



MARILYN ESTATES ASSOCIATION

President's Report

April, 2025

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Dear Homeowners,

Spring is here, and it's time to celebrate! As the gardens come to life, let's welcome the season with fresh blooms, vibrant shrubs, and a renewed energy for home improvements. Speaking of home improvements, don't forget to check with the helpful and cheerful members of our Architectural Control Committee before you undertake any outdoor modifications that can be spotted from the street. They will respond with alacrity to any inquiry or application for approval. Whether you're planting new flowers, making those small repairs, or simply enjoying the outdoors, now is the perfect time to embrace nature's beauty before Houston's lazy, hazy summer days arrive. Let's work together to make our community shine and savor every moment of this rejuvenating season!



Happy Spring!
 Steve Tamber
 President, Marilyn Estates Association

Security Report

Please continue to be aware of our neighborhood activity and report any suspicious people and vehicles in our area 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. Law enforcement highly recommends every homeowner to install cameras to record activity to be used as evidence and lead to arrest and conviction, along with installing home alarm systems.

You are also encouraged to utilize vacation watch on your home while away. There is a link on the Marilyn Estates Association website to access the online form. Here is the process and more security tips from Precinct 5:

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 record the request.

24 Hour Dispatch (281) 463-6666.

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 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.

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Architectural Control Committee

Committee Position - New Member Needed – If you are interested in becoming a member of the ACC Committee, please contact Ed Fastow. You can be part of a group that helps keep our neighborhood looking great.

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. Essentially, approval is required for anything that changes the outside appearance of your property structures. Examples include house colors for painting (including doors, shutters) and repainting- although the color may be the same; all visible fences, temporary structures, driveways, sidewalks, roofs/ replacements, pools/spas. With regards to pools and spas, the ACC reviews property lines, easements and building lines. The ACC also reviews the placement of solar panels, as well as window and door replacements.

Remember, should a variance is required for your project, the ACC cannot grant the variance. Only the Board of Directors is permitted to do so. Please submit your project well in advance of the start date to avoid any delay.

Roof Replacements and repairs, Painting projects (same or changed color) and Fences were the most common of the fourteen approvals requested this quarter.

Architectural Control Committee

Elizabeth Frankowski

Gary McNeel

Dustin Nicholson



Utility Box Art

Have you noticed the beautifully decorated utility box on the corner of Chimney Rock Road and S. Braeswood? You can thank Nancy Hixon, Marge Mayer, and Michael Strickland. Two years ago they set this project in motion by advocating for money to be allocated in the town's budget to hire an artist to make it happen. That artist is the very talented Vincent Fink, seen here with Marge, Nancy, and his creation. We owe you all a big thank you for brightening our lovely community with this mini-mural.



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.

When we are able to communicate directly with the owner, enabling a mutual understanding of any extenuating circumstances, we can almost always agree on a reasonable resolution acceptable to all. This avoids the necessity to escalate to a legal notice, board action, imposition of fines and legal fees.

Again, this quarter, we are happy to report *significantly fewer violations* were addressed with a total of 17 issues, the lowest number in three years. Much thanks to our neighbors for their understanding and cooperation.

One new Violation Notice was issued during the first quarter:

First quarter 2025 issues stats:

4 Open, includes 1 Violation Notice

13 Resolved

Priorities for next quarter:

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

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

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



Yard of the Quarter



9714 Kit

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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.

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 also call the dispatch line at (281) 463-6666 so that your request can be expedited.

There are some great programs offered by Pct. 5 that can be found on their website such as Silver Watch program for senior citizens to check on their safety and wellness and Special Watch programs for special circumstances in addition to the vacation watch online form under Department Quick Links (be sure to use the official website below and not search through google that could send to an unauthorized site): <https://constablepct5.com>

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

With warmest regards,

Maury Sklar
Security Director, Marilyn Estates Association

Quarter 1 Financial Report– Brandon Mark

	<u>Jan - Mar 25</u>
Ordinary Income/Expense	
Income	
Assessments - Dues & Security	
Dues - Current	21,600.73
Late Fees	50.00
Security - Current	97,183.27
Total Assessments - Dues & Security	118,834.00
Other Income	
Legal Assessments Paid	250.00
Transfer of Title	200.00
Total Other Income	450.00
Total Income	119,284.00
Gross Profit	119,284.00
Expense	
ADMINISTRATIVE	
Bank Service Charges	2.50
Insurance	8,670.00
Postage, PO Box	235.80
Total ADMINISTRATIVE	8,908.30
COMMUNICATIONS	
Email Marketing	73.53
Web Site	116.02
Total COMMUNICATIONS	189.55
MAINTENANCE	
Flag Service / Replacement	164.94
Lawn Service (Contractual)	2,819.22
Total MAINTENANCE	2,984.16
PROFESSIONAL SERVICES	
Legal	2,730.25
Total PROFESSIONAL SERVICES	2,730.25
SECURITY	
Barkley Square Payment	-16,673.50
Security Services	49,641.00
Total SECURITY	32,967.50
Total Expense	47,779.76
Net Ordinary Income	71,504.24
Net Income	71,504.24
Checking Account Balance as of 4/2/25	87,151.42
Fidelity Account Balance as of 4/2/25	313,475.19
Total	400,626.61



Maintenance and Beautification

Hi, Neighbors,

Things are running smoothly with our esplanade maintenance. LMC does a wonderful job with regular mowing/edging along S. Braeswood and Chimney Rock.

Recently there was a lot of digging by LMC near our monument sign at the intersection of Chimney Rock and S. Braeswood. They found our water meter and I'm waiting for the City of Houston to let me know the scope of work needed and to confirm that the area is ready for action. I should hear from them sometime during the week of April 7.

If you notice any water leaks or anything needing attention, please let me know. I welcome hearing from you. It's been a long time coming but we're finally close to having a good irrigation system so we can create new beds around our new sign.

Happy to serve Marilyn Estates,

Linda Miner

713-826-8077



New Trails along Brays Bayou

by Nancy Hixon

On January 28th there was a kickoff and celebration for the start of construction for a host of new projects in our area. Among the projects will be the Captain Herod Memorial Plaza located on N. Braeswood and the pedestrian bridge at Atwell. In conjunction with the Plaza, a new 10-foot-wide trail along the streetside of N. Braeswood between Chimney Rock & Hillcroft is now under construction.

Capt. Herod was a Texas National Guard pilot who sacrificed his life in 1961 by guiding his jet plane away from thousands of nearby homes and crashing into an open area along Brays Bayou. HISD Herod Elementary is named in his honor. Brays Bayou Association and President Charles Goforth initiated this project and helped raise the necessary community donations.

In addition, there will be four new underpasses and lower-shelf trails along Brays Bayou at S. Rice, Chimney Rock, Hillcroft and N/S Braeswood. Eventually there will be three new underpasses at Fondren, Braes Bayou Drive, and Bissonnet Street plus the replacement of an existing 8' wide asphalt trail with a 10' wide concrete trail between Fondren and Braeburn Glen. Going East, construction is underway to construct a lower shelf trail between Stella Link and Buffalo Speedway.

You may have also noticed that the Meyergrove Detention Basin at Loop 610 and S. Braeswood is now complete with a 10-foot-wide trail/sidewalk around its perimeter. This basin will help with the prevention of flooding in our area.



Help Wanted

Help Us Spread the Word and Inspire Action!

Are you an organized communicator with a passion for making a difference? Join our volunteer team on the MEA executive board as our **Communications Secretary** and play a vital role in keeping our community informed, connected, and inspired.

Interested? Contact our President, Steve Tamber at:
president.marilynestates@gmail.com





HPD and community officials, including Council Member Abbie Kamin's office, continue to work to combat the high crime situation at the Life at Jackson Square apartments and surrounding properties. SN31 delegates have helped make HPD and officials aware of the situation and the urgent need for assistance.

Please remember to report hearing gunshots or any incident at <https://citizenalert.houstonpolice.org/>, and be aware of the importance of reporting in these situations. Reporting is key to demonstrating the need for assistance from law enforcement and other city resources to reduce crime and promote public safety.

A project is underway to put in a pedestrian gate at the JCC and improve the crosswalk at Atwell and Queensloch.

District C is holding its annual rain barrel sale. Rain barrels will be discounted to \$10 each (limit one per household), and you must pre-order one and be able to pick it up on April 19. Visit <https://www.houstontx.gov/council/c/events/rain-barrell-2025.pdf> to reserve yours.

To report a delay in heavy trash or other pickup, call 311.

Lynn Busch
SN31 delegate from Marilyn Estates

Communications Committee

Our MEA Communications Committee is working to improve how we deliver information to our membership. We're cleaning up our email contact lists and investigating ways to improve our website.

If you're not getting our emails, please send your contact info to president.marilynestates@gmail.com to be sure you're included in our informational emails.

Ira Bleiweiss
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One Last Thing:

Lest we forget our weird weather this past winter: enjoy this picture of Sam and Roseanne Musachia with their adorable dog Bella and their artistic creation.