



MARILYN ESTATES ASSOCIATION

President's Report

July, 2025

President's Report	1
Security Report	2
Architectural Control	3
Beautification	4
Deed Restrictions	5
President's Continued	6
Yard of the Quarter	7
Financial Report	8
Omaha Beach, France	9
Superneighborhood 31	10
Help Wanted	10
Board & Committees	11-13
Summer Scenes	13

Howdy, Neighbors!

Y'all know the saying "Everything's bigger in Texas"—well, that includes HOA complaints. Strap on your cowboy boots (or at least your reading glasses), because we're about to wrangle through how to lodge a violation complaint—Texas-style.

The Complaint Rodeo: Chain of Command

First Stop: Your Block Director ("The Neighborhood Wrangler")

o Think of the block director as the lead cowboy on your street. Before you rope in the bigger posse, mosey over (or email) your block director with the skinny on the issue. Find your block director on the MEA website.

o Evidence needed:

✦ Clear photos or videos (e.g., "That barbecue smoke plume at midnight looks suspiciously like a five-alarm fire drill.")

✦ Dates, times, and brief notes (e.g., "On June 5, at approximately 7:30 pm, the neighbor's pet armadillo took up citizenship on my lawn.") Note the size and weight of the armadillo.

✦ If applicable, polite but firm witness statements ("My spouse and I both counted six missing shingles after last week's windstorm; we suspect neighbor's trampoline antics.")

✦ Why this matters: If you present evidence as clear as the Texas sky, your block director can evaluate whether it's a cattle stampede or just harmless tumbleweeds.

✦ Next in Line: Deed Restriction Enforcement Committee ("The Posse")

If the block director determines action is warranted (or the issue persists), they'll escalate to the Deed Restriction Enforcement Committee. Think of this as the trusty posse that reviews the facts, consults the covenants, and decides if it's time to issue a friendly "howdy" letter or a more formal notice.

Continued on Page 6

Security Report

We all need to be the eyes and ears of our neighborhood and keep 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 writing it down. Our law enforcement strongly recommends each homeowner to install security cameras to record activity to be used as evidence and leading to arrest and conviction, along with installing home alarm systems.

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.

It is also encouraged for homeowners to call Constable Precinct 5 dispatch to request vacation watch on your home and a deputy will stop by to get your information before your trip or can complete online at the website listed below and the link is also available on the Marilyn Estates website. 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.

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>

Also, please lock your car doors with no visible valuables inside and 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



Architectural Control Committee

A homeowner MUST have permission from the Architectural Control Committee prior to commencing any exterior work that can be seen from the street. Email requests for ACC approvals should be sent to the following based on your street address.

Ned Alatin : 713-499-0610 nadav.alatin at [gmail.com](mailto:nadav.alatin@gmail.com)
(Cheena, Queensloch, Rutherglenn, Valkeith)

Dustin Nicholson: 281-871-9623 nicholson-dustin at [yahoo.com](mailto:nicholson-dustin@yahoo.com)
(Dumfries, Lymbar, Wigton, Yarwell)

Gary McNeel: 713-962-0885 gary.mcneel at [gmail.com](mailto:gary.mcneel@gmail.com)

(Atwell, Braesmont, Burdine, Checkerboard, Chimney Rock, Kit, Oasis, Paisley, South Braeswood)



We want to thank Elizabeth Frankowski, a 55 year resident of Marilyn Estates, for the many years she was on the Architectural Control Committee. We will miss her dedication, experience, and wisdom.

We want to welcome Ned Alatin to the committee and really appreciate him stepping forward to fill our vacant position.

Please submit your project request well in advance of the start date to avoid any delay. Roof Replacements and repairs, Painting projects (same or changed color) and Fences continue to be the most common approvals requested this quarter.

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 be required for your project, the ACC cannot grant the variance. Only the Board of Directors is permitted to do so.



Maintenance and Beautification

Greetings Marilyn Estates Neighbors

It's hard to believe we're already into the second half of 2025. We finally have our water meter brought up to ground level, checked by the City of Houston Water Meter & Utilities Department and in good working order. Thanks go to LMC, our Land Maintenance Department, who services our esplanades along Chimney Rock and 5400/5500 S. Braeswood. After much digging by LMC searching for our meter due to the upheaval from the Brays Bayou Construction a few years ago, they located our water meter in a different location and five feet underground.

Due to the extreme heat forecast, the new bed & irrigation work around our monument sign at our Chimney Rock/S. Braeswood intersection will take place this fall. The baby trees that were planted by the COH over a year ago are looking good. In a few more years they'll really look nice along S. Braeswood.

Let's hope we make it through hurricane season without any major damage. Enjoy your summer and let me know if you have any questions or comments.

Linda Miner

713-826-8077



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 Violation Notice, board action, imposition of fines and legal fees.

This quarter a total of 31 issues were addressed with the most frequent being Neglected Property (section 17), Architectural Control (section 3), Vehicles (section 21) and Garbage (section 25).

One new Violation Notice was issued during the first quarter.

Second quarter 2025 issues stats:

11 Open

20 Resolved (includes 1 Violation Notice)

Priorities for next quarter:

Vacant & Neglected Property - overgrown yards, rotted wood, peeling paint (section 17)

Refuse Disposal - yard, tree, heavy trash junk waste (section 25)

Architectural Control Committee (section 3)

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



President's Report: Continued from Page 1

o **What does the committee look for:**

- ✦ Compliance with our covenants (e.g. setback distances, exterior maintenance, nuisances and dangerous conditions)
- ✦ Consistency of complaints (repeated issues carry more weight than one-off oopsies)
- ✦ Whether a neighbor was given a "heads-up" first; we prefer diplomacy over drama.
- ✦ Outcome possibilities: Courtesy reminder, suggested remedy, or formal notice. In extreme cases, further steps per our governing documents—let's keep it civil and Texan-polite.

✦ **Why Follow the Chain?**

- o Keeps things orderly (no shooting from the hip, or the lip).
- o Allows local resolution first—often a friendly chat settles more than a formal letter.
- o Preserves neighborly goodwill: we're all in this big Texas neighborhood together.

Remember, that the head honcho- the president- is not the first stop for complaints.

3. Wrapping Up: Communication is Key: If you spot a problem, start with a polite chat or note to your neighbor if you feel comfortable; or, if not, your block director. Texas manners say: "We can talk this out before we rope in the big guns."

- **Document Everything:** Photos, dates, times, keep records like a rancher logs grazing patterns.
- **Humor & Community Spirit:** Sure, "everything's bigger in Texas," but so is our sense of humor and neighborliness. Let's use that spirit to resolve issues with a wink and a nod, not a showdown at high noon.

Final Salute

Thank you for riding along on this overview. If you have questions or suggestions—and trust me, we welcome both—reach out to your block director or the committee chair. Together, we'll keep our HOA smoother than a fresh jar of salsa and as welcoming as a front porch swing.

Yee-haw and onward,

Steve Tamber, President Marilyn Estates Association

"Keeping our community as big-hearted and well-run as the Lone Star State itself"

YARD OF THE QUARTER



5530 Lymbar DR Corey and John Baumann

Quarter 2 Financial Report – Brandon Mark

	Jan 1 - Jun 23, 25
Ordinary Income/Expense	
Income	
Assessments - Dues & Security	
Dues - Current	25,705.04
Late Fees	650.00
Security - Current	115,629.96
Total Assessments - Dues & Security	141,985.00
Other Income	
Legal Assessments Paid	250.00
Resale Certificate	100.00
Transfer of Title	200.00
Total Other Income	550.00
Total Income	142,535.00
Gross Profit	142,535.00
Expense	
ADMINISTRATIVE	
Bank Service Charges	7.50
Insurance	8,670.00
Postage, PO Box	254.05
Total ADMINISTRATIVE	8,931.55
COMMUNICATIONS	
Email Marketing	150.27
Meeting Expenses	24.12
President's Discretionary	148.00
Web Site	234.19
Total COMMUNICATIONS	556.58
MAINTENANCE	
Flag Service / Replacement	164.94
Lawn Service (Contractual)	4,698.70
Total MAINTENANCE	4,863.64
PROFESSIONAL SERVICES	
Legal	2,730.25
Total PROFESSIONAL SERVICES	2,730.25
SECURITY	
Barkley Square Payment	-16,673.50
Security Services	82,735.00
Total SECURITY	66,061.50
Total Expense	83,143.52
Net Ordinary Income	59,391.48
Net Income	59,391.48
Checking Account Balance as of 6/23/25	33,470.92
Fidelity Account Balance as of 6/23/25	340,746.88
Total	374,217.80

Approximately 73 homeowners have not paid their dues / security assessment

Thoughts on visiting the Omaha Beach Cemetery - Normandy, France.

Sunday, June 13, 2025, was more than just a day of sightseeing on a sunny, bright cloudless day in Normandy, France. Beginning with a short ceremony which included the playing of the National Anthem, the sounding of the mournful notes of taps; and reciting a prayer for the dead who may have no one left to say a prayer for them, was an act of remembrance, empathy, and recommitment to the values for which so many died.



The visit was so draining because it transformed an abstract idea-sacrifice- into a living reminder of the cost of freedom. Among never ending, meticulously maintained green lawns are nearly 10,000 white marble crosses and the Stars of David, each marking an individual life lost on June 6, 1944. Walking those rows, high above Omaha Beach, I sensed the sheer scale of what was given by those young men and women who stepped off those landing craft, many never to return home. The quiet symmetry of the cemetery, maintained by both American and French caretakers, underscores a shared commitment across generations to remember and honor those who fought for liberty.

Standing on Omaha Beach and looking up at the cliffs where the Nazis were dug in, I could not imagine the fear those who were landing on the beach that day were facing. In the early hours of the landing, there were over Five Thousand casualties.

What struck me was the silence, but for the crashing of the waves onto the beach. Hundreds upon hundreds of visitors, and there was nothing but silence. Not a raised voice. No children running. No dogs running free on the green lawns. No picnic tables. Just utter silence. The American flags waved in the wind over those resting below.



Text by Steve Tamber

Photos by Laurie Tamber

SUPER Neighborhoods HOUSTON

In June, the Braes Bayou Association and Super Neighborhood 31 held an information session about increasing levels of crime at area apartment complexes. Speakers included Stephen David, Deputy Chief of Staff to the mayor; Council Member Abbie Kamin; Council Member Willie Davis; HPD Southwest Division Chief, Captain Dale; and Braes Bayou Association President Charles Goforth.

Much of the discussion focused on a Chapter 125 nuisance abatement case that has been filed by the City of Houston against the Life at Jackson Square complex. This action allows a two-year period for the owners to make improvements to the property leading to a reduction in crime with support from contracted, off-duty HPD officers. Pecos County, Texas is now the owner of the complex, acquired through a vehicle called a Housing Finance Corporation (HFC), which allows the owner of the complex to avoid \$2.2 million in property taxes by fulfilling responsibilities under an agreed-upon plan.



Some community members and stakeholders have developed ideas to completely re-purpose the property to improve our community. The results would include more green space, increased flood control capability, and additional plans to provide a “win-win” for all. More to come.

Lynn Busch
SN31 Delegate from Marilyn Estates

Help Wanted!

Marilyn Estates needs a Corresponding Secretary to serve on the executive committee and work with other members. More than a passing familiarity with computers a must.

Good pay, liberal vacation benefits, health care, and housing allowance.

JUST KIDDING!

This is a volunteer position and we do need you.

Interested? Contact Steve Tamber at: President.MarilynEstates@gmail.com

Marilyn Estates Association Officers

President, Steve Tamber

President.marilynestates@gmail.com

Vice President, Terry Dorsey

832-876-8847 tdorsey@sbcglobal.net

Treasurer, Brandon Mark

713.530.9667 brandonwaynemark@gmail.com

Recording Secretary, Rina Trakhtenberg

713-493-1955 rina.trakhtenberg@gmail.com

Corresponding Secretary, Position open

Parliamentarian, Ed Fastow

713-553-7399 efastow@sbbcglobal.net

Past president, Ira Bleiweiss

713-898-3102 ira@tollah.org

Marilyn Estates Association Committees

Architectural Control

Dustin Nicholson 281-871-9623 nicholsondustin@yahoo.com

Ned Alatin 713-499-0610 nadav.alatin@gmail.com

Gary McNeel 713-962-0885 gary.mcneel@gmail.com

Deed Restriction Enforcement

Chair, Jim Taylor 832-269-1500 J.stay@Hotmail.com

Linda Maraldo 832-264-3546 lmaldo@sbcglobal.net

Nancy Hixon 713-728-9386 nswixon@gmail.com

Ed Fastow 713-553-7399 efastow@sbcglobal.net

Terry Dorsey 832-876-8847 tdorsey@sbcglobal.net

Greg Shaw 713-201-3748 Gregshaw67@comcast.net

Maintenance and Beautification

Chair, Linda Miner 713-826-8077 lindaminer999@att.net

Kathy Wall 713-569-2954 kathywall@me.com

Security

Chair, Maury Sklar 713-248-2257 masklar@swbell.net

Sheryl Sklar 713-248-2257 sherylwsklar@swbell.net

Ira Bleiweiss 713-898-3102 ira@tollah.org

Communications

Chair, Ira Bleiweiss 713-898-3102 ira@tollah.org

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

Finance Committee - Manage Budget and Assist Treasurer

Chair: Brandon Mark - 713.530.9667 [treasurymea \(at\) outlook.com](mailto:treasurymea@outlook.com)
Randy Suhl - [randysuhl \(at\) texasaromatics.com](mailto:randysuhl@texasaromatics.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

Laurie Tamber 832-649-7717 tamber.laurie@gmail.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 - [Wendybleiweiss03 at gmail.com](mailto:Wendybleiweiss03@gmail.com)
Nancy Hixon - [nswhixon at gmail.com](mailto:nswhixon@gmail.com)
Marge Mayer- 713-302-1094 [margemayer8008 at aol.com](mailto:margemayer8008@aol.com)
Yvonne Bucheler- 713-252-5800 [yvonnebaumann at hotmail.com](mailto:yvonnebaumann@hotmail.com)

Contact Information

Marilyn Estates
P.O. Box 35144, Houston, TX 77235
www.marilynestates.com
Harris County Constable 281-463-6666
For a direct link for Vacation Watch contact: 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 Ivceovich 832-652-7075 [Mike.Ivceovich at yahoo.com](mailto:Mike.Ivceovich@yahoo.com)
5400 Cheena - Tom Mazzu 713-723-8565 [jemazzu at yahoo.com](mailto:jemazzu@yahoo.com)
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](mailto:gregshaw67@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 - Becca Gould 303-587-8065 rebmkgould@gmail.com
5500 Dumfries - Linda Maraldo 832.264.3546 [lmaraldo at sbcglobal.net](mailto:lmaraldo@sbcglobal.net)
5400 Valkeith - Susan Gubitiz 281-630-0642 [susan.gubitiz at icloud.com](mailto:susan.gubitiz@icloud.com)

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 - Mauricio Villegas 832-707-9059 [Mauicio.Villegas at gmail.com](mailto:Mauicio.Villegas@gmail.com)

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

5500 Queensloch - Ira Bleiweiss 713-898-3102 ira@tollah.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)

Summer Scenes From Our Beautiful Neighborhood

Photo credits anonymous

