



MARILYN ESTATES ASSOCIATION

President's Report

January, 2025

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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 and the Board 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 the board. We've been entrusted with responsibilities, and that's important. 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 productive results for our community.

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 has been assigned as a liaison between the Committee and specific District Directors to share information.

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Security Report

We all need to be the eyes and ears of our neighborhood and pay close attention and report any suspicious people and vehicles by calling Constable Precinct 5 dispatch at 281-463-6666 and providing the location and description and license plate number if you can see and write it down. Our law enforcement recommends that each homeowner install and review frequently their security cameras to record activity to be used as evidence and leading to arrest and conviction. Consider installing a home alarm system.

You are also encouraged to call Constable Precinct 5 dispatch to request a vacation watch of your home. A deputy will stop by to get your information before your trip. Another option is to complete the request online at the website listed below; the link is also available on the Marilyn Estates website.

There are some great programs offered by Pct. 5 that can be found on their website: such as the Silver Watch program for senior citizens to check on their safety and wellness and Special Watch programs for special circumstances.
<https://constablepct5.com>.

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 valuables visible inside and keep garages closed and locked to avoid theft.

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

Happy New Year!

With warmest regards,

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





**BRAESOAKS
SHOPPING CENTER,
Marilyn Estates
missed you. Welcome
back:**



Before Houston floods, we had a bustling shopping center. So happy there is a rebirth. We now have Hickory BBQ our oldest neighbor, Subway, a Tailor, Sabas, a Dentist, Bricks & Minifigs, Globus International Market, SuperCuts, Rita's Ice cream –coming soon.

We're happy you are here.



Globus International Market

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 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., Christmas and Hanukkah décor must be removed by January 31). Seasonal décor, including decorative flags, may only be displayed within the respective season.

This quarter, we are happy to report significantly fewer violations were addressed with a total of 25 issues, most of which were easily resolved! Many thanks to our neighbors for their understanding and cooperation.

Zero new Violation Notices were issued during the fourth quarter.

Fourth quarter 2024 issues stats:

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

17 Resolved

Priorities for next quarter:

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

We welcome and encourage your input and participation!

Best wishes for a wonderful 2025,

Jim Taylor, Chairperson

832-269-1500 j.stay@hotmail.com

Yard of the Quarter



9706 Chimney Rock Road



The Life at Jackson Square apartments (across the bayou from Marilyn Estates, near Braeswood Square), are of concern to the nearby residential neighborhoods as well as HPD and community officials because of criminal activity there. The owner of the complex did promise improvements and has made some, but now the company is trying to sell the property. HPD would like the company to get Blue Star Certification for the property, which is an effective program to reduce crime. Some SN31 delegates have helped make HPD and officials aware of the situation and the urgent need for assistance. Council Member Abbie Kamin is also working with the community on the issues at this property.

SN31 recently learned about the new citizenalert.houstonpolice.org webpage, where people can report gunshots or any other serious incidents. Please be aware of the importance of reporting in these situations. It is key to demonstrating the need for assistance from law enforcement and other city resources to reduce crime and promote public safety.

Lynn Busch

SN31 delegate from Marilyn Estates

**Marilyn Estates Association
2025 Budget**

Ordinary Income/Expense		
Income	2024 Budg-	2025 Budg-
	et	et vs. 2024
	et	Budget
Assessments - Dues & Security		
Dues - Current		
Dues - Past Due		
Interest - Past Due		
Late Fees		
Security - Current	29,650	1,220
Security - Past Due	500	-
Total Assessments - Dues & Security	-	200
Other Income	875	(75)
City of Houston Grant	124,500	14,415
Investment Income	2,000	-
Resale Certificate	157,525	15,760
Other	-	-
Transfer of Title	8,775	(775)
Total Other Income	300	100
Total Income	2,000	-
Gross Profit	11,075	(675)
Expense	168,600	15,085
ADMINISTRATIVE	168,600	15,085
Copying		
Insurance		
Misc Expense	150	150
Office Supplies	9,250	(1,050)
Postage, PO Box	-	500
Total ADMINISTRATIVE	250	(200)
COMMUNICATIONS	1,110	(110)
Email Marketing	10,760	(710)
Meeting Expenses	250	-
President's Discretionary	150	100
Socials	550	200
Web Site	2,000	-
Welcome Committee	350	650
Total COMMUNICATIONS	300	200
	3,600	1,150

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Budget Continued from Page 6

MAINTENANCE		
Flag Service / Replacement	200	-
Irrigation / Bed work	-	3,000
Flower Planting	3,000	(3,000)
Lawn Service (Contractual)	11,750	(482)
Contingency	5,000	-
Sign Replacement	-	-
Total MAINTENANCE	19,950	(482)
PROFESSIONAL SERVICES		
Accounting	650	(650)
Legal	3,700	8,300
PROFESSIONAL SERVICES - Other	-	250
Total PROFESSIONAL SERVICES	4,350	7,900
SECURITY		
Barkley Square Payment	190,120	12,812
Security Services	129,940	9,255
Total SECURITY	168,600	17,113
Total Expense	(0)	(2,028)
Net Ordinary Income	(0)	(2,028)
Net Income		

Maintenance and Beautification

Hi, Neighbors,

Our beautiful Marilyn Estates sign on S. Braeswood/ Chimney Rock will be sporting new landscaping sometime in March. Our landscapers are in the process of locating our water meter and extending the existing irrigation system underground to reach our new sign. With the possibility of even harsher cold weather ahead it's best to schedule the new beds and plants surrounding our sign closer to spring.

Wishing all of our Marilyn Estates homeowners a Happy, Safe & Prosperous New Year 2025!!! If you have any questions or comments I'd love to hear from you.

Respectfully,

Linda Miner, 713-826-8077



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 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, new construction, and window and door replacements.

Year to date there have been 64 requests to the ACC that have been approved or are pending.

23	Roof Replacements
14	Paint Projects – same or changed colors, including Doors
12	Fence/Gates – New or Replacements
3	Sidewalk/Driveway Replacements
2	New Build Construction
2	Window Replacement
8	Other (Solar Panels, Siding Repair, Combinations of above)
64	Total



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and also act as liaison between the Executive Committee and a specific committee.

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

President.Marilynestates@gmail.com

Meet our new Board President

Steve Tamber

Laurie and I have three beautiful grand girls. One is a junior at a high school in Woodinville, Washington. The nine-year-old and her 4-year-old sister live in Houston, which is why we moved here 4 years ago. Our son is a physician and our daughter a professor at UH. I love to read- anything in print or in an on-line app. I am addicted to Supreme Court cases. You wouldn't expect anything less from a retired attorney. I don't do social media but I am a news junkie. I love to exercise. Laurie and I adore travel. Our favorite experience, among the too many to count, was hugging the pandas in Chengdu, China.



Meet our new Board Treasurer

Brandon Mark, CPA

Brandon Mark, MEA's new treasurer, is the Senior Director of Tax at BMC Software, Inc. Prior to joining BMC Software, Brandon was the Tax Director at a publicly traded medical device company and prior to that spent 15 years at PricewaterhouseCoopers.

Brandon graduated from the University of Texas at Austin with a BBA in Accounting and an MPA in Taxation.

Brandon has also served as Treasurer for the Beth Yeshurun Day School and Kolter Elementary PTOs for a total of eight years prior to taking on the role of Treasurer for MEA.

Brandon has lived in Marilyn Estates (5400 block of Cheena) since August 2015 with his wife, Jenny, who is the Director of Early Childhood Education at the Jack Segal Academy of Beth Yeshurun and his three children, Maddie (a freshman at the University of Colorado at Boulder), Brody (a freshman at Bellaire High School), and Jake (a Kindergartener at the Jack Segal Academy).

Scenes From Our Community Halloween Party



A Young and Growing Community



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



Call for Submissions: Share Your Passion with Our Community!

Do you love cooking, reading, traveling, or photography? We want to hear from you! As part of our Gazette newsletter, we're inviting submissions for four exciting sections where you can showcase your talents, favorite recipes, book recommendations, travel adventures, and stunning photography. Here's how you can contribute:

1. Cook's Corner

Got a go-to dish everyone raves about? Whether it's a family recipe passed down through generations or something new you've mastered, we're looking for all kinds of culinary creations! Share the recipe along with a brief story or cooking tip to inspire others in the kitchen. A photo of the dish would also be great.



2. Book Shelf



Are you a book lover? We want your book recommendations! Whether it's a classic novel, a gripping thriller, or an inspiring non-fiction read, tell us about it. Share a review or simply let us know why it's a must-read. Please steer clear of politics or religion.

3. Travel Bug

Have you recently explored a new destination or had a memorable adventure? Share your travel stories, tips, and experiences with our community. Whether it's a far-flung vacation or a local weekend getaway, we want to hear about the places that left a lasting impression.



4. Shutterbug



Calling all photographers! If you've captured a beautiful moment, landscape, or event through your lens, we'd love to showcase your photography. Send in your favorite photos along with a short description, and let's celebrate your eye for detail.

How to Submit:

- Please email your submissions to Gazette editor Laurie Tamber at tamber.laurie@gmail.com with the section title in the subject line (e.g., "Cook's Corner Submission").
- Include your name, a brief bio, and any relevant details about your submission.

There is no deadline as we expect this to be a continuing adventure. Let's make this newsletter a vibrant reflection of Marilyn Estate's diverse interests and talents! We can't wait to see what you'll share.

Through the Lens

There is a woman with whom I have been friends for 45 years so far. Since we both love to travel, we take a trip at least once a year. On our most recent adventure in September of this year, we went to London. One highlight of our adventure was a trip to Kew Gardens. I'd like to share some photos of the beautiful flowers that we found there. If you have intentions to travel to London, I suggest that you plan an entire day at the gardens.

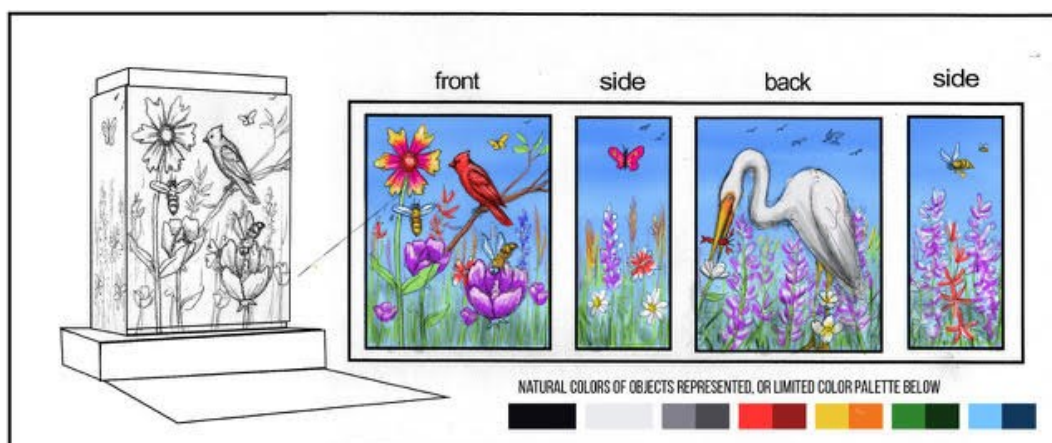


UTILITY BOX ART

Michael, Nancy and I wanted a Mini-Mural on our utility boxes on intersection of S. Braeswood & Chimney Rock Road. In 2012 we contacted Ellen Cohen, our Council Person, about the project. She suggested we wait until the project of widening Braes Bayou was complete. Ellen made arrangements with her successor, Abby Kamin, to put in budget money for the Mini-Mural project when the bayou work was completed. In Jan. 2023 Michael, Nancy & I met with Alyah Efotte Special Project Coordinator. Vincent Fink, the artist, and his representative Elia Quiles.

Two years later, here we are and very excited our project is close to fruition. The boxes have been primed and ready to go. With the city and the weather, we are patient. Hopefully in the VERY near future, we'll see activity across from the Breas Oaks Shopping Center. We can watch, from a distance as it's completed. Michael, Nancy and I hope you will enjoy our Marilyn Estates Mini-Mural on the bayou.

Michael Strickland, Nancy Hixon, Marge Mayer



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Continued on the next page

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Announcing the "I Love Marilyn Estates" Contest!

What makes Marilyn Estates special to you? Share your thoughts in no more than 125 words and tell us why you love living in our community. The most heartfelt and creative entries will be entered to win a gift certificate to a local business. Don't miss your chance to showcase your neighborhood pride and possibly take home a great prize! Note: **No MEA funds** will be used for the prizes.

Submit your entries **by February 15th** to:

president.marilynestates@gmail.com. The winning entries will be published in the next issue of the Gazette. Entries will be published with your name unless you wish to remain anonymous. We can't wait to hear from you!

*Note: Members of the **Executive Committee and Block Directors are not eligible** to participate. We already know that you love Marilyn Estates!

{ Three simple rules in life }

1. If you do not GO after what you want, you'll never have it.
2. If you do not ASK, the answer will always be NO.
3. If you do not step forward, you'll always be in the same place.