



MARILYN ESTATES ASSOCIATION

October, 2022

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President's Report

Who Needs an HOA?

Like many of you, I never paid much attention to our HOA until someone I didn't know was telling me about what I can and can't do with my property. Who are these people, I wondered to myself, and why do we have all these rules? These are all reasonable questions.

Who are these people? We're simply your neighbors who answered the call to serve our community. Our HOA is an all-volunteer organization. If we keep Marilyn Estates a desirable neighborhood in which to own a home and perhaps raise a family it benefits all of us. Our volunteers all have the same goal: Protect our investment in our homes.

Well if it's my home, why do I have to follow someone else's rules? The purpose of every HOA is to protect one's investment. How that is done varies from one HOA to another.

Relative to most HOAs in our area, Marilyn Estates is one of the least restrictive and our dues are relatively low. Our rules, aka 'Deed Restrictions', were drafted by your neighbors who volunteered to create a document that is reasonable, enforceable, and fair. There is no such thing as a set of Deed Restrictions that will have every homeowner 100% in agreement, and that includes me. Good agreements involve compromise. Compared to other HOAs, our Deed Restrictions aren't nearly as overbearing or oppressive as most.

Why do we need an HOA to protect our investment? Why don't we just trust homeowners' good judgement? Ask yourself if having any of these examples in our neighborhood enhance or erode your property values.

Without Deed Restrictions there are more freedoms for homeowners...it can be a free-for-all.

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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. The Committee looks for the manufacturer, model/type, color for all proposed materials. (Roofing, windows, doors, siding, brick, etc.) If you are painting provide manufacturer, product, color, sheen. Identify the location of the proposed painting. For fencing provide the location with submission of a legal survey, material, construction methods, color, height. For Driveways/Sidewalks the Committee needs information about material, special finishes, color, as well as the location and plan dimensions with submission of a legal survey.

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. 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 submitted.

ACC members, their contact info and area of responsibility:

Elizabeth Frankowski: elizabethfrankowski@gmail.com
Queensloch, Rutherglen, Valkeith, Dumfries

Dustin Nicholson: dustin@ida-design.org
Yarwell, Wigton, Cheena, Lymbar

Gary Chandler, Chairperson
gary_at_grcarchitecture.com
713-398-3888



Communications

Our 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. These articles will give the Gazette a truly neighborhood feel."

Steve Blechman, Chairperson
SBlechman@gmail.com



Deed Restriction Enforcement Committee

The Deed Restrictions Enforcement Committee continues to monitor issues with both Block Directors and homeowners in a continuing effort to both enforce our deed restrictions and preserve our property values.

The committee tries to consider individual circumstances while striving for consistent enforcement with understanding, reasonableness, and patience whenever possible.

This quarter we were pleased to welcome two new committee members: Nancy Hixon and Erik Danvers who have graciously volunteered to assist our committee of Linda Maraldo, Lindsey Rockoff, Scott Fertak and Jim Taylor.

Stats for third quarter 2022 are:

- 1 Open, includes 0 Violation Notice
- 1 To Be Determined (Neglected: severity, length of time)
- 22 Resolved, includes 0 Violation Notices

Ongoing priorities this quarter include:

- General neglected property, mold, wood rot, fences, gutters
- Yards, shrubs overgrown, tree limbs lower than the minimum 8' clearance over sidewalks
- Trash cans, yard or junk waste
- 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

We welcome and encourage your input!

Jim Taylor, Chairperson

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



Security Committee

Happy Halloween!

In celebration of this holiday, here are some Halloween safety tips:



Walk Safely

- Keep on the sidewalk. Cross at traffic signals and crosswalks.
- Keep electronics in your pocket. If you have to use them, stop walking.
- Carry a flashlight or glowstick. Consider wearing a reflective vest.

Drive Safely

- Drive slowly in residential neighborhoods and keep an extra eye out for kids.
- Eliminate any distractions inside your car.
- Enter and exit driveways, alleys, and blind intersections slowly and carefully.

Be Aware

- Educate children on talking to strangers.
- Keep an eye out for the people around you.
- Watch for cars that could be following.
- Most Importantly-be safe and have fun!

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



Treasurer's Report - by Robert Gehring

**Marilyn Estates Association
Q3 - 2022, Financial Summary**

| INCOME | Q1 | Q2 | Q3 | Q4 | YTD | Budget | vs Budget |
|----------------------------------|------------------|-----------------|------------------|-----------|------------------|------------------|------------------|
| Security - Current Year | \$96,848 | \$14,242 | \$1,521 | | \$112,611 | \$112,000 | \$611 |
| Security - Prior Years | \$1,780 | \$1,143 | \$59 | | \$2,983 | \$4,000 | -\$1,017 |
| Dues - Current Year | \$25,583 | \$3,762 | \$404 | | \$29,749 | \$29,600 | \$149 |
| Dues - Prior Years | \$473 | \$312 | \$75 | | \$860 | \$1,200 | -\$340 |
| Fees - Late Fee | \$150 | \$575 | \$16 | | \$741 | \$750 | -\$9 |
| Fees - Credit Card Processing | \$27 | \$0 | | | \$27 | \$60 | -\$33 |
| Fees - Refinance | \$200 | \$0 | \$50 | | \$250 | \$575 | -\$325 |
| Fees - Resale Certificate | \$225 | \$150 | \$150 | | \$525 | \$650 | -\$125 |
| Fees - Transfer of Title | \$1,270 | \$1,300 | \$1,200 | | \$3,770 | \$2,960 | \$810 |
| Advertising | \$0 | \$0 | \$0 | | \$0 | \$0 | \$0 |
| Dividend Income | \$0 | \$22 | \$65 | | \$87 | \$60 | \$27 |
| Interest Income | \$342 | \$2,791 | \$521 | | \$3,653 | \$725 | \$2,928 |
| Legal Assessments Paid | \$0 | \$4,341 | \$0 | | \$4,341 | \$0 | \$4,341 |
| Return Check Fees | \$0 | \$0 | \$0 | | \$0 | \$0 | \$0 |
| TOTAL INCOME | \$126,898 | \$28,637 | \$4,061 | | \$159,596 | \$152,580 | \$7,016 |
| EXPENSES | | | | | | | |
| ADMINISTRATIVE | | | | | | | |
| ACH & CC processing | \$51 | \$27 | \$0 | | \$78 | \$60 | -\$18 |
| Copying / Printing | \$0 | \$62 | \$0 | | \$62 | \$0 | -\$62 |
| Meeting Expense | \$0 | \$0 | \$0 | | \$0 | \$150 | \$150 |
| Office Supplies | \$9 | \$11 | \$0 | | \$19 | \$350 | \$331 |
| Postage, PO Box | \$116 | \$166 | \$0 | | \$282 | \$250 | -\$32 |
| Bank Service Fees | \$0 | \$0 | \$0 | | \$0 | \$0 | \$0 |
| Insurance | \$4,866 | \$0 | \$0 | | \$4,866 | \$4,866 | \$0 |
| Legal Fees | \$0 | \$0 | \$0 | | \$0 | \$5,000 | \$5,000 |
| Tax Preparation | \$0 | \$0 | \$0 | | \$0 | \$475 | \$475 |
| COMMUNICATIONS | | | | | | | |
| Email Marketing | \$4 | \$218 | \$0 | | \$222 | \$250 | \$28 |
| Deed Restriction Printing | \$0 | \$0 | \$0 | | \$0 | \$2,000 | \$2,000 |
| Newsletter | \$0 | \$0 | \$0 | | \$0 | \$5,000 | \$5,000 |
| Website | \$407 | \$6 | \$6 | | \$419 | \$1,250 | \$831 |
| MAINTENANCE | | | | | | | |
| Flag Service | \$160 | \$0 | \$0 | | \$160 | \$120 | -\$40 |
| Flower Planting | \$0 | \$0 | \$0 | | \$0 | \$2,000 | \$2,000 |
| Contingency | \$250 | \$150 | \$3,500 | | \$3,900 | \$3,500 | -\$400 |
| Lawn Service -Contractual | \$2,814 | \$2,814 | \$2,814 | | \$8,442 | \$11,257 | \$2,815 |
| Misc Expense | \$108 | \$100 | \$0 | | \$208 | \$0 | -\$208 |
| Security (net Barkley Reimburse) | \$29,100 | \$29,100 | \$29,722 | | \$87,923 | \$116,052 | \$28,129 |
| TOTAL EXPENSES | \$37,885 | \$32,654 | \$36,043 | | \$106,582 | \$152,580 | \$45,998 |
| NET INCOME | \$89,013 | -\$4,017 | -\$31,982 | | \$53,014 | \$0 | \$53,014 |

Cont. On P. 6

BALANCE SHEET Continued from P. 5

| | |
|-------------------------------------|------------------|
| Chase Operating as of 9/30/2022 | \$110,509 |
| Chase Savings as of 09/30/2022 | \$43 |
| Fidelity Investment - as of 8/31/22 | |
| CD - Ally Bk, 5/5/25 @ 2.95% | \$50,000 |
| CD - G. Sachs Bk, 5/4/23 @ 1.75% | \$70,000 |
| CD - G. Sachs, 5/6/2024 @ 2.70 | \$70,000 |
| Money Market | \$26,520 |
| Fidelity Totals | \$216,520 |
| TOTAL ASSETS | \$327,072 |

HOME SALES:

2022 YTD

- 31

homes

have sold

2021 -

46

homes

sold

2020 - 22

homes

sold

Account Receivable: as of 9/30/22

-15 homeowners owe dues - \$18,055.83

-9 homeowners are past due more than 1 year

VOLUNTEERS OF THE QUARTER

Ed Fastow and Susan Sides are well deserving of recognition as our volunteers of the quarter. Indeed they deserve kudos from everyone in the community. For the last four years, Ed has served Marilyn Estates as our Parliamentarian and Susan has been our recording secretary. Both have demonstrated a remarkable dedication to fulfilling the obligations and responsibilities of their roles. We could always count on them to be there, and their advice and counsel as members of our Executive Committee was invaluable.

Ed and Susan are stepping down because they are term limited, but we hope that they will be back as soon as our bylaws allow.

Thank you Ed and Susan for a job well done!



President's Report, Continued from Page 1

Without Deed Restrictions we could have:

Flags and signs galore, Oh My!



Jackson Pollock lives!



Two townhomes on a single lot



Your new neighbor could be an RV
Hit the road, Jack!



Design Mania: The Pyramids of Marilyn Estates



The volunteers who help run our MEA are homeowners just like you. If you would like to help protect your property value and make a positive difference, our MEA always needs more volunteers, especially for our Deed Restriction Enforcement and Architectural Control Committees. Are you ready to get involved? Write me.

I hope all of y'all have a meaningful and satisfying holiday season and we'll meet up in January to vote on our 2023 MEA Annual Budget.

Ira Bleiweiss
president.marilynestates@gmail.com

MEET OUR NEIGHBOR - CHARLES KURT

By James Taylor

Distributing HOA flyers door to door can have BIG advantages. Not only does it help increase attendance at our meetings, but sometimes one meets a neighbor celebrating his 96th birthday who is delightful, friendly and with an amazing, emotional life story!

Mr. Charles Kurt and his late wife Sarah moved to Marilyn Estates 'just' 60 years ago, after meeting on a blind date. Charles arrived in Houston following a harrowing journey from Vienna Austria to Brussels to New York with only a small suitcase in hand. He saw Hitler across the street in his car and within one week, everything changed. His grandfather was immediately taken to Dachau, his father later killed by the Nazis and his mother imprisoned in Vienna at the hands of the Gestapo. Charles was terrorized by a teacher who was a 'Brown Shirt'. His mother got him on a child transport from Vienna to Brussels. An attorney in Houston was friends with the head of the embassy in Brussels and was able to obtain space for Charles on the Holland-America line from Rotterdam to New York. The chairman of Time-Life sent \$1000 to buy Charles' freedom. Charles will never forget his first sighting of the Statue of Liberty. His mother relocated to England after she was released from prison.



Charles stepped off the train in Houston, attended San Jacinto High School, was ROTC cadet of the year with the honor of raising the flag every morning at 7am and later obtained a degree in Foreign Trade from the University of Houston. Pledging allegiance to the United States and speaking French and German, he joined the Army to support his new country but also as a form of revenge.

An impressive 30 year sales career with Hamilton Beach resulted in 900,000 miles driven in his favorite cars (Studebaker, Lincoln) covering five states and Mexico. Charles became friends with the White House chef and has a framed letter to him from President Kennedy.

Charles and Sarah had two sons who live close by in Westbury and Katy. Sarah was honored for her long volunteer service as Cheena Block Director for 30 years. They also traveled back to Vienna four times to visit and Charles is still in touch today with a professor there.

Charles enjoys fond memories when his neighbors were friendly, jovial, helpful and always spoke to one another. Everyone knew everyone!

I'm honored to have met and thankful for our neighbor Charles Kurt!

Jim Taylor



The office of Ann Harris Bennett, Harris County Tax Assessor-Collector, encourages homeowners to meet deadlines for asserting exemptions to receive all possible savings. Property values are reevaluated in January. Exemptions for the disabled and people over 65 recently were increased.

The latest information on city redistricting can be found at letstalkhouston.org/redistricting.

Illegal dumping and graffiti are being addressed by the "Clean and Green" program. Non-violent offenders can participate in restorative projects to keep their criminal records clean. This is an initiative of the Harris County District Attorney's office in collaboration with American Youthworks' Texas Conservation Corps.

The Jewish Family Service in conjunction with the United Way agency provides many services for the community, including mental health and substance abuse counseling, career and employment services, disability services, and more. JFS also offers volunteer opportunities for teens and adults.

Extensive renovations and improvements are underway at nearby apartment complexes, The Life at Jackson Square and Bellaire Oaks.

Gordon's, a grocery store, will be moving into Braeswood Square in the space previously occupied by Belden's. The owners of the center are upgrading it and have remodeled the banners at the top Braeswood sign that show the names of the stores.



Lynn Busch

SN31 representative from Marilyn Estates

Lynncarol8236@aol.com

Welcome Committee

The Welcome Committee brings gift baskets to new homeowners containing donations from local community retailers. The committee also provides important community information to our new residents. We encourage everyone in our community to patronize our supporters.

Here is the current list of our generous donors:

Acupuncture & Nutrition Clinic
Vintage Fitness
Scenthound Meyerland
Los Tios Mexican Restaurant
Uptons Nails & Spa
Supercuts
Magic Looks Haircuts
Texans Fit
Café Express
Avalon Insurance Agency

Debbie Gehring, Debbie_g7482@hotmail.com



Maintenance and Beautification

signed.

After almost two years of construction to replace the bridge at Chimney Rock & N/S Braeswood, the work is finally coming to an end. With the added work to raise the streets to accommodate the new bridge a large section of our esplanade was rede-

Unfortunately, our neighborhood sign was damaged and now sits sunken and off-center. Lifting our sign and relocating it could easily result in more damage and would cost as much as a new sign. We are now faced with replacing our sign along with extending our irrigation system with minor repairs and creating new flower beds.

To offset the cost of this project, we have applied for a grant from the City Of Houston. If approved, we should receive \$5,000 in grant money to help with this massive project.

Once we have City of Houston approval, we can begin the process of obtaining a new sign. In the spring of 2023, we will again see a beautiful Marilyn Estates sign on our Chimney Rock/S. Braeswood esplanade complete with irrigation and flowering landscape.

If anyone has questions or comments, feel free to call Linda Miner at 713-826-8077.

Yards of the Month



5410 Cheena



9714 Checkerboard

Correction: In our last Gazette this lovely yard was incorrectly identified. The correct address is 5522 Rutherglenn. Our apologies.



Marilyn Estates Association Officers

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

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713-898 3102 President.MarilynEstates@gmail.com

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Finance Committee - Manage Budget and Assist Treasurer

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Marilyn Estates Association Block Directors

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Block Directors, Continued

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Houston B-Cycle Bike Sharing

Did you know that there is a B-Cycle station on Braes Bayou at Atwell that is very convenient for any Marilyn Estates residents who want to enjoy the convenience of bike sharing?

Bike-sharing is perfect for leisurely rides around the city and healthier commutes to work and school. With 150+ stations and 1100+ bikes throughout Houston, Houston BCycle can get you where you want to be.

Learn more at: <https://www.houstonbcycle.com/>

HOUSTON **B** cycle



Houston B-station Locations

