



# MARILYN ESTATES ASSOCIATION

## President's Report

### October, 2024

President's Report	1
Architectural Control	2
Halloween Block Party	2
Deed Restrictions	3
Utility Boxes	4
Treasurer's Report	5
Beautification	6
Welcome Committee	6
Security Committee	7
A reflection on 4 yrs	8
Board & Committees	9-11

I want to begin by saying how honored I am to be elected as your HOA president. Serving this community is something I take seriously, and I'm excited to work alongside all of you. Our neighborhood is a place we all value deeply, and the goal of the Executive Committee is to ensure that our HOA reflects that shared commitment. The reason we're here is to create a better environment for everyone—one that fosters safety, harmony, and respect. Our strength lies in working together."

Our purpose is to improve the well-being of everyone. Our job is to manage the resources of our neighborhood fairly and transparently, with the common goal of keeping this a wonderful place to live."

One of the key values I believe in is accountability. We all have a role to play, and that includes each member of this board. We've been entrusted with re-

sponsibilities, and it's important that we each take our roles seriously. I am confident that when we work together, contribute fully, and respect one another's time and efforts, we can achieve great things for this community.

I want to foster a culture where we work as a team. Each of us brings unique skills and perspectives, and it's important that we channel those strengths into constructive actions. I want us to be active, engaged, and committed. Let's focus on setting clear goals, defining our responsibilities, and ensuring that every board member contributes in a meaningful way. We need to be accountable to one another and, above all, to our neighbors."

I also want to create a space where dialogue is open and honest. If you have questions, concerns, or ideas, please bring them forward. We can't address issues we don't know about, and I want to make sure everyone feels heard.

To give effect to that goal, each Executive Committee member will be assigned as a liaison between the Committee and specific District Directors to share information. and also act as liaison between the Executive Committee and specific committee

**Continued on page 3**

## 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 as well as the construction of a new structure. Basically, approval is required for anything that changes the outside appearance of your property structures. Examples include... 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 49 requests to the ACC – 47 approved, 2 pending,

- 16 Roof Replacements
- 11 Paint Projects – same or changed colors
- 8 Fence/Gate – New or Replacements
- 3 Sidewalk/Driveway Replacements
- 2 New Build Construction
- 2 Window Replacement
- 7 Other (Solar Panels, Siding Repair, Combinations of above)
- 49 Total

Regards,

Ed Fastow

---

## **BLOCK PARTY! BLOCK PARTY! BLOCK PARTY!**

Hey all,

This year's Halloween Party is going to be better than ever! We'll have the Kona shaved ice cream truck, a balloon artist, a face painter, pizza, and of course, all the kids in costumes!

It will be on Sunday, October 27 from 3:30 to 5:30 PM. We could sure use your help with set up, cleanup, and tables with candy. We could also use some music if anyone would like to help set up a speaker!

We are posting flyers around the neighborhood in the next few days. Let me know if you'd like to help and how you can contribute! Looking forward to seeing everyone in our neighborhood and getting together soon!

Rebecca 832-887-8311

## 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.

Welcome new committee member Greg Shaw!

A friendly reminder during this holiday season -

### **20.4 Yard Décor**

*Holiday décor visible from a street, including decorative flags, may not be displayed prior to the first day of the month prior to the relevant holiday (e.g., Christmas and Hanukkah décor may first be displayed November 1), and must be removed by the last day of the month following the relevant holiday (e.g., décor must be removed by January 31). Seasonal décor, including decorative flags, may only be displayed within the respective season.*

This quarter a total of 56 issues were addressed with most violations easily resolved. Much thanks to our neighbors for their understanding and cooperation.

However, 2 Violation Notices were issued during the third quarter.

Third quarter 2024 issues stats:

19 Open, includes 2 Violation Notices; includes 1 legal action pending

37 Resolved

Priorities for next quarter:

Land Use - short-term rentals (section 1.1)

Roofs (section 4.1)

Fences (section 11.2)

Vacant & Neglected Property - overgrown yards, rotted wood, peeling paint (section 17.1)

Vehicles (section 21.1)

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](http://www.marilynestates.com)

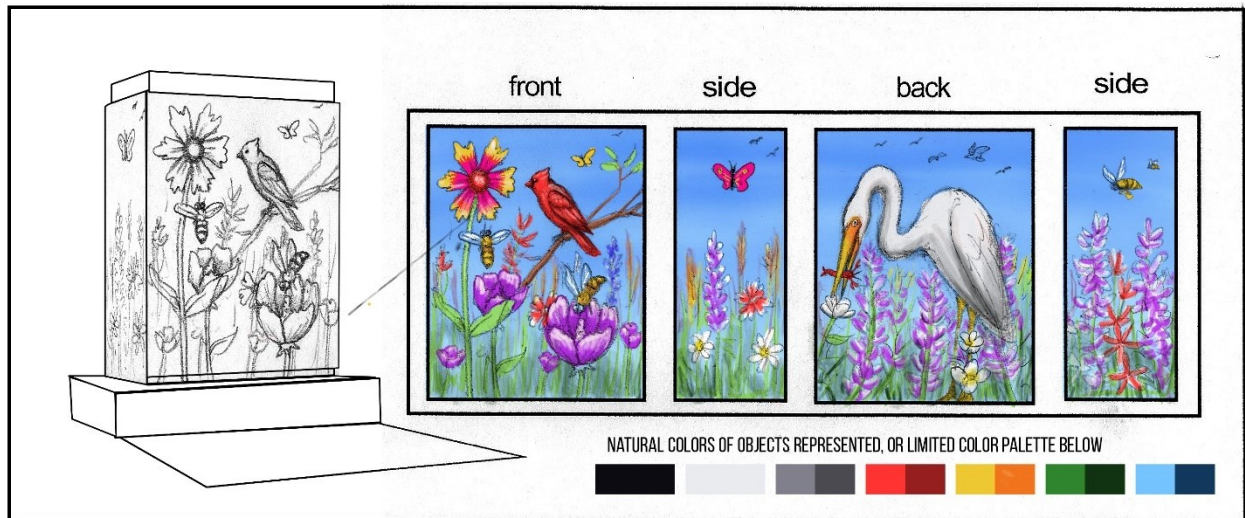
We welcome and encourage your input and participation!

**Jim Taylor**, Chairperson

832-269-1500 [j.stay@hotmail.com](mailto:j.stay@hotmail.com)

## UPDATE ON ART FOR S. BRAESWOOD UTILITY BOXES

Due to the May derecho, hurricane Beryl, and staffing changes in Council Member Abbie Kamin's office, we are now back on track for the implementation of the painting of the mini murals on the box located at the Northeast corner of S. Braeswood & Chimney Rock. We are awaiting confirmation from the Mayor's Office of Cultural Affairs (MOCA) on the timeline. Hopefully, with the more temperate weather, the work will proceed in an expedited manner.



Nancy Hixon, co-chair  
Marge Mayer, co-chair

---

### President's Report continued from page 1

committee chairs. Where a District lacks a Director, an Executive Committee member will act as liaison to those Districts not represented on the Board so that the lot owners will continue to be updated on important matters that will come before the general board.

I want to say that I'm optimistic about what we can accomplish together. I know that challenges exist, but I also believe that with the right approach, we can overcome them. Thanks, all y'all.

**Steve Tamber**

sitamberfl@gmail.com

Treasurer's Report - by Robert Gehring, 2024 Quarter 3 Ending 9/30/2024

OPERATIONS BUDGET		Q1	Q2	Q3	Q4	YTD	Budget	vs Budget
I N C O M E	Dues - Current Year	\$27,801	\$1,311	\$490		\$29,602	\$29,650	-\$48
	Dues - Prior Years	\$610	\$210	\$0		\$820	\$500	\$320
	Fees - Late Fee	\$450	\$175	\$250		\$875	\$875	\$0
	Fees - Resale Certificate	\$150	\$225	\$75		\$450	\$300	\$150
	Fees - Transfer of Title	\$525	\$650	\$425		\$1,600	\$2,000	-\$400
	Interest Fee Assessed	\$707	\$29	\$28		\$764	\$0	\$764
	<b>Total Operating Income</b>	<b>\$30,243</b>	<b>\$2,599</b>	<b>\$1,268</b>		<b>\$34,110</b>	<b>\$33,325</b>	<b>\$785</b>
O P E R T I N G E X P E N S E	Lawn Service -Contractual	\$2,814	\$2,814	\$2,814		\$8,442	\$11,750	\$3,308
	Insurance	\$8,174	\$0	-\$105		\$8,069	\$9,250	\$1,181
	Contingency	\$0	\$0	\$0		\$0	\$5,000	\$5,000
	Legal Fees	\$277	\$4,773	\$13,093		\$18,143	\$3,700	-\$14,443
	Flower Planting	\$0	\$0	\$0		\$0	\$3,000	\$3,000
	Social Budget	\$0	\$0	\$0		\$0	\$2,000	\$2,000
	Postage, PO Box	\$245	\$211	\$37		\$493	\$1,110	\$617
	Tax Preparation	\$0	\$0	\$90		\$90	\$650	\$560
	President's Discretionary Budget	\$100	\$7	\$0		\$107	\$550	\$443
	Website	\$71	\$6	\$6		\$84	\$350	\$266
	Welcoming Committee	\$0	\$0	\$0		\$0	\$300	\$300
	Office Supplies	\$11	\$0	\$0		\$11	\$250	\$239
	Email Marketing	\$0	\$0	\$0		\$0	\$250	\$250
	Flag Service	\$160	\$0	\$0		\$160	\$200	\$40
	Copying / Printing	\$20	\$128	\$0		\$148	\$150	\$2
Meeting Expense	\$0	\$116	\$0		\$116	\$150	\$34	
	<b>Total Operating Expense</b>	<b>\$11,872</b>	<b>\$8,055</b>	<b>\$15,936</b>		<b>\$35,863</b>	<b>\$38,660</b>	<b>\$2,797</b>
	<b>NET OPERATING INCOME</b>	<b>\$18,371</b>	<b>-\$5,456</b>	<b>-\$14,668</b>		<b>-\$1,753</b>	<b>-\$5,335</b>	<b>\$3,582</b>

SECURITY BUDGET		Q1	Q2	Q3	Q4	YTD	Budget	vs Budget
	Security Fees Collected	\$117,159	\$5,524	\$2,050		\$124,733	\$124,500	\$233
	Past Due Security Collected	\$2,345	\$840	\$0		\$3,185	\$2,000	\$1,185
	Security Net Expense	-\$31,882	-\$31,882	-\$32,909		-\$96,673	-\$129,940	\$33,267
	Security Gain / Loss	\$87,622	-\$25,518	-\$30,859		\$31,245	-\$3,440	\$34,685

note: Security going up 6.6% effective 10/1/24 per Harris County

INVESTMENT INCOME Interest & Dividends		Q1	Q2	Q3	Q4	YTD	Budget	vs Budget
	Investment Income	\$2,095	\$4,181	\$2,600		\$8,876	\$8,775	\$101

<b>NET INCOME FROM ALL SOURCES</b>	<b>\$108,089</b>	<b>-\$26,793</b>	<b>-\$42,927</b>		<b>\$38,369</b>	<b>\$0</b>	<b>\$38,369</b>
------------------------------------	------------------	------------------	------------------	--	-----------------	------------	-----------------

BALANCE SHEET	
Chase Operating as of 9/30/2024	\$37,651
Chase Savings - 9/30/2024	\$0
Fidelity Investment - 8/30/24	\$290,418
<b>TOTAL ASSETS</b>	<b>\$328,069</b>

HOME SALES:  
2024 - 13 homes  
2023 - 17 homes  
2022 - 35 homes

Accounts Receivable = \$22,575  
- 23 homeowners are past due  
- 8 past due > than 1 year  
as of 9/30/24

## Maintenance and Beautification

All is well with our Marilyn Estates esplanades. We made it through Beryl with a lot of help from LMC in clearing debris on our esplanades. I'm due to meet with LMC soon to get pricing for reviving our irrigation system and creating new bedding around our monument sign. The summer months are never a good time for planting, so well into the fall season will be ideal.

Water leaks can occur at any time so if you notice any water leaking onto S. Braeswood or Chimney Rock I encourage you to contact me immediately so LMC can make any repairs necessary.

Our young trees on S. Braeswood will eventually grow into beautiful mature trees. We have a variety of oak trees along with a Bald Cypress, a Cedar Elm and quite a few Redbud trees. The Redbuds will be stunning with their brilliant display of color.

Call me anytime with your comments or questions.

**Linda Miner**

713-826-8077



---

## Welcome Committee

During the last few months, the Welcome Committee visited with 6 new homeowners in our neighborhood. We greeted them each with important information and phone numbers that we hoped would help them settle into Marilyn Estates easily. We also gave them coupons from some of our local merchants and a cute little plant to brighten their new home.

**Debbie Gehring & Debra Suhl**  
MEA Welcome Committee



# Security Committee

Happy Halloween!

In celebration of this holiday, here are some Halloween safety tips .

## Walk Safely

- Keep on the sidewalk, if possible, and cross at traffic signals and crosswalks.
- Keep electronics in your pocket. If you have to use them, stop and do what you need to do.

Carry a flashlight, glowstick or wear reflectors if possible, to be better seen by drivers.

## Drive Safe

- 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 on the people around you.
- Watch for cars that could be following.

On another safety and security note, we all need to continue being the eyes and ears of our neighborhood and paying close attention and reporting any suspicious people and vehicles by calling Constable Precinct 5 dispatch at 281-463-6666. Provide the location and description and license plate number if you can see it.

Our law enforcement recommends that each homeowner install cameras to record activity to be used as evidence and leading to arrest and conviction. Consider installing a home alarm system.

You are encouraged to call Constable Precinct 5 dispatch to request vacation watch on your home. A deputy will stop by to get your information before your trip.

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 first responder.

Also, please lock your car doors with no visible valuables inside and off the street and keep garages 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



## A Brief Reflection on Four Years of Service

It's been an honor to serve our Marilyn Estates Association in the role of president for the last four years. With little understanding of what was required of me, it seemed prudent to use our By-laws and Deed Restrictions as my guidebook. Knowing that I don't have all the answers, I relied heavily on our Executive Committee members for guidance, along with feedback from our committee chairs, Board members, and the homeowners who provided helpful feedback.

When we were rebuilding after Harvey, I became quite frustrated with my interactions with our MEA, so when I reluctantly took this volunteer role it was important to me to be sure all MEA homeowners were treated respectfully. I made changes to the two committees that are most directly engaged with homeowners with the instructions "Treat our neighbors the way you want to be treated." My other primary goal was to have our MEA actually follow our own rules (By-laws and Deed Restrictions), and if those rules didn't work then to change them. We did update our Deed Restrictions but I failed to complete some desperately needed changes to our By-laws. From my perspective, our committees are operating much more effectively than they were four years ago and doing a far better job of serving our community.

We also had to address the implications of new Texas laws governing HOAs and I'm proud that our MEA is one of the few HOAs who have made the effort to bring their governance into compliance. The 'we' I keep using is important as I couldn't have done any of this without the selfless dedication of the many volunteers who stepped up to keep our Marilyn Estates a fantastic place to live.

My hope for our MEA is that it can remain an all-volunteer organization. No one knows our neighborhood better than those of us who live here. My greatest challenge was recruiting volunteers who not only stepped up, but actually showed up. We keep seeing the same names in our volunteer roles because it's the same people who give a bit of their time to protect our property values. It's exciting to see the new volunteers who will be serving on our Executive Committee and Board. Remember that in a no zoning laws city like Houston, only an HOA can protect neighborhoods from commercial or other unwelcome disruptions to the quality of life we expect here.

To paraphrase, "Ask what your MEA can do for you, and ask what you can do for your MEA." I encourage all of you to "*Take in Interest in Your HOA Before Your HOA Takes an Interest in You.*" I'll continue to serve on our Board as a block representative and perhaps on a committee as well because, after all, I'll protect my investment here by protecting yours. Thank you all for your confidence in me for entrusting me with the responsibilities of serving as your president.

Kind regards,  
**Ira Bleiweiss**



## Marilyn Estates Association Officers

**President,** Steve Tamber

[Sitamberfl@gmail.com](mailto:Sitamberfl@gmail.com)

**Vice President,** Terry Dorsey

832-876-8847 [tdorsey@sbcglobal.net](mailto:tdorsey@sbcglobal.net)

**Treasurer,** Brandon Mark

713.530.9667 [brandonwaynemark@gmail.com](mailto:brandonwaynemark@gmail.com)

**Recording Secretary,** Rina Trakhtenberg

713-493-1955 [rinatrakhtenberg@gmail.com](mailto:rinatrakhtenberg@gmail.com)

**Corresponding Secretary,** Natalie Keys

281-788-9543 [nataliekys@yahoo.com](mailto:nataliekys@yahoo.com)

**Parliamentarian,** Ed Fastow

713-553-7399 [parliamentarian.mea@gmail.com](mailto:parliamentarian.mea@gmail.com)

**Past president,** Ira Bleiweiss

713-898-3102 [ira@bleiweiss.org](mailto:ira@bleiweiss.org)

## Marilyn Estates Association Committees

### Architectural Control

Dustin Nicholson 281-871-9623 [nicholsondustin@yahoo.com](mailto:nicholsondustin@yahoo.com)

Elizabeth Frankowski 713-305-6372 [elizabethfrankowski@gmail.com](mailto:elizabethfrankowski@gmail.com)

Gary McNeel [gary.mcneel@gmail.com](mailto:gary.mcneel@gmail.com)

### Deed Restriction Enforcement

Chair, Jim Taylor 832-269-1500 [J.stay@Hotmail.com](mailto:J.stay@Hotmail.com)

Linda Maraldo 832-264-3546 [lmaraldo@sbcglobal.net](mailto:lmaraldo@sbcglobal.net)

Nancy Hixon 713-728-9386 [nswhixon@gmail.com](mailto:nswhixon@gmail.com)

Ed Fastow 713-553-7399 [efastow@sbcglobal.net](mailto:efastow@sbcglobal.net)

Terry Dorsey 832-876-8847 [tdorsey@sbcglobal.net](mailto:tdorsey@sbcglobal.net)

### Maintenance and Beautification

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

Kathy Wall 713-569-2954 [kathywall@me.com](mailto:kathywall@me.com)

### Security

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

Sheryl Sklar 713-248-2257 [sherylwsklar@swbell.net](mailto:sherylwsklar@swbell.net)

### Communications

Chair, Ira Bleiweiss 713-898-3102 [ira@bleiweiss.org](mailto:ira@bleiweiss.org)

Lynn Busch 713-410-6910 [lynncarol8236@aol.com](mailto:lynncarol8236@aol.com)

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

Chair: Robert Gehring - 281.773.7135 treasury (at) [outlook.com](mailto:treasury@outlook.com)  
Randy Suhl - randysuhl (at) [texasaromatics.com](mailto:randysuhl@texasaromatics.com)  
Brandon Mark - 713.530.9667 brandonwaynemark (at) [gmail.com](mailto:brandonwaynemark@gmail.com)

## **Gazette Editor**

Laurie Tamber 832-649-7717 [tamber.laurie at gmail.com](mailto:tamber.laurie@gmail.com)  
Steve Tamber, asst. editor 832-649-7717 [sitamberfl at gmail.com](mailto:sitamberfl@gmail.com)

## **Superneighborhood Representative**

Lynn Busch 713-410-6910 [lynncarol8236 at aol.com](mailto:lynncarol8236@aol.com)

## **Social Communications**

Li Ye 281.908.8455 Yexl1 at [hotmail.com](mailto:Yexl1@hotmail.com)

## **Welcoming Committee**

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)

## **Yard of the Month Committee**

Chair: Wendy Bleiweiss - [Wendyb at hofferfurniture.com](mailto:Wendyb@hofferfurniture.com)  
Nancy Hixon - [nswhixon at gmail.com](mailto:nswhixon@gmail.com)

## **Contact Information**

Marilyn Estates  
P.O. Box 35144, Houston, TX 77235  
[www.marilynestates.com](http://www.marilynestates.com)  
Harris County Constable 281-463-6666  
For a direct link for Vacation Watch contact: [constablepct5.com](http://constablepct5.com)

## **Marilyn Estates Association Block Directors**

5400 Lymbar - Linda Miner 713-826-8077 [lindaminer999 at att.net](mailto:lindaminer999@att.net)  
5500 Lymbar - Mike Ivicovich 832-652-7075 [Mike.Ivicovich at yahoo.com](mailto:Mike.Ivicovich@yahoo.com)  
5400 Cheena - **Unrepresented**  
5500 Cheena - Sally Kirk 713-408-7007 [sallytkirk at gmail.com](mailto:sallytkirk@gmail.com)  
5400 Wigton - **Unrepresented**  
5500 Wigton—Greg Shaw 713-201-3748 gregshaw67 at comcast.net  
5400 Yarwell - Jim Taylor 832-269-1500 [j.stay at hotmail.com](mailto:j.stay@hotmail.com)  
5500 Yarwell - Sam Musachia 713-501-5255 [sam.musachia at sbcglobal.net](mailto:sam.musachia@sbcglobal.net)  
5400 Dumfries - **Unrepresented**  
5500 Dumfries - Linda Maraldo 832.264.3546 [lmaraldo at sbcglobal.net](mailto:lmaraldo@sbcglobal.net)  
5400 Valkeith - Susan Gubitz 281-630-0642 [susan.gubitz at icloud.com](mailto:susan.gubitz@icloud.com)

**Continued on the next page**

## Block Directors, Continued

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

5400 Rutherglenn - Marla Cotten [MarlaCotten at gmail.com](mailto:MarlaCotten@gmail.com)

5500 Rutherglenn - **Unrepresented**

5400 Queensloch - Andrea Isella- [aisella13 at gmail.com](mailto:aisella13@gmail.com)

5500 Queensloch -Ira Bleiweiss 713-898-3102 [ira@bleiweiss.org](mailto:ira@bleiweiss.org)

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

Braesmont/Kit/Oasis - Lauren Wells 936-546-1499 [lawells1986 at gmail.com](mailto:lawells1986@gmail.com)

Atwell /South Braeswood - Erik Danvers 602-616-2264 [Ehdanvers at gmail.com](mailto:Ehdanvers@gmail.com)

Burdine/Checkerboard- Cindy Luu 281-660-2020 [cluu2020 at me.com](mailto:cluu2020@me.com)

