

## MARILYN ESTATES ASSOCIATION

### January, 2023

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### President's Report

Howdy neighbors! Our January quarterly meeting was a brief 75 minutes. It was great to have the engagement, feedback, questions, and suggestions from those who participated.

Please take a moment to review these highlights:

**Our new 2022 Deed Restrictions have been approved by a majority of homeowners and are now in effect.** They have been accepted and recorded at the Harris County Clerk's office.

Homeowners are responsible for familiarizing themselves with this document. You may download your copy here:

<https://tinyurl.com/MEA-2022-DeedRestrictions>

The singular goal of our Marilyn Estates Association is to **"Protect Your Investment"** and we need your help to keep Marilyn Estates a desirable place to live. **There are some influential open volunteer positions** that are not very time-consuming. Who among us is willing to step up and make a positive difference? Please [contact me](#) to learn more about what's involved with these important volunteer opportunities:



**Continued on Page 10**

## Deed Restriction Enforcement Committee

Your Deed Restriction Enforcement 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 take into consideration individual circumstances and strive for consistent enforcement with understanding, reasonableness, and patience whenever possible.

This quarter we addressed a total of 25 issues, communicating with owners via text, email, phone, and the old fashioned neighborly way, in person! Fortunately, most interactions were very positive and easily resolved. With legal assistance we also developed a new Violation Notice letter and revised procedures in compliance with recent Texas state law.

Fourth quarter 2022 issues stats are:

- 9 Open, includes 0 Violation Notice
- 2 To Be Determined
- 14 Resolved, includes 0 Violation Notice



Priorities for next quarter include:

- Holiday decor (section 20.4)
- Short term rentals (section 1.1)
- Construction signs (section 20.2)
- General neglected property (section 17.1)
- Trash cans, yard, or junk waste (section 25.1)
- Vehicles (section 21.1, 22.1)
- Architectural Control Committee (section 3.1)



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

We welcome and encourage your input!

Jim Taylor, Chairperson

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

## Security Committee

We all need to be the eyes and ears of our neighborhood; pay close attention and report any suspicious people and vehicles by calling Constable Precinct 5 dispatch at 281-463-6666. Provide the location, license plate number, and description of any vehicle or person.

Law enforcement recommends that each homeowner install security cameras to record activity to be used as evidence leading to arrest and conviction. Law enforcement also recommends installing home alarm systems.

Homeowners are encouraged to call Constable Precinct 5 dispatch to request a vacation watch. A deputy will stop by to get your information before your trip. You may also complete an online form at the website listed below. The link is also available on the Marilyn Estates website.

There are some great programs offered by Pct. 5 that can be found on their website. The Silver Watch program is available for family members of senior citizens to check on their safety and wellbeing. A senior may also request this program for their own benefit. If you notice a recurring law enforcement issue in your neighborhood, consider using the Precinct 5 Special Watch program. The details of each program may be found on the Precinct website listed below. Be sure to use the official website below and not search Google. You could be redirected to a fraudulent website.

<https://constablepct5.com>

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 garage doors closed and locked to avoid unlawful entry into your home.

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

Happy New Year!

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



**Treasurer's Report - by Robert Gehring**

**Marilyn Estates Association  
Q4 - 2022, Financial Summary**

<b>INCOME</b>	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	<b>YTD</b>	<b>Budget</b>	<b>vs Budget</b>
Security - Current Year	\$96,848	\$14,242	\$1,483	\$0	\$112,574	\$112,000	\$574
Security - Prior Years	\$1,780	\$1,143	\$314	\$0	\$3,238	\$4,000	-\$762
Dues - Current Year	\$25,583	\$3,762	\$392	\$0	\$29,736	\$29,600	\$136
Dues - Prior Years	\$473	\$312	\$86	\$0	\$871	\$1,200	-\$329
Fees - Late Fee	\$150	\$575	\$75	\$0	\$800	\$750	\$50
Fees - Credit Card Processing	\$27	\$0	\$0	\$0	\$27	\$60	-\$33
Fees - Refinance	\$200	\$0	\$50	\$0	\$250	\$575	-\$325
Fees - Resale Certificate	\$225	\$150	\$150	\$0	\$525	\$650	-\$125
Fees - Transfer of Title	\$1,270	\$1,300	\$1,200	\$200	\$3,970	\$2,960	\$1,010
Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dividend Income	\$0	\$22	\$110	\$93	\$225	\$60	\$165
Interest Income	\$342	\$2,791	\$785	\$1,924	\$5,842	\$725	\$5,117
Legal Assessments Paid	\$0	\$4,341	\$0	\$0	\$4,341	\$0	\$4,341
Return Check Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL INCOME</b>	<b>\$126,898</b>	<b>\$28,637</b>	<b>\$4,646</b>	<b>\$2,217</b>	<b>\$162,398</b>	<b>\$152,580</b>	<b>\$9,818</b>
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
ACH & CC processing	\$51	\$27	\$0	\$0	\$78	\$60	-\$18
Copying / Printing	\$0	\$62	\$0	\$0	\$62	\$0	-\$62
Meeting Expense	\$0	\$0	\$0	\$110	\$110	\$150	\$40
Office Supplies	\$9	\$11	\$0	\$0	\$19	\$350	\$331
Postage, PO Box	\$116	\$166	\$0	\$0	\$282	\$250	-\$32
Bank Service Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$4,866	\$0	\$0	\$0	\$4,866	\$4,866	\$0
Legal Fees	\$0	\$0	\$0	\$0	\$0	\$5,000	\$5,000
Tax Preparation	\$0	\$0	\$0	\$0	\$0	\$475	\$475
<b>COMMUNICATIONS</b>							
Email Marketing	\$4	\$218	\$0	\$0	\$222	\$250	\$28
Deed Restriction Printing	\$0	\$0	\$0	\$0	\$0	\$2,000	\$2,000
Newsletter	\$0	\$0	\$0	\$0	\$0	\$5,000	\$5,000
Website	\$407	\$6	\$6	\$358	\$777	\$1,250	\$473
<b>MAINTENANCE</b>							
Flag Service	\$160	\$0	\$0	\$200	\$360	\$120	-\$240
Flower Planting	\$0	\$0	\$0	\$0	\$0	\$2,000	\$2,000
Contingency	\$250	\$150	\$3,500	\$0	\$3,900	\$3,500	-\$400
Lawn Service -Contractual	\$2,814	\$2,814	\$2,814	\$2,814	\$11,256	\$11,257	\$1

**Continued on Page 5**

Misc Expense	\$108	\$100	\$0	\$100	\$308	\$0	-\$308
Security (net Barkley Reimburse)	\$29,100	\$29,100	\$29,722	\$30,370	\$118,293	\$116,052	-\$2,241
<b>TOTAL EXPENSES</b>	<b>\$37,885</b>	<b>\$32,654</b>	<b>\$36,043</b>	<b>\$33,952</b>	<b>\$140,534</b>	<b>\$152,580</b>	<b>\$12,046</b>
<b>NET INCOME</b>	<b>\$89,013</b>	<b>-\$4,017</b>	<b>-\$31,397</b>	<b>-\$31,735</b>	<b>\$21,864</b>	<b>\$0</b>	<b>\$21,864</b>

#### BALANCE SHEET

Chase Operating as of 12/31/22	\$28,254
Chase Savings as of 12/31/22	\$43
Fidelity Investment - as of 11/30/22	\$247,703
<b>TOTAL ASSETS</b>	<b>\$275,999</b>

#### HOME SALES:

2022 - 33

homes

2021 -

46

homes

2020 - 22

homes

Account Receivable: as of 9/30/22

-15 homeowners owe dues - \$18,055.83

-9 homeowners are past due more than 1 year



### Super Neighborhood 31 Report

New officers have been elected to lead SN31. The officers for 2023 are:

Harold Eaton, President

Kay Swint, Vice President

Albert Cheng, Recording Secretary

Joel Meadows, Communication Secretary

Terry Cominsky, Immediate Past President.

*Lynn Busch*

SN31 Representative, Marilyn Estates

Lynncarol8236@aol.com



## Hidden Jewel: Brazos Bend State Park

One of Houston's best kept nature experiences is only 34 miles from Marilyn Estates. With wetlands, woodlands, and prairie, it's an amazing place to visit and there's something for all ages to enjoy. Over 300 species of birds call the park home and the wetlands are known for the thriving reptile population...this park is famous for the biodiversity of its wetlands. The abundant wildlife will have you reaching for your camera or binoculars.



Brazos Bend is a happy place



You can come out of your shell

With over 5,000 acres and 37 miles of trails, many of them paved for bicycles or even wheelchairs, it's easy to explore this unique part of Texas. Hiking, biking, fishing, picnicking, camping, and stargazing are popular activities, there's even playgrounds for children and a nature center to learn more about the park and its inhabitants. Spring is a perfect time of year to plan your visit as it's migratory season. For us, a perfect day at Brazos Bend involves a late afternoon picnic, hiking a short distance to the observation tower to watch the birds settle into the swamp for the night (we've seen some extraordinary murmurations of bird swarms), and then heading over to the [George Observatory](#) for some stargazing. There's [planned activities](#) every month, many are oriented toward children. Be sure to visit the park [website](#) first to check for activities and the occasional park closures.



You can take a walk on the wild side

Photo credits: Ira Bleiweiss



You can make moments for reflection

## Volunteer of the Quarter



**Gary Chandler**, who just retired as chair of our Architectural Control Committee, has earned our recognition and appreciation for all he has done on behalf of our Marilyn Estates Association these past two years. Gary is an award-winning architect who has set a new standard of excellence. Under his leadership our ACC responded promptly to all requests and worked closely with homeowners. Gary used his expertise for the benefit of our entire community.

Gary, and his wife Catherine, lived in a Museum District high rise before choosing to make their home in Marilyn Estates in 2013. They immediately embraced our neighborhood and created a very lovely home with extensive remodeling of both the interior, exterior, and landscaping.

When not working, Gary enjoys art, cooking, and many outdoor activities including skiing, extreme outdoor adventures, scaling 14,000ft+ peaks, and fly fishing.

**Thank you, Gary, for all you've done for our MEA. Your leadership, vision, and dedication to procedures and standards has been exemplary.**



Design by Gary Chandler

## 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. Out of 34 new homes sold last year, we delivered 21 welcome bags and plants. 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  
Drive Thru Cleaners

Debbie Gehring, [Debbie\\_g7482 at hotmail.com](mailto:Debbie_g7482@hotmail.com)

*Debbie Gehring*



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## Beautification and Maintenance

We have received approval for work to begin on the new monument sign for our subdivision. This process will take up to three months to complete. It will be a beautiful new Marilyn Estates neighborhood sign on our esplanade located at S. Braeswood and Chimney Rock. Irrigation work will need to be done to accommodate our sign and allow for new flower beds.

All work must be completed and paid for by our community before the deadline of May 31, 2023. After the receipts for payment have been submitted to the City of Houston Matching Grants Program Coordinator, we have been approved to receive grant money in the amount of \$5,000 toward our new sign.

If anyone has questions about this process, I'm always happy to hear from you. Here's to a safe, healthy, and Happy New Year 2023!

Linda Miner  
Chair, Beautification & Maintenance  
Committee  
713-826-8077





## 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](mailto:elizabethfrankowski@gmail.com)  
Queensloch, Rutherglen, Valkeith, Dumfries

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

TBD: S. Braeswood, Atwell, Burdine, Checkerboard, Braesmont, Paisley, Kit, Oasis, Chimney Rock



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## Communications

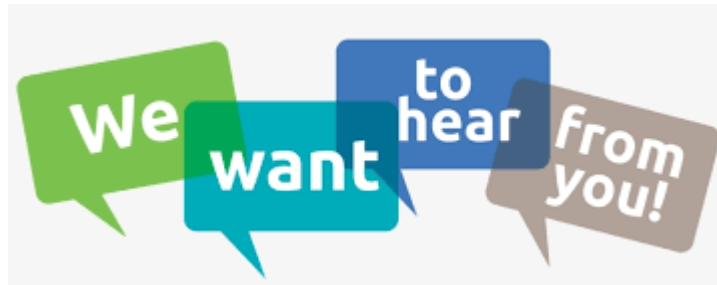
We're very fortunate to have such a high level of quality that goes into our quarterly newsletter. Our editor Laurie Tamber ensures that our residents get a product that we can be proud of. She also asks us for contributions for each edition of the Gazette so that it is reflective of our neighborhood.

I also want to take time to focus on our block captains. They have been tasked with responsibilities involving keeping us informed of important neighborhood events.

Thanks for all you do!

Steve Blechman, Chairperson  
SBlechman@gmail.com





Our newsletter should be a reflection of those that reside in Marilyn Estates. In addition to the typical contributions on the part of the MEA President and the executive committee, The Gazette becomes a neighborhood newsletter when we receive articles by and about our neighbors: recipes that we need to try, destinations that we should put on our bucket list, or interesting stories about one of our residents not only make for good reading among the current residents, but also makes for a good impression of Marilyn Estates for our newcomers. I'm looking forward to what future issues will look like with input from our creative neighbors.

Steve Blechman, Chairperson, Communications  
SBlechman at gmail.com

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### **President's Report, continued from Page 1**

A. Our **Architectural Control Committee** needs at least two more members. The ACC plays an important role in maintaining our home values. You do not need to be an architect to participate.

B. **Spring Social**: One often overlooked key to being a desirable neighborhood is knowing your neighbors. We have budgeted for a Marilyn Estates get together. If you enjoy party planning, we can use your help for this event.

C. We still have an opening for a **Board of Directors position** for someone to represent 5400 Dumfries.

Your Marilyn Estates Association volunteers work for us all to protect our investments in this fine neighborhood. If you have comments, suggestions, or positive critique for how we can do better, please contact me.

#### **Ira Bleiweiss**

President – Marilyn Estates Association  
president.marilynestates@gmail.com

## **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,** Piper Butler

281-455-0042 piper4cole (at) [aol.com](mailto:piper4cole@aol.com)

**Corresponding Secretary,** Steve Blechman

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

**Parliamentarian,** Steve Tamber

832-647-7717 [sitamberfl@gmail.com](mailto:sitamberfl@gmail.com)

## **Marilyn Estates Association Committees**

### **Architectural Control**

Chair, Vacant

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**

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Erik Danvers 602-616-2264 [Ehdanvers@gmail.com](mailto:Ehdanvers@gmail.com)

### **Maintenance and Beautification**

Chair, 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**

Chair, Maury Sklar 713-248-2257 [masklar@swbell.net](mailto:masklar@swbell.net)

Sheryl Sklar 713-248-2257 [sherylwsklar@swbell.net](mailto:sherylwsklar@swbell.net)

### **Communications**

Chair, Steve Belchman 832-603-0958 [sblechman@gmail.com](mailto:sblechman@gmail.com)

Lynn Busch 713-410-6910 [lynncarol8236@aol.com](mailto:lynncarol8236@aol.com)

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## **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)

## **Superneighborhood Representative**

Lynn Busch 713-410-6910 [lynncarol8236 at aol.com](mailto:lynncarol8236@aol.com)

## **Social Communications**

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

## **Welcoming Committee**

Co-Chair: Debbie Gehring- 713-927-8934 [Debbie\\_g7482 at hotmail.com](mailto:Debbie_g7482@hotmail.com)  
Co-Chair: Debra Suhl - 713.724.3137 dlsuhl (at) [comcast.net](mailto:dlsuhl@comcast.net)  
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## **Contact Information**

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Harris County Constable 281-463-6666  
For a direct link for Vacation Watch contact: [constablepct5.com](http://constablepct5.com)

## **Marilyn Estates Association Block Directors**

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5500 Lymbar - Mike Ivceovich 832-652-7075 [Mike.Ivceovich at yahoo.com](mailto:Mike.Ivceovich@yahoo.com)  
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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 - Ed Fastow 713-553-7399 [efastow at sbcglobal.net](mailto:efastow@sbcglobal.net)



## 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)

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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)

Burdine/Checkerboard - Debbie Gehring 713-927-8934 [Debbie\\_g7482 at hotmail.com](mailto:Debbie_g7482@hotmail.com)

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## Whose Job Is It, Anyway?

*This is a story about four people named Everybody, Somebody, Anybody and Nobody. There was an important job to be done and Everybody was sure that Somebody would do it. Anybody could have done it, but Nobody did it. Somebody got angry about that because it was Everybody's job. Everybody thought Anybody could do it, but Nobody realized that Everybody wouldn't do it. It ended up that Everybody blamed Somebody when Nobody did what Anybody could have.*

The story may be confusing but the message is clear: no one took responsibility so nothing got accomplished.

So, if you can spare just a few hours a month, please volunteer for our community.

Remember, volunteers are not paid because they are worthless, it is because they are priceless.

## Make A Difference

