



MARILYN ESTATES ASSOCIATION

April, 2023

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President's Report

Howdy y'all!

In Harris County there are almost three thousand HOAs with dues ranging from \$275 to over \$5,000 per year. Homeowners Associations often have a less than stellar reputation. There are also neighborhoods suffering because they have no HOA. A recent example is found in Montrose where a retired NFL player has gotten the city to replat two residential lots where he intends to build six units as dedicated Airbnb rentals. The neighbors are upset at the potential disruption but they have no way to legally prevent this project. In Houston, only an HOA can legally stop these nuisances.

Our Marilyn Estates Association strives to represent the will of our homeowners. Our volunteers continue to make a positive contribution to our MEA and most homeowners are doing their best to comply with our new [Deed Restrictions](#). The

Airbnb operators in our neighborhood have ceased their rentals. On Confederate Heroes Day, an official State of Texas holiday, there were no reports of Confederate Battle flags flying in Marilyn Estates. Our volunteers' dedication helps keep our dues low and our home values high by serving on our various committees, notably our Deed Restrictions Enforcement and Architectural Control.

Another fine example of what our volunteers can accomplish is the splendid Marilyn Estates Spring Social. About 150 of our neighbors participated in this delightful afternoon event. We got terrific feedback and what was quite amusing was that each volunteer claimed, "Well I didn't really do much, it was everyone else who did the heavy lifting." I made the same statement. Teamwork and a common goal can make amazing things happen.

If you want to help keep our home values high and our neighborhood a desirable place to raise a family there are many volunteer opportunities available. Most of them require little time or effort and our MEA Social proved what a few dedicated volunteers can accomplish without a lot of effort.

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Deed Restriction Enforcement Committee

Your Deed Restrictions Enforcement Committee continues to monitor and address issues with Block Directors and homeowners in an effort to enforce our deed restrictions and protect our property values. We always take into consideration individual circumstances striving for consistent enforcement with understanding, reasonableness, and patience whenever possible.

Our long time neighbor Ed Fastow recently joined us and we welcome his expertise and dedication to Marilyn Estates. The committee is currently reviewing Deed Restriction 25, Garbage Storage, with careful consideration for how best to achieve enforcement. Please contact me or any committee member with your comments!

Also, a friendly reminder that any exterior changes must be approved *in advance* by the Architectural Control Committee. This includes repainting even if in the existing color, replacing the roof, fence, windows, front door, etc. Please see Deed Restriction 3, Architectural Control, Deed Restriction 4, Roofs, Deed Restriction 11, Fences and Deed Restriction 18, Repair Remodeling.

This quarter a total of 48 issues were addressed. Fortunately, most neighbors were receptive to our entreaties and the violations easily resolved.

First quarter 2023 stats were:

12 Open, includes 1 Violation Fine Notice

36 Resolved, includes 3 Violation Notices

Priorities for next quarter include:

Signs (section 20.2)

General neglected property, overgrown yards (section 17.1)

Garbage cans, yard, or junk waste (section 25.1)

Architectural Control Committee (section 3.1)

Current Deed Restrictions are accessible through the Marilyn Estates webpage at www.marilynestates.com

We welcome and encourage your input!

Jim Taylor, Chairperson



Security Committee

Continue to be aware of neighborhood activity and, if you see something, say something by calling Constable Precinct 5 dispatch at (281) 463-6666. Provide the location, description, and license plate number of any vehicle if you can safely see and write it down.

Law enforcement highly recommends every homeowner install cameras to record activity to be used as evidence and lead to arrest and conviction, along with installing home alarm systems. Further, the installation of outdoor lighting is useful in deterring burglaries, as is keeping shrubs and plantings trimmed so as to avoid giving criminals a place to hide.

You are also encouraged to utilize vacation watch on your home while away. There is a link on the Marilyn Estates Association website to access the online form. Here is the process and more security tips from Precinct 5:

A Vacation Watch lets the deputies who patrol your area know to keep an extra eye on things while you are away. If you prefer, you may contact our dispatch office and have a deputy come to your residence to take the request. 24 Hour Dispatch (281) 463-6666.



Please submit Vacation Watch Requests at least 3 days prior to your departure date to ensure deputies receive them in time. If you're within three days, you may still submit on-line, but call the dispatch line at (281) 463-6666 so that your request can be expedited.

ALARMS: Precinct 5 recommends that you notify your alarm company to make the agency the first point of contact when your alarm is triggered. This will save valuable time and get law enforcement enroute immediately should your alarm go off.

LIGHTS: Leave lights on timers. In the alternative, ask a neighbor to turn them on and off. Exterior lights should only be left on if they are equipped with dusk to dawn sensors. Lights left on overnight are ok, but exterior lights left on through the day can be a sign that no one is home.

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Treasurer's Report - by Robert Gehring, Marilyn Estates Association

Q1 - 2023, Financial Summary

INCOME	Q1	Q2	Q3	Q4	YTD	Budget	vs Budget
Security - Current Year	\$90,895				\$90,895	\$119,000	-\$28,105
Security - Prior Years	\$0				\$0	\$3,800	-\$3,800
Dues - Current Year	\$22,725				\$22,725	\$29,500	-\$6,775
Dues - Prior Years	\$0				\$0	\$1,205	-\$1,205
Fees - Late Fee	\$40				\$40	\$750	-\$710
Fees - Credit Card Processing	\$0				\$0	\$50	-\$50
Fees - Refinance	\$0				\$0	\$150	-\$150
Fees - Resale Certificate	\$0				\$0	\$300	-\$300
Fees - Transfer of Title	\$0				\$0	\$2,000	-\$2,000
Advertising	\$0				\$0	\$100	-\$100
Dividend Income (through 2/28/23)	\$81				\$81	\$250	-\$169
Interest Income (through 2/28/23)	\$924				\$924	\$7,000	-\$6,076
Legal Assessments Paid	\$0				\$0	\$0	\$0
Return Check Fees	\$0				\$0	\$0	\$0
Sign Grant from City	\$0				\$0	\$5,000	-\$5,000
TOTAL INCOME	\$114,666	\$0	\$0	\$0	\$114,666	\$169,105	-\$54,439
EXPENSES							
Administrative							
ACH & CC processing	\$0				\$0	\$50	\$50
Copying / Printing	\$0				\$0	\$200	\$200
Meeting Expense	\$0				\$0	\$400	\$400
Office Supplies	\$0				\$0	\$400	\$400
Postage, PO Box	\$63				\$63	\$325	\$262
Bank Service Fees	\$0				\$0	\$0	\$0
Tax Preparation	\$0				\$0	\$0	\$0
Communications							
Welcoming Committee	\$0				\$0	\$200	\$200
Email Marketing	\$0				\$0	\$220	\$220
Social Budget	\$0				\$0	\$380	\$380
President's Discretionary Budget	\$0				\$0	\$250	\$250
Newsletter	\$0				\$0	\$0	\$0
Website	\$6				\$6	\$450	\$444

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Financial Report: Continued from Page 4

Maintenance							
Flag Service	\$0				\$0	\$200	\$200
Flower Planting	\$0				\$0	\$3,250	\$3,250
Contingency	\$0				\$0	\$3,500	\$3,500
Sign Replacement	\$7,750				\$7,750	\$15,500	\$7,750
Lawn Service -Contractual	\$2,814				\$2,814	\$11,750	\$8,936
Insurance	\$7,798				\$7,798	\$6,050	-\$1,748
Legal Fees	\$0				\$0	\$4,500	\$4,500
Misc Expense	\$0				\$0	\$0	\$0
Security (net Barkley Reimburse)	\$30,370				\$30,370	\$121,480	\$91,110
TOTAL EXPENSES	\$48,801	\$0	\$0	\$0	\$48,801	\$169,105	\$120,304
NET INCOME	\$65,864	\$0	\$0	\$0	\$65,864	\$0	\$65,864

BALANCE SHEET

Chase Operating as of 3/31/2023 \$106,052

Chase Savings - 3/31/2023 \$43

Fidelity Investment - 2/28/2023 \$254,873

TOTAL ASSETS	\$360,968
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HOME SALES:

Accounts Receivable = \$50,276

2023 - 0 homes - 103 homeowners owe dues

2022 - 35 homes - 10 past due > than 1 year

2021 - 46 homes

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VEHICLES: Do not leave valuables or weapons inside.

PETS: Having a friend watch your pet. Make sure ID tags are current.

VISITORS: The best way to avoid having your house look empty is to have a house sitter.

EMERGENCY CONTACT: Have an emergency contact that is close by.



There are some great programs offered by Pct. 5 that are available on their website such as Silver Watch program for senior citizens to check on their safety and wellness. You will also find Special Watch programs for special circumstances.

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



NATURE CORNER

By Steve Tamber

A short hop, skip, and jump from our front doors in Marilyn Estates is a wonder of nature- Willow Waterhole. And it is about to get even better. While we don't mind our early morning walks around the community, it is sometimes a challenge to avoid the uneven sidewalks and traffic if one is brave enough to walk in the street during morning rush hour. Not to mention the dogs that escape their backyard enclosures and just want to be friendly, albeit with sharp teeth bared.

A total of eight miles of new trails will soon be constructed at Willow Waterhole Greenway. Why not head over there to see the completion of the first of the projects around the top of the bank and an intermediary part of the lake. All of the trail work should be completed by the end of 2024.

In addition to the health benefits of an outdoor walk free of traffic, if you enjoy flora and fauna, this is paradise in Southwest Houston. In summer over 30 species can be found in residence. That number swells to over 50 in the winter months.

And if all of that were not enough, Willow Waterhole serves as a flood detention basin for our area of Houston. The Waterhole's six lakes serve as detention ponds that can hold up to 600 hundred million gallons of stormwater. Better in a retention pond than in our streets and homes.

Adjacent to the waterhole is property that once served as a Shell Oil R&D facility. The property is being developed as Energy Capital Park that, when completed, will expand recreation and entertainment opportunities. To make it easier for residents to experience the professional music scene without braving 610 or 59/69 and the inevitable traffic and road closures, The Levitt Pavilion at the park will bring live music right into our very backyards.

The future looks bright for those of us who live, work, and raise families in Marilyn Estates and Southwest Houston.



Green Anole



Bluebonnets



Belted Kingfisher

Beautification and Maintenance

Things are going well with our esplanade maintenance thanks to LMC, Lawn Management Company, the folks we've been with for years.

Soon our new neighborhood sign will be installed on the esplanade at S. Braeswood Blvd. and Chimney Rock Rd and we'll have the perfect addition to our subdivision. The new sign should be ready by the end of April, just in time for submitting the paid receipt and other required paperwork to the COH Matching Grants Program. The Matching Grants Program offers money to non-profits for money spent between \$1,000 and \$10,000 on COH-approved projects. They offer 50% of the money paid.

It has occurred to me that with our beautiful Hike and Bike Trails on the Braes Bayou along S. Braeswood, it would be nice to have a couple of Marilyn Estates park benches sitting on the grassy area along the portion of the trail that runs parallel to our 5400 and 5500 blocks as our 2024 project. I've already talked to a few homeowners. They think that it would be a nice touch. Before going ahead and researching the details of the project I would like to hear from other residents. Please reach out to me with your thoughts.

If you have any comments or questions about the condition of the esplanades, please contact me. I love getting feedback from our property owners.

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



Artist's rendering

Communications

Our neighborhood is very thankful for the contributions of our block directors who get the word out for our quarterly meetings, the annual neighborhood social and other special occasions.

Our newsletter represents our neighborhood, and it would be great for our neighbors to contribute articles on topics that would be of interest to them; chances are that such articles would be of interest to us all. Don't be shy.

Steve Blechman, Chairperson SBlechman at gmail.com



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.

*Have you submitted your request
& have written approval from the ACC?*



Photographs of materials, colors and design elements will be helpful to the ACC in reaching a prompt decision.

Dustin Nicholson
Elizabeth Frankowski
Gary McNeel

Presidents' Message, continued from page 1

We need help with our Architectural Control Committee, Deed Restrictions Enforcement, our new and improved Yard of the Month Committee, and more.

Want to help? Write me. And please, please contact me with your comments, questions, and constructive critique for how our MEA may better serve our homeowners.

Ira Bleiweiss
president.marilynestates@gmail.com



Super Neighborhood 31 Report

Jewish Family Service is one of the oldest social services agencies in Houston and provides services to all those in need. Their mission also includes mental health services.

The Ruffino Landfill Redevelopment Project, which was designed by a University of Houston professor, won the APA Houston Chapter's Gold Resilience Award. It is now being considered for a national award as well. A representative asked SN 31 to give a letter of support for the project's environmental justice grant application, and SN 31 voted to send them a letter of support for their work remediating the site to improve the local economy as well as provide vitally needed recreational space.

Fair for Houston is an effort to reform the Houston-Galveston Area Council (H-GAC), our regional government, and a funnel for federal grant money into our region. Fair is seeking proportional voting on the H-GAC for more equitable representation. Fair asked SN 31 to endorse the gathering of signatures to get this on the ballot in November, and SN 31 voted to approve.

Metro representatives provided an update on the MetroRapid Gulfton Corridor Project, which will extend Metro down Hillcroft to Beechnut. Initially approved by voters in 2019, the goal is to improve our traffic situation by providing more rail service, more express lanes, and additional bus rapid transit service. The community is invited to provide input about the plans.

The Braeswood-610 bridge project was delayed yet again.

Some mayoral and city council candidates visited our last meeting and others will be visiting in the future. SN 31 meetings, typically held on Zoom, are open to the public. The next meeting is on April 24.

Lynn Busch

SN31 Representative, Marilyn Estates

Lynncarol8236@aol.com

Marilyn Estates Annual Spring Social

On Sunday, 23Apr2023, almost 150 of our Marilyn Estates neighbors came out to enjoy a perfect day for a party. The threat of rain that kept everyone cooped up all morning vanished just in time for the fun to begin. We had something for all ages. Children enjoyed the bounce house, face painting, balloon artist, pizza, popsicles, and more. Adults relished meeting new neighbors, old friends, our City Council District C representative Abbie Kamin, and a refreshing beverage. Several Precinct 5 deputies joined us as well.



Long time residents proclaimed this to be the best party they've ever seen Marilyn Estates run. It was so much fun that we not only intend to make this a regular event, but we're going to add a Halloween party as our Autumn Social. Our MEA provided the funds and our volunteers made it happen. Special thanks to Rebecca Lindenbaum for taking the lead as well as Cindy and Henry Luu, and Debbie and Robert Gehring. Interestingly, each of them said "I didn't really do anything" but their effort sure made for an incredibly special day! Everyone went home with a big smile.

Want to help out next time? Contact Ira, president.marilynestates@gmail.com



Marilyn Estates Association Officers

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

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Continued on the next page

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Volunteer of the Quarter

Our neighbors who volunteer to serve our MEA are doing a great job to help protect our investments. We were fortunate to have had several strong contenders for Volunteer of the Quarter.

For this quarter we are pleased to present Dustin Nicholson as our Volunteer of the Quarter. Similar to our other most effective volunteers, Dustin reluctantly agreed to serve on our Architectural Control Committee as he is very involved in other volunteer activities.

When our ACC was shorthanded, Dustin stepped up to fill the gap and took on a leadership role in making sure the ACC was able to promptly respond to homeowner requests for our mandatory ACC approvals.

Dustin Nicholson and his family, Brandi, Ella & Thomas became our neighbors 6 years ago. They spent 6 months renovating their home and, immediately afterwards, it flooded during Harvey. They had already fallen in love with Marilyn Estates and decided it was worth it to fix the house and stay. The Nicholson's are very involved in Westbury Little League. They have had a great experience with their daughter recently finishing at Meyerland Middle School and their son is about to start. Dustin is a healthcare architect and has served on the Architectural Control Committee for 2 years.



WELL DONE

Thank you Dustin for your time and dedication. We are very pleased to be able to call you "Neighbor"!