

MARILYN ESTATES ASSOCIATION

April, 2024

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President's Report

Howdy neighbors,

Marilyn Estates Association is staying busy with our singular mission of protecting our investment in our homes and assuring that Marilyn Estates remains a highly desirable place to live. Few homeowners pay attention to their HOA until their HOA starts paying attention to them. The quality of the service you get from an all-volunteer HOA is dependent on the quality of the volunteers. If you expect an oppressive or non-responsive HOA, that's what you'll get. In Marilyn Estates we expect our HOA to protect our home values, respect our neighbors, and be responsive to the needs of our community. The feedback we get indicates we're doing a pretty good job. However, there's always room for improvement and we need your help.

MEA would benefit from having fresh faces and input from new volunteers. Most of our volunteer roles require very little time. Block Director is a

Board position and our Board controls the direction our MEA takes in satisfying its responsibility to our homeowners.

Come October there will be at least one or two seats open for At-Large Director (elected) positions on our Executive Committee. I'm term limited and will not continue as MEA President after our October meeting. If any of y'all wonder why you keep seeing the same names cycle through our elected positions it's simply because the same few homeowners keep volunteering. If we don't have enough volunteers to keep our MEA running, there's a very real possibility we may have to hire outside management for our MEA. No one knows our neighborhood better than those of us who live here and I'm certain most of us would be far less satisfied with our MEA if we have to pay a company to do the work we've been doing ourselves.

Our next MEA meeting is scheduled for Monday, 08July24. Based on feedback from our Board, we will again host a hybrid meeting...both in-person and online. Thank

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AS THE NEW



OF MARILYN ESTATES

After five years of dedicated and loyal service as our MEA webmaster, Lori Sullivan is transitioning to our webmaster trainer in chief. Lori will be delighted to train her successor and provide necessary support to our new volunteer.

If interested, contact our president, Ira Bleiweiss at:

President.MarilynEstates at gmail.com

Architectural Control Committee

As a Deed Restricted Community, we want to remind our neighbors that Architectural Control Committee (ACC) approval is required for ALL modifications of existing structures and the construction of a new structure on your property. Basically, approval is required for anything that changes the outside appearance of your property structures. Examples include, but are not limited to, house colors for painting (including doors, shutters), fences that are visible, temporary structures, driveways, sidewalks, roofs/replacements, pools/spas (reviews associated with property lines, easements and building lines), solar panels, and window replacements.

Year to date there have been 14 requests to the ACC – 10 approved, 3 pending, 1 informational as follows:

4	Fence/Gate projects
1	New Build
4	Roof Replacements
3	Paint Projects- same/changed colors
<u>2</u>	Sidewalk/Driveway replacements
14	Total



The Architectural Control Committee (ACC)

WOULD YOU LIKE TO LIVE NEXT DOOR TO THESE SIGHTS?

Hi Neighbors,

If you were looking for a home in Marilyn Estates, these are not great first impressions for our neighborhood. Kindly stow all filled bags or yard trash on the side or back of your home until the day before pick up is scheduled or ask your gardener/ yard person to do it.



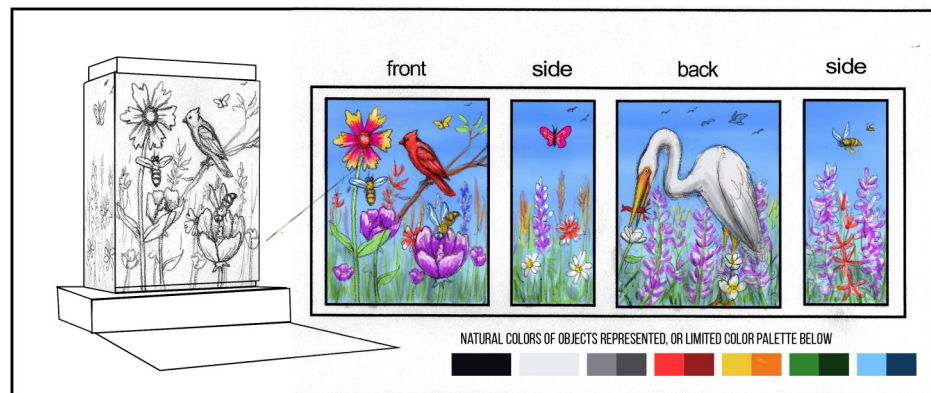
ART FOR SIGNAL BOXES

Thanks to Councilmember Abby Kamin, UP Art Studio and artist Vincent Fink, MARILYN ESTATES will be getting art for the Signal Boxes located on the Northeast corner of S. Braeswood and Chimney Rock. It has been a lengthy process extending all the way back to Councilmember Ellen Cohen's time in office. Cohen committed funds from her Council District C account for the original boxes located at the Southwest corner of S. Braeswood and Chimney Rock. We had to wait until the Chimney Rock bridge was raised by Harris County Flood Control and the boxes relocated to their present location.

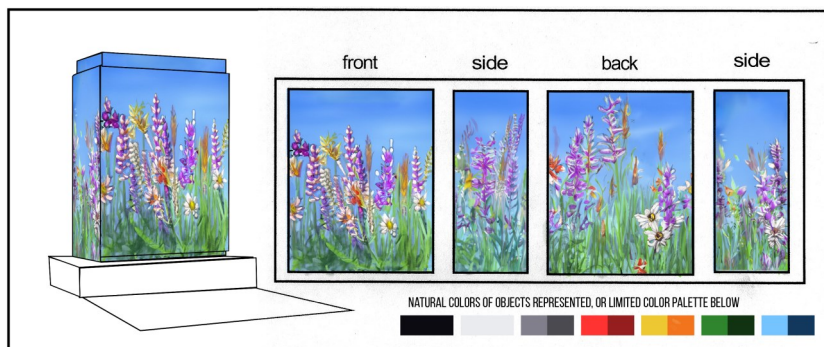
There are two boxes (1 large & 1 marked Signals). The larger box will have the design with the Great White Heron, Cardinal, wildflowers, butterflies, and bees. The Signals box will have the design with the wildflowers. Funds for the large box will be provided by Kamin's office and the Signals box will be paid for by the Meyerland Community Improvement Association thanks to the efforts of MEA President Ira Bleiweiss.

We anticipate that Fink will start work on the boxes sometime in May or June. We hope you will enjoy the art as you either walk, bike or drive by.

Nancy Hixon
Marge Mayer
Michael Strickland



Large Electrical Box



Small Electrical Box (Signal Box)

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

Q4 - 2023, Financial Summary

INCOME	Q1	Q2	Q3	Q4	YTD	Budget	vs Budget
Security - Current Year	\$91,628	\$23,164	\$2,808	\$889	\$118,489	\$119,000	-\$511
Security - Prior Years	\$107	\$530	\$785	\$68	\$1,489	\$3,800	-\$2,311
Dues - Current Year	\$22,907	\$5,791	\$702	\$226	\$29,626	\$29,500	\$126
Dues - Prior Years	\$28	\$140	\$210	\$18	\$396	\$1,205	-\$809
Fees - Late Fee	\$40	\$525	\$275	\$110	\$950	\$750	\$200
Fees - Credit Card Processing					\$0	\$50	-\$50
Fees - Refinance					\$0	\$150	-\$150
Fees - Resale Certificate		\$225	\$75	\$75	\$375	\$300	\$75
Fees - Transfer of Title		\$900	\$525	\$200	\$1,625	\$2,000	-\$375
Advertising					\$0	\$100	-\$100
Dividend Income	\$129	\$697	\$1,076	\$1,089	\$2,991	\$250	\$2,741
Interest Income	\$1,342	\$1,999	\$512	\$1,798	\$5,651	\$7,000	-\$1,349
Sign Grant from City		\$5,000			\$5,000	\$5,000	\$0
TOTAL INCOME	\$116,181	\$38,972	\$6,968	\$4,472	\$166,593	\$169,105	-\$2,512
EXPENSES							
Administrative							
ACH & CC processing					\$0	\$50	\$50
Copying / Printing		\$36		\$58	\$94	\$200	\$106
Meeting Expense				\$157	\$157	\$400	\$243
Office Supplies					\$0	\$400	\$400
Postage, PO Box	\$63	\$176			\$239	\$325	\$86
Bank Service Fees					\$0	\$0	\$0
Tax Preparation		\$1,650			\$1,650	\$0	-\$1,650
Communications							

Welcoming Committee			\$156		\$156	\$200	\$44
Email Marketing		\$218		\$155	\$373	\$220	-\$153
Social Budget		\$1,057		\$977	\$2,033	\$380	-\$1,653
President's Discretionary Budget					\$0	\$250	\$250
Newsletter					\$0	\$0	\$0
Website	\$6	\$6	\$6	\$6	\$26	\$450	\$424
Maintenance							
Flag Service					\$0	\$200	\$200
Flower Planting					\$0	\$3,250	\$3,250
Contingency					\$0	\$3,500	\$3,500
Sign Replacement	\$7,750	\$7,750			\$15,500	\$15,500	\$0
Lawn Service -Contractual	\$2,814	\$2,814	\$2,814	\$2,814	\$11,256	\$11,750	\$494
Insurance	\$7,798				\$7,798	\$6,050	-\$1,748
Legal Fees			\$2,151	\$1,220	\$3,371	\$4,500	\$1,129
Misc Expense					\$0	\$0	\$0
Security (net Barkley Reimburse)	\$30,370	\$30,370	\$31,107	\$31,882	\$123,729	\$121,480	-\$2,249
TOTAL EXPENSES	\$48,801	\$44,076	\$36,234	\$37,269	\$166,380	\$169,105	\$2,725
NET INCOME	\$67,380	-\$5,105	-\$29,266	-\$32,796	\$212	\$0	\$212

BALANCE SHEET

Chase Operating as of 12/31/2023 \$31,504
Chase Savings - 12/31/2023 \$468
Fidelity Investment - 12/31/2023 \$262,345

TOTAL ASSETS \$294,316

HOME SALES:

2023 - 16 homes
2022 - 35 homes
2021 - 46 homes

Accounts Receivable = \$20157.99

- 18 homeowners owe dues
- 7 past due > than 1 year

Continued from Page 1

you to the over 50 homeowners who joined us in person for our last meeting! Y'all know how I'm keen on short meetings and I'm embarrassed at how long our last meeting took, even without the challenges of our technology issues. For those who asked about our speaker, her talk on sensible security lighting was hugely informative. Here are links to her website and a link to the Five Basic Principles for Responsible Outdoor Lighting:

<https://www.softlighthouston.com/>

<https://darksky.org/resources/guides-and-how-tos/lighting-principles/>

After our July meeting, our Executive Committee will appoint a nominating committee to choose a slate of candidates for the at-Large Board position election. If you want to make a positive difference and want to know more, please download and read a copy of our [MEA By-laws](#) for a description of the duties assigned to these six Executive Committee positions.

Stay tuned for info on our Marilyn Estates Spring Social. And as always, if you've questions, comments, and/or constructive feedback about our Marilyn Estates Association please don't hesitate to contact me.

Ira Bleiweiss

president.marilynestates@gmail.com

Security Committee

Please continue to be aware of neighborhood activity and report any suspicious people and vehicles by calling Constable Precinct 5 dispatch at (281) 463-6666 and providing the location, description and license plate number. Law enforcement highly recommends that every homeowner to install security cameras.

Residents who live within a Precinct 5 Contracted Patrol Area may submit a Vacation Watch Request whenever they will be away from their home for more than a day. A Vacation Watch lets the deputies who patrol your area know to keep an extra eye on things while you are away. The quickest way to submit the request is to fill out the online form. If you prefer, you may contact our dispatch office and have a deputy come to your residence to take the request. **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 our agency the first contact point when your alarm is triggered, even above yourself. This will save valuable time and get law enforcement enroute immediately should your alarm go off.

LIGHTS: If you are going to leave lights on, consider placing them on timers, or ask a neighbor to turn them on and off for you. 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.

VEHICLES: No matter where you leave your vehicle, do not leave valuables inside. If there will be no vehicles parked in front of your house or in the driveway, ask a neighbor if they would park their car in your driveway.

PETS: Having a friend watch your pet for you while you're gone is a great idea, but make sure your dog or cat has updated ID tags with good contact information for you on them. That way, in the event your pet gets out, they can be traced back to you.

VISITORS: The best way to avoid having your house look empty is to not have an empty house. Finding a friend to "house sit" for you is not only a smart idea, but it takes care of other issues as well, like a pet sitter, parking a car in the driveway, etc.

EMERGENCY CONTACT: Some homeowners want to be notified in the unlikely event of an emergency. This is completely understandable, but it's always a good idea to have a point of contact that is close by.

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

Yard of the Month



5527 Dumfries

Welcome Committee

The Welcome Committee is welcoming 2 new homeowners for the 1st quarter of the year. We will be bringing our usual goodie bag and a plant with useful information about our community.

Debra Suhl and Debbie Gehring are the committee members and can be reached via email at debbie_g7482@hotmail.com or dlsuhl@comcast.net.

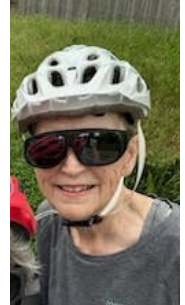
Debbie Gehring
713-927-8934



Volunteer of the Quarter

Our Marilyn Estates volunteers continue to make a positive difference for all of us. Volunteer of the Quarter recognition highlights a neighbor who took initiative and the time to do something special for our neighborhood.

We're very pleased to honor Ms. Nancy Hixon as our Volunteer of the Quarter for Q2-2024. Nancy & husband Carter have been residents of Marilyn Estates for 31 years. Since retiring as Assistant Director and Registrar from the University of Houston's Blaffer Art Museum as well as Coordinator of the University's Public Art Program, Nancy has enjoyed traveling the globe with Carter and friends. She has been a long-time volunteer with both the JCC Meals on Wheels program and the MFAH Bayou Bend Powell Library, William J. Hill Texas Artisans and Artists Archive. Sea kayaking, gardening, and biking has more than filled retirement years. She loves being an active part of the Marilyn Estates community and has made many dear life-long friends through the MEA.



Nancy has long served our MEA in various volunteer roles and is currently on our Deed Restriction Enforcement Committee. As the result of Ms. Hixon's dedication and perseverance, we will all soon be enjoying some lovely public art at the intersection of Chimney Rock and S. Braeswood. Ms. Hixon began this public art project in 2019 and despite the delays of the lockdowns and Brays Bayou bridge reconstruction, she worked to keep this project on track and obtained the funding to make it happen. There's more detail, including images, in this issue of our Gazette.

Thank you so very much Nancy for all you do to keep our Marilyn Estates a wonderful place to live and own a home!



The biggest lie I tell
myself is
"I don't need
to write that down,
I'll remember it."

Beautification and Maintenance

My report centers around our esplanade at the Chimney Rock/S.Braeswood intersection. The City of Houston has checked on our water meter and, after replacing a few parts and performing a leak check, it looks like we are ready to have Lawn Management Company inspect our irrigation system. Once our irrigation system is ready we can begin work to again have a beautiful flower bed designed around our new Marilyn Estates sign.

Harris County has been busy planting many trees along Brays Bayou. The County gifted us with several very young trees which will eventually grow into nice shade trees. The majority of trees near our sign are Redbud trees. These spring-blooming trees are very pretty when fully grown. The bright pink clusters of flowers on the branches are a sign that spring is near. They will really stand out in the last days of winter through early spring. Redbuds can bloom as early as late February.

The young trees look spindly now, but they will be just fine as they grow. I learned from a Master Naturalist that it is important to leave the trees without stakes. They will bend as the wind blows but it's not a problem. Harris County has committed to watering all the newly-planted trees along Brays Bayou two or three times per month for the next two years.

If you have any comments or questions please let me know.

Linda Miner
713-826-8077
[lindaminer999 at att.net](mailto:lindaminer999@att.net)

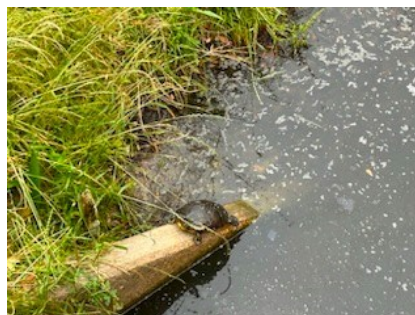


Redbud Tree

An Unexpected Urban Treat

If you would like a marine biology experience in the City of Houston, you can find one just west of Hillcroft Ave. In the water under the foot bridge, near the intersection of Albury and Vickijohn, there are a countless number of large turtles. It is a marvelous sight. Bring some bread and the kids. Stand and watch the turtles munch on your snack.

Marge Mayer and Nancy Hixon





City of Houston sidewalk policy has required homeowners to fix their sidewalks, but they are city property and should be fixed by the city. Some council members support this and are working on it.

The city Solid Waste department says that recycling should be mostly back on schedule.

The city defined 88 geographical areas to be Super Neighborhoods. About 45 of these have officially been designated as functioning, including our SN 31.



Recent or ongoing improvements in our area include repair of drainage issues on Beechnut to 610; repairs to S.Rice from Braeswood to Beechnut; more improvements coming to S. Braeswood.

The city is removing large amounts of dirt from the Chimney Rock and Beechnut ditch to widen it and increase its capacity to hold water.

Crime in Knob Hill and surrounding apartment complexes continues. The city is making a major effort towards getting apartment complexes upgraded by working with owners to make the necessary improvements and comply with requirements.

For hurricane season: keep drains clear; flag flooding hotspots; keep preparedness kits ready. There are some weather indicators of potentially bad storms coming this year.

The SN 31 meetings typically are held on the 4th Monday evening of each month, at 7 PM. However, this month's meeting will be on April 29 (virtual) instead, to avoid a conflict for people observing the Jewish holiday of Passover. The meetings are open for anyone who is interested. Contact me for the zoom info.

Lynn Busch

SN 31 Delegate from Marilyn Estates

Lynncarol8236@aol.com

Deed Restrictions

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 property values.

This quarter a total of 31 issues were addressed. Fortunately, most neighbors were receptive; therefore, most violations were easily resolved. However, 3 Violation Notices were issued during the fourth quarter. We thank Lindsey Rockoff and Eric Danvers for their service and welcome new committee member Terry Dorsey!

First quarter 2024 issues stats:

- 10 Open, includes 3 Violation Notices

- 21 Resolved, includes 0 Violation Notices

Priorities for next quarter:

- Architectural Control Committee (section 3.1)

- Land Use, short-term rentals (section 1.1)

- Neglected Property, overgrown yards (section 17.1)

- Sidewalks, low tree limbs (section 9.1)

- Garbage Storage, cans, yard, junk waste (section 25.1)

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



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

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713-553-7399 efastow@sbcglobal.net

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281-773-7135 treasurymea@outlook.com

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713.724.3137 dlsuhl (at) [comcast.net](mailto:dlsuhl@comcast.net)

Corresponding Secretary, Marissa Gonzalez

832-453-1461 Margonz80@yahoo.com

Parliamentarian, Steve Tamber

832-647-7717 sitamberfl@gmail.com

Marilyn Estates Association Committees

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Communications

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

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Welcoming Committee

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Co-Chair: Debra Suhl - 713.724.3137 dlsuhl (at) [comcast.net](mailto:dlsuhl@comcast.net)

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Nancy Hixon - [nswhixon at gmail.com](mailto:nswhixon@gmail.com)

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Marilyn Estates Association Block Directors

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5400 Dumfries - **Unrepresented**
5500 Dumfries - Linda Maraldo 713-729-7086 [lmaldo at sbcglobal.net](mailto:lmaldo@sbcglobal.net)

Continued on the next page

Block Directors, Continued

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5500 Valkeith - Wes LaBeth 713-907-6881 [weslabeth at att.net](mailto:weslabeth@att.net)

5400 Rutherglenn - Marla Cotton 832-270-7282 [MarlaCotten at gmail.com](mailto:MarlaCotten@gmail.com)

5500 Rutherglenn - **Unrepresented**

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