

## MARILYN ESTATES ASSOCIATION

July, 2023

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## **President's Report**

Howdy y'all!

Our Marilyn Estates Association is an all-volunteer organization with a singular mission to protect our investment in our homes. Having our homeowners operate our HOA empowers us to better represent the interests of our membership. At every meeting, and in every correspondence, I solicit constructive feedback for how we may better serve our community. Our July meeting was focused on transparency and soliciting feedback. Thank you to all of you who chose to participate in this meeting. We had a lively discussion which enables our volunteers to better serve our community.

Yes, there are a lot of changes going on with how our MEA is operating. These changes are precipitated by new Texas HOA laws and also by ensuring our MEA actually follows state laws and our own published By-laws and Deed Restrictions. If we don't follow our own rules then we've effectively blocked our ability to protect our investments here.

Deed restrictions remain the standard means to protect a neighborhood's home values and imposing fines upon homeowners who refuse to comply is the only effective tool for enforcement. I regularly get questions about why we need deed restrictions and it's easy to point out things none of us want to see in our neighborhood. Deed restrictions are the only way to prevent a homeowner from eroding their neighbors' home values. Three years ago, I had minimal guidance for what the role of president entails. It made sense to follow our published guidelines which I quickly discovered we weren't doing and that our By-laws and Deed Restrictions contradicted each other. It became obvious that MEA's "we've always done it this way" was not just ineffective, it was unfair. For example, when a homeowner received a deed restriction violation notice or the ACC declined

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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 preserve our deed restrictions and protect property values.

The committee is moving forward regarding enforcement of **Deed Restriction 25**, **Garbage Storage**. We urge everyone to read this section as it addresses garbage container storage (not viewable from the street) as well as placement and storage of containers, as well as yard, tree, and junk waste for City of Houston collection. Note: View the current collection schedule on the **HTXCOLLECTS** app or the **ROLLOUT!** app. Available for Apple or Android systems. We frequently see yard and/or junk waste at the curb <u>weeks</u> ahead of schedule (the Friday before pickup is the earliest for yard or junk waste; the day immediately prior to pick up for trash and/or recycling). Please contact your Block Director or any committee member should you have questions.

Also, a friendly reminder that any exterior changes visible from the street must be approved <u>in advance</u> by the Architectural Control Committee. This includes repainting, even if the color remains the same, the replacement of a 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 35 issues were addressed, resulting in 7 formal Violation Notices. Fortunately, most neighbors were cooperative and therefore most violations were easily resolved, for which we are grateful.

Second quarter 2023 stats:

8 Open, includes 2 Violation Notices, 27 Resolved, includes 5 Violation Notices

Priorities for next quarter:

Signs (section 20.2), Neglected property, overgrown yards (section 17.1)

Sidewalks, low tree limbs (section 9.1)

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

Architectural Control Committee (section 3.1)

Committee members' contact info and current Deed Restrictions are accessible through the Marilyn Estates webpage at <u>www.marilynestates.com</u>

Jim Taylor, Chairperson

Current Deed Restrictions are accessible through the Marilyn Estates webpage at <u>www.marilynestates.com</u>

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



## **Beautification and Maintenance**

Our new Marilyn Estates monument sign is out there for all to see. We were able to receive \$5,000 from the City Of Houston Grant Program as a result of work done last year to meet the grant requirements.

This year our work centers on another COH grant to install two park benches along the Hike & Bike Trail. The benches would be placed alongside the trail at the 5400 and 5500 blocks of S. Braeswood, respectively. The benches would each display Marilyn Estates plaques.

Next year, in addition to the park benches, I'm hoping to obtain grant money to help with irrigation and flower bed work

around our new monument sign.

If anyone has questions or comments, please let me know. It's always nice to hear from my neighbors.

Linda Miner 713-826-8077 <u>lindaminer999 at att.net</u> Chair, Beautification & Maintenance







5503 Valkeith

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

NCOME	<u>Q1</u>	3, Financi. <u>Q2</u>	<u>Q3</u>	<u>Q4</u>	YTD	Budget	vs Budget
Security - Current Year			<u>Q5</u>	<u>Q4</u>			1
Security - Prior Years	\$90,895	\$23,414			\$114,309	\$119,000	-\$4,691
Dues - Current Year	\$0	\$0			\$0	\$3,800	-\$3,800
	\$22,725	\$5,861			\$28,586	\$29,500	-\$914
Dues - Prior Years	\$0	\$0			\$0	\$1,205	-\$1,205
Fees - Late Fee	\$40	\$475			\$515	\$750	-\$235
Fees - Credit Card Processing Fees - Refinance	\$0	\$0			\$0	\$50	-\$50
	\$0	\$0			\$0	\$150	-\$150
Fees - Resale Certificate	\$0	\$225			\$225	\$300	-\$75
Fees - Transfer of Title	\$0	\$900			\$900	\$2,000	-\$1,100
Advertising	\$0	\$0			\$0	\$100	-\$100
Dividend Income (through 2/28/23)	\$81	\$364			\$445	\$250	\$195
Interest Income (through 2/28/23)	\$924	\$1,641			\$2,565	\$7,000	-\$4,435
Legal Assessments Paid	\$0	\$0			\$0	\$0	\$0
Return Check Fees	\$0	\$0			\$0	\$0	\$0
Sign Grant from City	\$0	\$5,000			\$5,000	\$5,000	\$0
TOTAL INCOME	\$114,666	\$37,880	\$0	\$0	\$152,545	\$169,105	-\$16,560
EXPENSES							
Administrative							
ACH & CC processing	\$0	\$0			\$0	\$50	\$50
Copying / Printing	\$0	\$36			\$36	\$200	\$164
Meeting Expense	\$0	\$0			\$0	\$400	\$400
Office Supplies	\$0	\$0			\$0	\$400	\$400
Postage, PO Box	\$63	\$176			\$239	\$325	\$86
Bank Service Fees	\$0	\$0			\$0	\$0	\$0
Tax Preparation	\$0	\$1,650			\$1,650	\$0	-\$1,650
Communications							
Welcoming Committee	\$0	\$0			\$0	\$200	\$200
Email Marketing	\$0	\$218			\$218	\$220	\$2
Social Budget	\$0	\$1,057			\$1,057	\$380	-\$677
President's Discretionary Budget	\$0	\$0			\$0	\$250	\$250
Newsletter	\$0	\$0			\$0	\$0	\$0
Website	\$6	\$0			\$6	\$450	\$444
Maintenance							
Flag Service	\$0	\$0			\$0	\$200	\$200
Flower Planting	\$0	\$0			\$0	\$3,250	\$3,250
Contingency	\$0	\$0			\$0	\$3,500	\$3,500
Sign Replacement	\$7,750	\$7,750			\$15,500	\$15,500	\$0
Lawn Service -Contractual	\$2,814	\$2,814			\$5,628	\$11,750	\$6,122
Insurance	\$7,798	\$0			\$7,798	\$6,050	-\$1,748

### **Continued on Page 5**

' Fees	\$0	\$0			\$0	\$4,500	\$4,50
iv (pense	\$0	\$0			\$0	\$0	\$
Security (net Barkley Reimburse)	\$30,370	\$30,370			\$60,740	\$121,480	\$60,74
TOTAL EXPENSES	\$48,801	\$44,070	\$0	\$0	\$92,872	\$169,105	\$76,23
NET INCOME	\$65,864	-\$6,190	\$0	\$0	\$59,674	\$0	\$59,67
ALANCE SHEET	\$97,52	ł	HOME SALES:		Accounts	Receivable =	= \$50,27
ALANCE SHEET Chase Operating as of 6/30/2023	\$97,52 6		HOME SALES: 2023 - 9 home	25		Receivable = meowners o	. ,
		2		-	- 35 ho		we dues

## Welcome Committee

#### We wish a hearty welcome to:

Jasmen Nevrous and Achod Nevrous Marla Cardenas and Michael Massey Thomas and Michelle Bell Reina Evans and Daniel Paulson Noa Heinrich-Zehari Dwight and Natalie Keys Sara and Michael Silverman Hadassah and William Shulkin Nancy Wilhelm

# WELCOME TO THE Neighborhood

Thank you again to all of our donors who contributed to our welcome gift bags: Scenthound in Meyerland EOS Fitness in Meyerland Wholesale Cleaners on Glenfield Ct and Braeswood Café Express in Meyerland Vintage Fitness in the Bank of America building Avalon Insurance Agency in the Bank of America building

Patronize our donors!

Debbie Gehring 713-927-8934 <u>Debbie g7482 at hotmail.com</u>



## **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.



There are some great programs offered by Pct. 5 that can be found on their website such as Silver Watch program for senior citizens to check on their safety and wellness and Special Watch programs for special circumstances in addition to the vacation watch online form under Department Quick Links (be sure to use the official website below and not search through google that could send to an unauthorized site):

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



## **Volunteer of the Quarter- Sally Kirk**

Thank you so very much for showing initiative and leadership. Our MEA is only as

good as our volunteers. By stepping up to be part of the solution rather than simply highlighting a problem Sally is recognized as Volunteer of the Quarter for exploring alternatives to City of Houston Solid Waste Collection.

The Kirk Family moved to Marilyn Estates a year ago and love the community! For many years prior to moving to the Marilyn Estates, Sally and John dreamed of moving to the area because it had such a nice reputation and was within walking distance to Parker Elementary. Sally is an orchestra director and potter who loves to garden. John is a church and university organist who loves woodworking. They have two daughters, Fiona (7) and Joni (4). Fiona enjoys



playing cello, swimming, and practicing gymnastics and Joni likes ballet. They love getting with the neighbors and hope to meet more soon! Well done Sally!

## **Communications Committee**

Our newsletter editor, Laurie Tamber, is always looking for human interest stories from our residents to complement the committee reports. Vacation stories/ photos, holiday grilling/smoking successes, life events (engagements, weddings, graduations, promotions at work, etc) are always welcome submissions. These are what make up a neighborhood newsletter.

Steve Blechman, Chair, sblechman@gmail.com

## Our Fig Trees Have Gone Bananas!

We've got more than we'll ever eat or preserve. You're welcome to come and pick these absolutely delicious fruits right off the trees. Provide your own container. Give Josie a call or text at

(713) 443-5411

to make arrangements.



## **Architectural Control Committee**

Planning a home improvement project? What do you need to do to get approval?

In Marilyn Estates we have an Architectural Control Committee that is tasked with reviewing home improvement projects to ensure they comply with the Deed Restrictions and furthermore to ensure we all are doing our part to maintain property values. We value individuality and are supportive of everyone's desire to add personal touches to their home so long as we maintain the character of the neighborhood. You want a unique color for your front door? Great! You want to live in a log cabin? Not great... that would be out of character for the neighborhood and therefore would not help our property values.

The Deed Restrictions are available on the website. The only projects requiring approval are exterior improvements such as paint, roof, fence, windows, etc. Note, approval for your project is required BEFORE you begin work. Landscaping improvements to your home are not required to be submitted, although we're happy to provide guidance if requested.

The good news is the approval process is quick and easy:

There is no form to fill out, just email your designated Architectural Control Committee member a description of your project including manufacturer, model, color, dimension, and location of proposed materials. For example: Paint exterior siding Sherwin Williams color SW2315 Dove Grey, Roof GAF shingle Timberline UHDZ color Weathered Wood. We're happy to help if you'd like some input on color selections. Keep in mind that earth tones will stand the test of time better than bright white with black trim/roof.

Architectural plans and dimensions are only required if you are proposing to alter the location of any element of your home such as moving a window or fence. The Architectural Control Committee has 30 days to review your project, although we can usually conduct reviews within a few days.

Once your project is reviewed and approved you will receive email confirmation and the MEA parliamentarian will be notified so that there is a permanent record. New build homes and additions to existing homes are more involved projects and will require more in depth review, but the process is the same.

Please reach out to us and let us help you get your project approved!

Architectural Control Committee:

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

Elizabeth Frankowski - elizabethfrankowski@gmail dot com Queensloch, Rutherglen, Valkeith, Dumfries Gary McNeel - gary.mcneel@gmail dot com S. Braeswood, Atwell, Burdine, Checkerboard, Braesmont, Paisley, Kit, Oasis, Chimney Rock Dustin Nicholson - nicholsondustin@yahoo dot com Yarwell, Wigton, Cheena, Lymbar



#### Super Neighborhood 31 Report, 2nd Quarter

SN 31 meeting attendees usually include representatives from City departments, Council members, County Commissioners, and community groups who report on various issues and projects. Candidates for public office also attend and speak about their positions and plans. On October 12, SN 31 will be hosting a Mayoral Candidate Forum with all six candidates. The forum will take place at Congregation Beth Israel at 7 p.m.

The new grocery and bulk goods store, Gordon Food Services, opened in Braeswood Square in May. The store is open 7 days/week, M-Sa 7am-8pm, Sun 9-6. No membership is required.

HPD reported "significant reductions in almost every category of violent crime in 2022 as compared to 2021." Violent crime was down 14% in District C in 2022, from 2021. See <a href="https://cityofhouston.news/wp-content/uploads/HPD\_EOY-2022-Council-Presentation.pdf">https://cityofhouston.news/wp-content/uploads/HPD\_EOY-2022-Council-Presentation.pdf</a>.

Visit houstontx.gov/police/cs/index-2.htm to review crime stats.

There is an ongoing issue of squatters in the area. Some claim to be from the Moorish Sovereign Citizens, a group on the Anti-Defamation League's watchlist. For more information, visit <u>http://www.adl.org/resources/blog/washitaw-nation-and-moorish-sovereign-citizens-what-you-need-know</u>.

Willow Waterhole is bustling. It provides flood control and a large, scenic greenspace with miles of trails and six lakes stocked with fish and a fishing pier. There are music and sporting events, conservation efforts, and more. Plans include more landscaping, classroom space, kayaking, canoeing, more trails, and a prairie management area. The project is a result of coordination and cooperation by many community groups, and has been made possible by city investment and the generosity of individuals and private foundations, suh as the Kinder Foundation. It has been called "Our Memorial Park for SW Houston."

Neighborhoods To Trails Southwest (NTTSW) has proposed the development of Renwick Linear Park and Trail using existing greenspace from Beechnut to North Braeswood.

Council Member Alcorn reported the City's \$6.2 billion budget approval for 2024. Water bills will see an inflationary increase plus money for wastewater improvements mandated by the EPA. This year's budget is heavily focused on public safety and infrastructure.

Commissioner. Leslie Briones will have a Meyerland Listening session on Sept. 13 at the JCC. METRO announced that the new proposed Gulfton Corridor METRORapid bus- only route from the Westpark Transit Center through Gulfton will end at Hillcroft and Bissonett and will not take up any existing traffic lanes. Originally it took a lane of traffic each way on Hillcroft and other major roads like Chimney Rock.

Lynn Busch SN31 Representative, Marilyn Estates





Houston is often described as having only two seasons: Summertime and August and August came early this year. We should know how to take precautions for surviving this heat when we're outside, it's equally important to start now with your hurricane preparations. Don't wait until there's a storm approaching to inventory your supplies because by then there may be limited availability. If any of you do not have flood insurance don't forget that you can't buy a policy once there is a storm in the Gulf of Mexico. Well over half of Houston homes that flooded in Harvey were not in the flood plain or had never before flooded. **Now is the time to think about your specific needs and take steps to be prepared.** 

Here's some sources for Hurricane Preparation and Awareness

https://www.readyharris.org/ https://www.ready.gov/hurricanes https://www.noaa.gov/hurricane-prep https://www.harriscountyfws.org/ (Monitor bayou levels) https://www.redcross.org/get-help/how-to-prepare-for-emergencies/types-ofemergencies/hurricane.html

#### **President's Report (continued)**

approval of a request, the homeowner was not told there are ways to appeal. From the get-go I've instructed our DREC and ACC committees we must always tell the homeowner they may appeal and new state laws now require this notification. I implore our volunteers to 'Treat people the way you want to be treated". Regarding fines, not everyone realizes that fines imposed on an uncooperative violator must be approved by a majority of the 26 members of our Board of Directors and only after a hearing at an open Board meeting on the nature and status of the violation. Collection efforts begin only after all appeals have been exhausted. Fining a homeowner for a violation is simply a last resort.

At our annual meeting on 09Oct we will be electing our next Board of Directors, which includes our Executive Committee and Block Directors. Our Exec Committee must appoint a Nominating Committee to recommend a slate of candidates, including Block Directors. If you would like to be on the Nominating Committee, please promptly contact me. Nominations may also be made from the floor during the Annual Meeting. If you want to make a positive difference for our MEA this is your opportunity to get involved by joining our Board. For me, the best part of my volunteer role is how many of you I've gotten to know whom I'd have otherwise never met. We've got some really great neighbors here in Marilyn Estates and our volunteers play a key role in keeping our neighborhood a marvelous place to live.

Let's all make the most of our sizzling summer and we'll see you all at our Annual Meeting in October.

Ira Bleiweiss



In recognition of Someone Else who has moved to Florida. "Our Community is deeply saddened by the Make A Difference moving of an irreplaceable resident-Someone Else. For all of these years he did far more than any other community member. Whenever leadership was mentioned, Someone Else was looked to for inspiration and achievement. Whenever there was a job to do, or a meeting to attend, everybody always turned to Someone Else. Whenever there was a financial need, everyone just assumed that Someone Else would make up the difference. Our loss is Florida's gain, but

his move comes as no big surprise. He was far too overworked and continually stretched too thin. In fact, we may have contributed to his decision by expecting too much out of Someone Else. He leaves a wonderful example to follow, but it appears there is Nobody Else willing to fill the shoes of Someone Else. I shudder to think what will now happen to our community since we can no longer depend on Someone Else."



#### **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 at gmail.com

Vice President, Martin Stalnaker 713-721-2752 Mstalnaker at bahiaoaks.com

Treasurer, Robert Gehring

281-773-7135 treasurymea at outlook.com

Recording Secretary, Piper Butler

281-455-0042 piper4cole (at) aol.com

Corresponding Secretary, Steve Blechman

832-603-0958 sblechman at gmail.com

Parliamentarian, Steve Tamber

832-647-7717 sitamberfl at gmail.com

#### **Marilyn Estates Association Committees**

#### **Architectural Control**

Chair, Dustin Nicholson 281-871-9623 nicholsondustin at yahoo.com Elizabeth Frankowski 713-305-6372 <u>elizabethfrankowski at gmail.com</u> Gary McNeel gary.mcneel at gmail.com

#### **Deed Restriction Enforcement**

Chair, Jim Taylor 832-269-1500 J.stay at Hotmail.com Linda Maraldo 832-264-3546 <u>Imaraldo at sbcglobal.net</u> Lindsey Rockoff <u>lindsey.rockoff12 atgmail.com</u> Nancy Hixon 713-728-9386 <u>nswhixon at gmail.com</u> Erik Danvers 602-616-2264 <u>Ehdanvers at gmail.com</u> Ed Fastow 713-553-7399 <u>efastow at sbcglobal.net</u>

#### **Maintenance and Beautification**

Chair, Linda Miner 713-826-8077 <u>lindaminer999 at att.net</u> Allen Brown 713-902-4671 abrown0425 at aol.com

#### Security

Chair, Maury Sklar 713-248-2257 <u>masklar at swbell.net</u> Sheryl Sklar 713-248-2257 <u>sherylwsklar at swbell.net</u>

#### Communications

Chair, Steve Blechman 832-603-0958 <u>sblechman at gmail.com</u> Lynn Busch 713-410-6910 <u>lynncarol8236 at aol.com</u>

#### Continued on the next page

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

Chair: Robert Gehring - 281.773.7135 treasurymea (at) <u>outlook.com</u> Randy Suhl - randysuhl (at) <u>texasaromatics.com</u> Brandon Mark - 713.530.9667 brandonwaynemark (at) <u>gmail.com</u>

#### **Gazette Editor**

Laurie Tamber 832-649-7717 tamber.laurie at gmail.com

Steve Tamber, asst. editor 832-649-7717 sitamberfl at gmail.com

#### Legal Committee

Steve Tamber, 832-649-7717 sitamberfl at gmail.com

#### Superneighborhood Representative

Lynn Busch 713-410-6910 lynncarol8236 at aol.com

#### **Social Communications**

Lori Sullivan 713-412-7022 lorisullivan at mac.com

#### **Welcoming Committee**

Co-Chair: Debbie Gehring- 713-927-8934 <u>Debbie g7482 at hotmail.com</u> Co-Chair: Debra Suhl - 713.724.3137 dlsuhl (at) <u>comcast.net</u> Piper Butler - 281-455-0042 piper4cole (at) <u>aol.com</u>

#### Yard of the Month Committee

Chair: Shawn Reagan - 832-655-7921 shawnxreagan at gmail.com

## **Contact Information**

Marilyn Estates 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 <u>lindaminer999 at att.net</u>
5500 Lymbar - Mike Ivicevich 832-652-7075 Mike.Ivicevich at yahoo.com
5400 Cheena - Brandon Mark 713-530-9667 brandonwaynemark at gmail.com
5500 Cheena - Sally Kirk 713-408-7007 <u>sallytkirk at gmail.com</u>
5400 Wigton - Doug Irr 713-295-0539 <u>dmi2xjc at att.net</u>
5500 Wigton - Michael Bryant 713-504-2700 mbryant29 at gmail.com
5400 Yarwell - Jim Taylor 832-269-1500 j.stay at hotmail.com
5500 Yarwell - Sam Musachia 713-501-5255 <u>sam.musachia at sbcglobal.net</u>
5400 Dumfries - open- need a volunteer
5500 Dumfries - Linda Maraldo 713-729-7086 <u>lmaraldo at sbcglobal.net</u>
Continued on the next page

#### **Block Directors, Continued**

5400 Valkeith - Ed Fastow 713-553-7399 <u>efastow at sbcglobal.net</u> 5500 Valkeith - Julie Fordes 832-969-8349 <u>fordes.julie at gmail.com</u> 5400 Rutherglenn - Marla Cotton 832-270-7282 MarlaCotten at gmail.com 5500 Rutherglenn - David Karesh 832-562-5519 <u>kareshjunk at gmail.com</u> 5400 Queensloch - Open-Need a Volunteer 5500 Queensloch - Rebecca Lindenbaum - 913-549-7577 rjoylindy at gmail.com Paisley/Chimney Rock - Maury Sklar 713-248-2257 <u>masklar at swbell.net</u> Braesmont/Kit/Oasis - Seth Silverman mr.seth.silverman at gmail.com Atwell /South Braeswood - Erik Danvers 602-616-2264 <u>Ehdanvers at gmail.com</u> Burdine/Checkerboard- Cindy Luu 281-660-2020 cluu2020 at me.com

