



MARILYN ESTATES ASSOCIATION

President's Report

July, 2024

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Howdy neighbors! Life's what happens when you're making other plans and none of us planned on dealing with a hurricane this early in the season and we certainly didn't expect Beryl to remain a Cat 1 storm until it got as far north as I-10. We hope that all of you made it through more or less intact and that you're coping with the heat and lack of power. It's been encouraging to see how many of us have been helping other neighbors. There are many resources available to help and some links will be elsewhere in this newsletter.

Our Q3 meeting was postponed and I'll announce a new date once everyone has power back. Things

usually slow down for our MEA during summer and other than committee reports, and my usual appeal for volunteers, there wasn't much else on the agenda.

Our Deed Restriction Committee has been busy. We have made progress with some nuisance properties that involved serious violations of our rules. We're fortunate to have a deed restriction enforcement committee that takes every possible step to avoid having to escalate violations to our Board for resolution. Unlike too many HOAs, our MEA is not looking to impose fines upon chronic or recalcitrant violators of our rules. We live in a wonderful neighborhood and intend to keep Marilyn Estates a desirable place to live.

What's coming up? Our Annual Meeting and Elections will take place on 14Oct2024 and there's going to be some significant changes. I am term limited but will continue to serve as a non-voting advisor to our Executive Committee. Who will be our next MEA president? Prior to stepping up to serve as our MEA president I had very little involvement with our HOA...I served as a Board member for less than one year. If you've been unsatisfied with our MEA operations, as I was, here's your chance to make a positive difference. There will likely be at least two openings for at-Large positions.

We also have openings for two Board members for the blocks that are unrepresented.

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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.

A friendly reminder during this election season - section 20.2 states *Campaign signs shall not exceed the time, size, and content parameters codified at section 259.002 of the Texas Election Code*. Basically, signs are allowed beginning 90 days prior to an election and must be removed no later than 10 days following an election.

This quarter a total of 31 issues were addressed. Fortunately most neighbors were receptive and therefore most violations were easily resolved. However, one Violation Notice was issued during the second quarter.

Second quarter 2024 issues stats:

8 Open, includes 1 Violation Notice; includes 2 legal actions pending

23 Resolved, includes 1 Violation Notice

Priorities for next quarter:

Signs - campaign, temporary construction, donations (section 20.2)

Land Use - short-term rentals (section 1.1)

Vacant & Neglected Property - overgrown yards, rotted wood, deteriorated fencing (section 17.1)

Sidewalks - low tree limbs (section 9.1)

Refuse Disposal - yard, tree, heavy trash 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



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 lot. Basically, approval is required for anything that changes the outside appearance of your property's structures. Examples include house colors for painting (including doors and shutters), fences that are visible from the street, 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 31 requests to the ACC – 26 approved, 2 pending, 3 informational:

- 10 Paint Projects – same or changed colors
- 10 Roof Replacements
- 6 Fence/Gate – New or Replacements
- 2 New Build Construction
- 2 Sidewalk/Driveway Replacements
- 1 Other
- 31 Total

Regards,

Ed Fastow, VP, Marilyn Estates Association



**9 out of 10 times
when I lose
something...
it's because I put
it in a safe place.**

A Heartfelt Tribute

Jenny Truelove and I met 18 years ago during my career with the Greater Houston American Red Cross when she visited from London as a Churchill Fellow studying disaster response in the United States.

Thereafter, my brother Curt and I developed a close friendship with Jenny, meeting in England, Spain, and Las Vegas in addition to weekly text messages over the years.

Curt loved English soccer and rugby as well as all things British, Greek, Roman, Mayan, and more! He was a voracious reader, literally surrounded in our shared home library by several thousand books, all read and most remembered!

Cancer took Curt's life two years ago.

To honor Curt, Jenny contacted her 'neighbor' Windsor Castle to select an ancient book to sponsor for restoration in Curt's name. We selected an epic poem about the civil war between Julius Caesar and Pompey. It is often known as 'Pharsalia' and modeled on Virgil's Aeneid. The author, Marcus Lucanus, was born in 39 A.D, was a favorite of Nero and died by suicide in 65 AD. The printed edition from 1618 includes a map of the Mediterranean and the expanding Roman Empire. A perfect choice for obvious reasons and especially because our last trip together was to the Mediterranean and Pompeii in 2019.

I was extremely excited and honored, recently, to 'hop across the pond' for a private viewing of the book arranged by Ms. Truelove at St. George's Chapel Archives at Windsor Castle. The bookplate dedicated to Curt will endure as a lasting tribute to his love of books. He would be thrilled!

Curt was quiet, serious, patient, generous and trusting.....with a quick wit, missed by those who loved and admired him, from London to Houston.

By **James Taylor**, a loving brother



Jenny Truelove with Anne Courtney Windsor, archivist



Curt Taylor



The book: Pharsalia, by Lucanus

Treasurer's Report - by Robert Gehring, 2024 Quarter 1 Ending 3/31/2024

| OPERATIONS BUDGET | | Q1 | Q2 | Q3 | Q4 | YTD | Budget | vs Budget |
|-----------------------------|-----------|---------|----------|----|----|-----------|-----------|-----------|
| Dues - Current Year | \$27,801 | | \$1,241 | | | \$29,042 | \$29,650 | -\$608 |
| Dues - Prior Years | \$610 | | \$210 | | | \$820 | \$500 | \$320 |
| Fees - Late Fee | \$450 | | \$175 | | | \$625 | \$875 | -\$250 |
| Fees - Resale Cert. | \$150 | | \$225 | | | \$375 | \$300 | \$75 |
| Fees - Transfer of Title | \$525 | | \$650 | | | \$1,175 | \$2,000 | -\$825 |
| Interest Fee Assessed | \$707 | | \$29 | | | \$736 | \$0 | \$736 |
| Total Operating Inc | \$30,243 | | \$2,529 | | | \$32,772 | \$33,325 | -\$553 |
| Lawn Service Contract | \$2,814 | | \$2,814 | | | \$5,628 | \$11,750 | \$6,122 |
| Insurance | \$8,174 | | \$0 | | | \$8,174 | \$9,250 | \$1,076 |
| Contingency | \$0 | | \$0 | | | \$0 | \$5,000 | \$5,000 |
| Legal Fees | \$277 | | \$4,773 | | | \$5,050 | \$3,700 | -\$1,350 |
| Flower Planting | \$0 | | \$0 | | | | \$3,000 | \$3,000 |
| Social Budget | \$0 | | \$0 | | | \$0 | \$2,000 | \$2,000 |
| Postage, PO Box | \$245 | | \$211 | | | \$457 | \$1,110 | \$653 |
| Tax Preparation | \$0 | | \$0 | | | \$0 | \$650 | \$650 |
| PrezDiscretionaryBud | \$100 | | \$7 | | | \$107 | \$550 | \$443 |
| Website | \$71 | | \$6 | | | \$78 | \$350 | \$272 |
| Welcoming Committee | \$0 | | \$0 | | | \$0 | \$300 | \$300 |
| Office Supplies | \$11 | | \$0 | | | \$11 | \$250 | \$239 |
| Email Marketing | \$0 | | \$0 | | | \$0 | \$250 | \$250 |
| Flag Service | \$160 | | \$0 | | | \$160 | \$200 | \$40 |
| Copying / Printing | \$20 | | \$128 | | | \$148 | \$150 | \$2 |
| Meeting Expense | \$0 | | \$116 | | | \$116 | \$150 | \$34 |
| Total Operating Exp | \$11,872 | | \$8,055 | | | \$19,928 | \$38,660 | \$18,732 |
| NET OPERATING INC | \$18,371 | | -\$5,526 | | | \$12,845 | -\$5,335 | \$18,180 |
| SECURITY | | Q1 | Q2 | Q3 | Q4 | YTD | Budget | vs Budget |
| Security Fees Collected | \$117,159 | \$5,229 | | | | \$122,388 | \$124,500 | -\$2,112 |
| Past Due Security Collected | \$2,345 | \$840 | | | | \$3,185 | \$2,000 | \$1,185 |

INVESTMENT INCOME INTEREST AND Dividends

| | Q1 | Q2 | Q3 | Q4 | YTD | Budget | vs Budget |
|-----------------------------|-----------|-----------|----|----|----------|---------|-----------|
| Investment Income | \$2,095 | \$3,025 | | | \$5,121 | \$8,775 | -\$3,654 |
| NET INCOME FROM ALL SOURCES | \$108,089 | -\$28,314 | | | \$79,775 | \$0 | \$79,775 |

BALANCE SHEET

| | | | |
|---------------------------------|-----------|-----------------|--------------------------------|
| | | HOME SALES: | Accounts Receivable = \$25,658 |
| Chase Operating as of 6/30/2024 | \$16,998 | 2024 - 10 homes | - 31 homeowners are past due |
| Chase Savings - 6/30/2024 | \$0 | 2023 - 17 homes | - 8 past due > than 1 year |
| Fidelity Investment - 5/30/24 | \$342,465 | 2022 - 35 homes | as of 6/30/24 |

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NOTE: All Block Director positions are up for election at our annual meeting. If you believe that your block director is not properly representing your block then you may run for that position...same as with any of our Executive Committee positions.

Why volunteer? The majority of us agree that our MEA helps protect our property values. No one knows our neighborhood better than do those of us who live here. If we cannot get enough volunteers to effectively operate as an all-volunteer organization then there's a very real possibility we may have to resort to hiring an outside management agency to conduct our day-to-day operations. Personally, I find the notion of outsourcing our neighborhood management to be unappealing, at best. Those of you reading this message are the ones who can help us remain a volunteer organization. Most positions require very little time. We have open positions on several committees. Sure, it's easier to come up with reasons not to serve our community...yet if you want to enjoy the benefits of having the protection of our MEA than it's up to each of us to do our best to help out. **Want to know how you can keep our Marilyn Estates amazing? Contact me.**

Stay cool and I look forward to seeing y'all at our next meeting.

Ira Bleiweiss

president.marilynestates@gmail.com

Security Committee

We all need to be the eyes and ears of our neighborhood and pay close attention to our surroundings. Report any suspicious people and vehicles by calling Constable Precinct 5 dispatch at 281-463-6666 and provide the location, description and license plate number if you can see it. Our law enforcement strongly recommends that each homeowner install a home alarm system and security cameras to record possible criminal activity. It can be used as evidence leading to an arrest and conviction.

Be sure to program the 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.

You are encouraged to use the vacation watch request for the Constables. The link is available on the Marilyn Estates website. Alternatively, you may call Constable Precinct 5 dispatch to request the vacation watch and a deputy will stop by to get your information.

There are some great programs offered by Pct. 5 that can be found on their website. Silver Watch program is for senior citizens; constables will check on their safety and wellness. Special Watch programs deal with special circumstances and the details may be found on the website under Department Quick Links (be sure to use the official website below and not search through Google; that could send you to an unauthorized site):

<https://constablepct5.com>

In addition, please lock your car doors and leave no visible valuables inside. Keep garages closed and locked to avoid theft.

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

With warmest regards,

Maury Sklar

Security Director, Marilyn Estates Association
(713) 248-2257 cell
masklar@swbell.net



Hurricane Information and Resources

City Council District C Resources - <https://www.houstontx.gov/council/c/beryl.html>

The City of Houston Emergency Information Center <https://houstonemergency.org/>

Sign up for emergency alerts: <https://houstonemergency.org/alerts/>

National Weather Service Houston/Galveston Forecast Office <https://www.weather.gov/hgx/>

National Hurricane Center <https://www.nhc.noaa.gov/>

Harris County Flood Warning System (Bayou levels) <https://www.harriscountyfws.org/>

Houston TranStar <https://www.houstontranstar.org/>

Hurricane evacuation zones and mandatory evacuation areas: <https://houston-oem-cohpublicsafety.hub.arcgis.com/>

Text GULF2024 to 888777 for hurricane season text alerts from <https://www.readyharris.org/> and ensure your family's safety by staying prepared.

Hurricane Preparation Resources:

<https://www.redcross.org/get-help/how-to-prepare-for-emergencies/types-of-emergencies/hurricane.html>

<https://www.ready.gov/hurricanes>

<https://www.noaa.gov/hurricane-prep>

Additional Recommended Sources Include:

Space City Weather <https://spacecityweather.com/> is a hype-free forecast and weather information for the greater Houston area powered by Reliant, and Harris County Meteorologist Jeff Lindner <https://www.facebook.com/jeff.lindner.5>

Marilyn Estates Association Officers

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

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My super power is
holding onto junk
for years and
throwing it away a
week before I need
it.