuming all the floral arrangements left by visitors. They solved the problem in typical Aussie fashion, now bringing artificial flowers to the gravesites. The kangaroos, the departed loved ones, and the visitors now coexist beautifully. I managed to get close to the beasts, who basically ignored me, and continued to go about being kangaroos. We've never met an Australian who didn't have a sense of humor, which added to the enjoyment of our visit. So that's our story ... G'Day



## **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](mailto:President.MarilynEstates@gmail.com)

### **Vice President, Dikla Ronen**

281-300-1871 [diklasternberg@gmail.com](mailto:diklasternberg@gmail.com)

### **Treasurer, Robert Gehring**

281-773-7135 [treasurymea@outlook.com](mailto:treasurymea@outlook.com)

### **Recording Secretary, Susan Sides**

713-705-4144 [susansides@earthlink.net](mailto:susansides@earthlink.net)

### **Corresponding Secretary, Steve Blechman**

832-603-0958 [sblechman@gmail.com](mailto:sblechman@gmail.com)

### **Parliamentarian, Ed Fastow**

713-553-7399 [efastow@sbcglobal.net](mailto:efastow@sbcglobal.net)

## **Marilyn Estates Association Committees**

### **Architectural Control**

Gary R. Chandler 713-398-3888 [gary@grcarchitecture.com](mailto:gary@grcarchitecture.com)

Elizabeth Frankowski 713-305-6372 [elizabethfrankowski@gmail.com](mailto:elizabethfrankowski@gmail.com)

Dustin Nicholson 281-871-9623 [dustin@ida-design.org](mailto:dustin@ida-design.org)

### **Deed Restriction Enforcement**

Chair, Jim Taylor 832-269-1500 [J.stay@Hotmail.com](mailto:J.stay@Hotmail.com)

Linda Maraldo 832-264-3546 [lmaldo@sbcglobal.net](mailto:lmaldo@sbcglobal.net)

Scott Fertak 713-818-1675 [sfertak@gmail.com](mailto:sfertak@gmail.com)

Lindsey Rockoff [lindsey.rockoff12@atgmail.com](mailto:lindsey.rockoff12@atgmail.com)

All block directors

### **Maintenance and Beautification**

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

Allen Brown 713-902-4671 [abrown0425@aol.com](mailto:abrown0425@aol.com)

### **Security**

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Nancy Hixon 713-728-9386 [nshixon@att.net](mailto:nshixon@att.net)

**Continued on the next page**

## **Finance Committee - Manage Budget and Assist Treasurer**

Chair: Robert Gehring - 281.773.7135 treasury (at) [outlook.com](mailto:treasury@outlook.com)  
Randy Suhl - randysuhl (at) [texasaromatics.com](mailto:randysuhl@texasaromatics.com)  
Brandon Mark - 713.530.9667 brandonwaynemark (at) [gmail.com](mailto:brandonwaynemark@gmail.com)

## **Gazette Coordinator**

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## **Gazette Editor**

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Steve Tamber, asst. editor 832-649-7717 [sitamberfl at gmail.com](mailto:sitamberfl@gmail.com)

## **Legal Committee**

Steve Tamber, 832-649-7717 [sitamberfl at gmail.com](mailto:sitamberfl@gmail.com)

## **Social Communications**

Lori Sullivan 713-412-7022 [lorisullivan at mac.com](mailto:lorisullivan@mac.com)

## **Welcoming Committee**

Chair: Piper Butler - 281.455.0042 piper4cole (at) [aol.com](mailto:piper4cole@aol.com)  
Debra Suhl - 713.724.3137 dlsuhl (at) [comcast.net](mailto:dlsuhl@comcast.net)

## **Contact Information**

Marilyn Estates  
P.O. Box 35144, Houston, TX 77235  
[www.marilynestates.com](http://www.marilynestates.com)  
Harris County Constable 281-463-6666  
For a direct link for Vacation Watch contact: [constablepct5.com](http://constablepct5.com)

## **Marilyn Estates Association Block Directors**

5400 Lymbar - Linda Miner 713-826-8077 [lindaminer999 at att.net](mailto:lindaminer999@att.net)  
5500 Lymbar - Mike Ivceovich 832-652-7075 [Mike.Ivceovich at yahoo.com](mailto:Mike.Ivceovich@yahoo.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 [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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## Volunteers of the Quarter

We love our volunteers, they give their time to help keep Marilyn Estates an amazing place to live.

We're very pleased to recognize as our Volunteer of the Quarter for July 2022, **Laurie Tamber and Steve Tamber.**

Laurie and Steve moved here from Florida less than two years ago and have both been very eager to become involved with our Marilyn Estates Association. They have both accepted the responsibilities of every task that's been offered to them. Laurie took over as Editor of our Gazette newsletter and has been doing a terrific job. Steve served on our Deed Restrictions Revisions committee and has agreed to head up our newly created Legal committee. They both have experience in these areas and are dedicated in their commitment to the roles they've accepted.



Laurie is a retired science professor and Steve is a retired attorney. Both Laurie and Steve have served as community leaders in both New York and Florida before moving to Texas. Laurie has previously produced a weekly digital update for their former HOA and a monthly newsletter for another community organization. Steve has held many executive board positions in community and religious organizations. He also served as a volunteer with the Palm Beach County Sheriff's Office for ten years, retiring with the rank of Volunteer Colonel. In 2020 the Tambers moved here to be closer to their kids, who live in Westbury.

We owe the Tambers a big THANK YOU!! for their dedication to our neighborhood.

**THANK YOU, LAURIE AND STEVE!!**

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### Block Directors, Continued

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

5400 Rutherglenn - Marla Cotton 832-270-7282 [MarlaCotten at gmail.com](mailto:MarlaCotten@gmail.com)

5500 Rutherglenn - David Karesh 832-562-5519 [kareshjunk at gmail.com](mailto:kareshjunk@gmail.com)

5400 Queensloch - Laura Gee 713-204-3151 [lauragee77 at gmail.com](mailto:lauragee77@gmail.com)

5500 Queensloch - Rebecca Lindenbaum - 913-549-7577 [rjoylindy at gmail.com](mailto:rjoylindy@gmail.com)

Paisley/Chimney Rock - Maury Sklar 713-248-2257 [masklar at swbell.net](mailto:masklar@swbell.net)

Braesmont/Kit/Oasis - Seth Silverman [mr.seth.silverman at gmail.com](mailto:mr.seth.silverman@gmail.com)

Atwell /South Braeswood - Noa Zehari - [drzehari at gmail.com](mailto:drzehari@gmail.com)

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