



MARILYN ESTATES ASSOCIATION

October, 2023

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President's Report

Howdy y'all!

Thank you to everyone who participated in our 2023 Annual Meeting, and thank you for your confidence in allowing (sentencing?) me to serve another year as your MEA President. We are all appreciative of our volunteers who stepped up to serve our community on our Board and Exec Committee.

Marilyn Estates is a deed restricted community. For too long, our MEA was not able to enforce our deed restrictions as we were not in compliance with new Texas HOA laws. After much legal work (and expense), discussion among Board members and homeowners, and countering intentional misinformation, our Board voted in accordance with Texas law to bring our deed restriction enforcement into compliance. The Board's focus was to be sure that our enforcement policies are reasonable and that homeowners who violate of our deed restrictions have the opportunity to comply and will be informed of their ability to appeal any fines that may be imposed for willful non-compliance. Fines are only imposed as a last resort to obtain compliance. The ability of our MEA to fine any homeowner is solely at the discretion of our Board of

Directors and only after the homeowner has exhausted their appeals to the Board. The quality of our MEA governance is only as good as the quality of volunteers we have. Our MEA remains an all-volunteer organization and unlike many HOAs we do not outsource our management to an outside agency. Let's keep it this way. We currently have openings on our Board of Directors for representatives from the blocks listed below:
5500 Wigton; 5400 Dumfries; 5500 Rutherglenn; 5400 Queensloch

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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

STAY SAFE!
Halloween Safety Tips



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 property values.

At our last Board meeting the MEA Board of Directors approved a deed restriction enforcement procedure and fine schedule in accordance with Texas law. The committee is hopeful that our continuing efforts to consistently enforce restrictions and resolve issues in a friendly, reasonable manner will negate the necessity to utilize the fine schedule. However, if so, fines can only be imposed by the MEA Board. The procedure allows several opportunities for a homeowner to contest a violation, appeal a decision and potentially avoid a fine. The procedure and schedule are now on our website following filing with Harris County.

This quarter a total of 33 issues were addressed. Fortunately, most neighbors were receptive and therefore most violations easily resolved. Three Violation Notices issued during the second quarter were not resolved pending board approval of the procedure described above. Therefore no formal Violation Notices were issued during the third quarter.

Third quarter 2023 issues stats:

- 11 Open, includes 0 Violation Notices
- 22 Resolved, includes 0 Violation Notices

Priorities for next quarter:

- Signs (section 20.2)
- General 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 www.marilynestates.com

We welcome and encourage your input and participation!

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



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

Q3 - 2023, Financial Summary

INCOME	Q1	Q2	Q3	Q4	YTD	Budget	vs Budget
Security - Current Year	\$91,628	\$23,164	\$2,808		\$117,600	\$119,000	-\$1,400
Security - Past Due Collected	\$107	\$530	\$785		\$1,422	\$3,800	-\$2,378
Dues - Current Year	\$22,907	\$5,791	\$702		\$29,400	\$29,500	-\$100
Dues - Past Due Collected	\$28	\$140	\$210		\$378	\$1,205	-\$827
Fees - Late Fee	\$40	\$525	\$275		\$840	\$750	\$90
Fees - Refinance	\$0	\$0	\$0		\$0	\$150	-\$150
Fees - Resale Certificate	\$0	\$225	\$75		\$300	\$300	\$0
Fees - Transfer of Title	\$0	\$900	\$525		\$1,425	\$2,000	-\$575
Advertising	\$0	\$0	\$0		\$0	\$100	-\$100
Dividend Income	\$129	\$697	\$717		\$1,544	\$250	\$1,294
Interest Income	\$1,342	\$1,999	\$870		\$4,211	\$7,000	-\$2,789
Return Check Fees	\$0	\$0	\$0		\$0	\$0	\$0
Sign Grant from City	\$0	\$5,000	\$0		\$5,000	\$5,000	\$0
TOTAL INCOME	\$116,181	\$38,972	\$6,967	\$0	\$162,120	\$169,055	-\$6,935
EXPENSES							
Administrative							
ACH & CC processing	\$0	\$0	\$0		\$0	\$50	\$50
Copying / Printing	\$0	\$36	\$0		\$36	\$200	\$164
Meeting Expense	\$0	\$0	\$0		\$0	\$400	\$400
Office Supplies	\$0	\$0	\$0		\$0	\$400	\$400
Postage, PO Box	\$63	\$176	\$0		\$239	\$325	\$86
Bank Service Fees	\$0	\$0	\$0		\$0	\$0	\$0
Tax Preparation	\$0	\$1,650	\$0		\$1,650	\$0	-\$1,650
Communications							
Welcoming Committee	\$0	\$0	\$156		\$156	\$200	\$44
Email Marketing	\$0	\$218	\$0		\$218	\$220	\$2
Social Budget	\$0	\$1,057	\$0		\$1,057	\$380	-\$677
President's Discretionary Budget	\$0	\$0	\$0		\$0	\$250	\$250
Newsletter	\$0	\$0	\$0		\$0	\$0	\$0
Website	\$6	\$6	\$6		\$19	\$450	\$431
Maintenance							
Flag Service	\$0	\$0	\$0		\$0	\$200	\$200
Flower Planting	\$0	\$0	\$0		\$0	\$3,250	\$3,250
Contingency	\$0	\$0	\$0		\$0	\$3,500	\$3,500
Sign Replacement	\$7,750	\$7,750	\$0		\$15,500	\$15,500	\$0
Lawn Service -Contractual	\$2,814	\$2,814	\$2,814		\$8,442	\$11,750	\$3,308
Insurance	\$7,798	\$0	\$0		\$7,798	\$6,050	-\$1,748
Legal Fees	\$0	\$0	\$486		\$486	\$4,500	\$4,014

Continued on Page 5

Financial Report: Continued from Page 4

Misc Expense	\$0	\$0	\$0	\$0	\$0	\$0
Security (net Barkley Reimburse)	\$30,370	\$30,370	\$31,107	\$91,847	\$121,480	\$29,633
TOTAL EXPENSES	\$48,801	\$44,077	\$34,569	\$0	\$127,447	\$169,105
NET INCOME	\$67,380	-\$5,105	-\$27,602	\$0	\$34,673	\$0

BALANCE SHEET

Chase Operating as of 9/30/2023	\$68,852
Chase Savings - 9/30/2023	\$468
Fidelity Investment - 8/31/2023	\$259,457
TOTAL ASSETS	\$328,777

HOME SALES:

2023 - 14 homes	Accounts Receivable = \$21,392.99
2022 - 35 homes	- 22 homeowners owe dues
2021 - 46 homes	- 8 past due > than 1 year

Welcome Committee

Marilyn Estates added four new homeowners in the third quarter who we are welcoming to the neighborhood. We will be visiting our new neighbors in the upcoming few weeks and bringing some goodies.

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)

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



Meet Your New Communications Secretary: Marissa Gonzalez

Marissa Gonzalez has lived in Marilyn Estates since November 2019. Originally from "The Valley," born in Brownsville, she moved to Houston from McAllen in 2005. She worked as a clinical laboratory professional at MD Anderson for 12 years but is now a stay-at-home mom to three cats. She hopes to be useful to the Board and her neighbors and help however she can.

Maintenance and Beautification

The extreme heat and drought of the Summer of 2023 did quite a bit of damage to our city. However, the recent rains have been much needed to help bring our ground conditions and our greenery back to normal. Our esplanades remain in good hands with LMC, our longtime maintenance company.

Our new neighborhood sign at the S. Braeswood/Chimney Rock intersection will have to stand alone without new landscaping for a while longer. The summer and winter months have not been the optimum times to do landscaping.

As we enter into the new year, we'll be checking our irrigation system to see if upgrades are needed. We incurred some damage to our irrigation system from the recent bridge construction. An early assessment of the damage last year indicated that it might be minimal.

Before long our new sign will be enhanced by beautiful color and greenery.

I would love to hear from you if you have any questions or suggestions.

Linda Miner
713-826-8077 |
indaminer999@att.net



Meet Your New MEA Vice President: Ed Fastow

My wife Janice and I have been residents of Marilyn Estates for 36 years. During that time I have been a Block Director for several years, and recently completed 4 years as the MEA Parliamentarian. As Parliamentarian I digitized and organized the historical records.

I am also currently working with Jim Taylor on the Deed Restriction Enforcement Committee. We were also very much involved with the Marilyn Estates Recreation Association for many years.

I am retired from ExxonMobil and primarily worked in the Chemicals division. Our children grew up in Marilyn Estates, and we continue to thoroughly enjoy living in this community.

As the new Vice President, I look forward to working with Ira Bleiweiss, the Executive Committee, Board of Directors and residents.



GOOD NEWS COMING OUR WAY – HIKE & BIKE TRAILS TO BE CONNECTED

By Nancy Hixon

Now that the Flood Control District has completed the bridges at S. Rice, Chimney Rock and Hillcroft, and bayou channels have been improved along Brays Bayou, the Houston Parks Board will add additional trail sections to run under all three bridges. These new connectors will avoid the need to cross bridges with traffic at street level. In addition, a new trail (street-side) will be added along N. Braeswood between Chimney Rock and Hillcroft.



Yard of the Month



5522 Rutherglenn

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:

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 at yahoo.com
Yarwell, Wigton, Cheena, Lymbar

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



Super Neighborhood 31 Report, 2nd Quarter

Council Member for District C, Abbie Kamin, discussed the extreme drought in the city, county, and state. Houston is still under water restrictions. Lawns can be watered only two times/week, according to your address. Watch for leaks and have them repaired. Limit water use however you can. Due to the many water main breaks, the city is using extra contractors for repairs..

Some grant money is still available to elevate homes that have flooded. Contact her office.

When homeowners are having issues with power outages, email her office so they can keep track of the problems.

Bridge reconstruction at Loop 610 and North Braeswood is almost complete, and she updated SN 31 on the status of other infrastructure projects.

An air monitor for people to check air quality has been installed at Godwin Park. There will be 10 installed in District C.

HPD SW Commander Chris Hassig said that the SW area received \$50,000 for additional patrols.

Violent crime is down 8% in District C, and although that is a smaller reduction than last year's 30%, it is still seen as a significant reduction because it was down so much last year. Our area has seen an increase in auto theft, so please lock your doors and keep valuables out of sight. Crime hotspots are retail areas like Meyerland Plaza and Braeswood Square, convenience stores, and apartment complexes.

Fair For Houston, Proposition B, will be on the November 7 ballot. The goal is to get proportional representation on the Houston-Galveston Area Council (H-GAC) based on population and therefore proportional funding for federal money. If this passes, unless representation and funds are allocated on the basis of population, the city will withdraw from H-GAC.

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.

The next meeting of SN 31 will be on October 23, 2023.

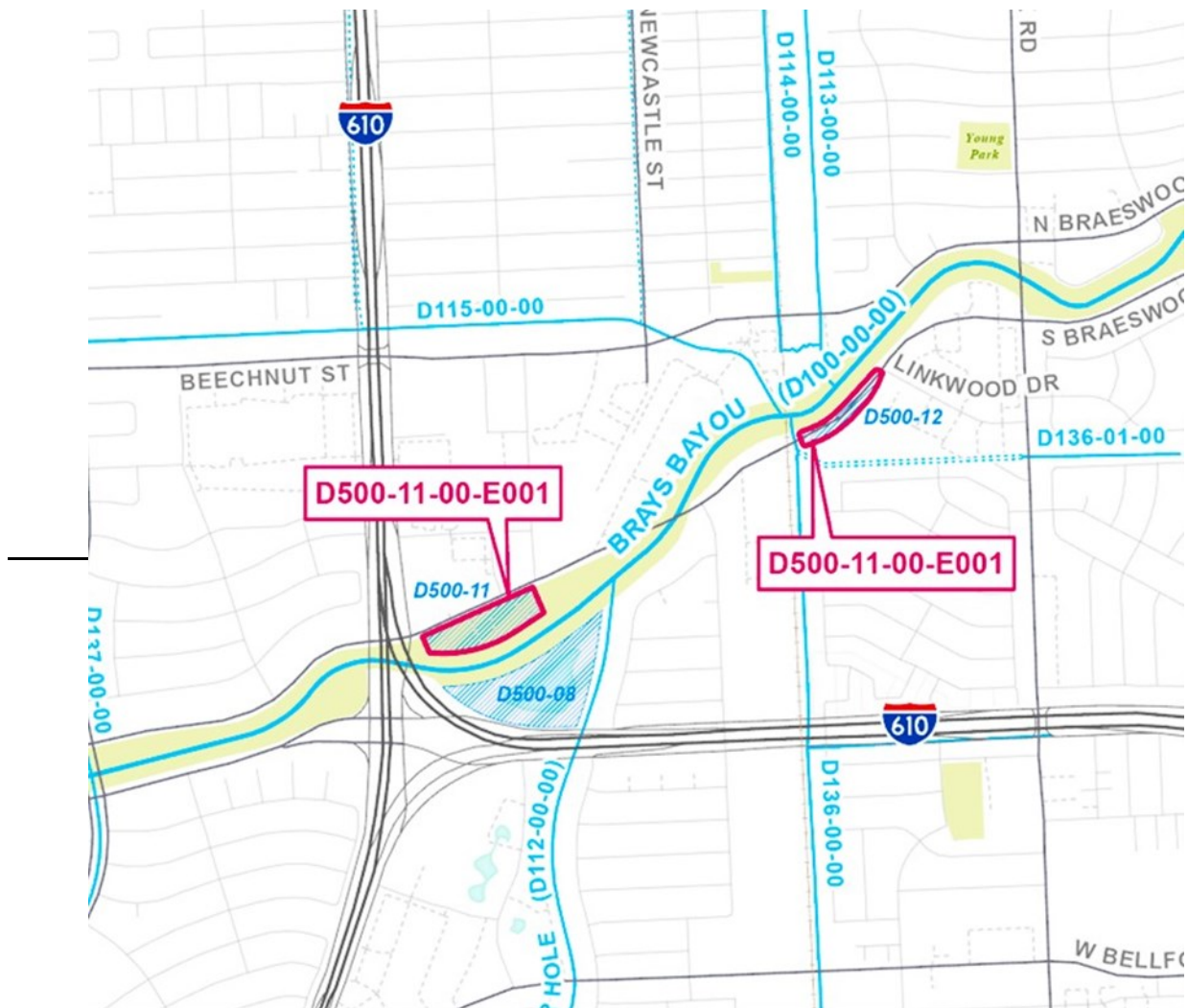
Lynn Busch
SN31 Representative, Marilyn Estates
Lynncarol8236@aol.com



Flood Control For Our Area

By Nancy Hixon

Work on two additional stormwater detention basins (Meyergrove Stormwater Detention Basin) will start toward the end of 2023. The first is near Meyerland, just east of Loop-610 across the street from Starbucks. The second is further east in the median before Linkwood Dr. These two basins will provide an additional 94-acre feet of stormwater storage and construction is expected to take 9 ½ months.



Meet Volunteer of the Quarter, Doug Irr

We are pleased to recognize Doug Irr, who has served our MEA as a Block Director for 14 years, as our MEA Volunteer of the Quarter. Doug takes his responsibilities seriously and delivers exemplary performance in his role. Doug knows all the homeowners on his block and solicits them for feedback on issues important to our MEA. When he has concerns about the activities of our MEA he expresses them and importantly, Mr. Irr knows how to disagree without being disagreeable. He shows up and serves our community very well. It's been a genuine pleasure to work with Doug and the insights he shares with Board are poignant and well presented. Thank you Doug for all you do for our MEA!

Doug has been a resident of Marilyn Estates since 2007. He has enjoyed the opportunity that being a block director has given him to get to meet every neighbor on his block and to remain dedicated to serving them as. He enjoys the centralized location that Marilyn Estates gives him to the City of Houston, which offers so much in terms of restaurants, entertainment, sports, and community events.



Doug has two children, Julia and Daniel. Julia is studying to become a Physician's Assistant and Daniel is a senior at Texas Tech University studying business and marketing. He retired in 2019 after a 31-year career in federal law enforcement and as an empty-nester he enjoys hiking, backpacking, and some travelling.



Presidents' Message continued from page 1

If you wish to volunteer to serve on our Board or one of our many committees, you can make a positive difference for our neighborhood. Contact me if you are interested or want more information.

Hope to see y'all at our MEA Halloween Party on 29Oct and at our Q1 meeting on 08Jan23 where we will present our annual budget and more.

Ira Bleiweiss
president.marilynstates@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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Continued on the next page

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5400 Queensloch - **Open-**

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**MARILYN ESTATES
HALLOWEEN
PARTY**

You're invited!



SUNDAY, 10/29 | 3-5 PM
CHECKERBOARD CUL-DE-SAC

**Costumes, Bounce House,
Face Painting, Pizza
Trick-or-Treating**