



MARILYN ESTATES ASSOCIATION

President's Report

October, 2025

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Ever Wonder What Really Happens During HOA Budget Season?

Grab your coffee and your sense of humor — it's that magical time of year when Marilyn Estates volunteers dive deep into spreadsheets, big dreams, and even bigger opinions. Here's a behind-the-scenes look at how your community's budget goes from "wish list" to "approved!"

Marilyn Estates Budget: A Comedy in 3 Acts

Act I: The Wish Lists

Every fall, the committees of Marilyn Estates come to life again, armed with spreadsheets, enthusiasm, and a fondness for financial gravity.

The Beautification Committee dreams of azaleas worthy of the Azalea Trail. The Deed Restriction Committee wants fresh signage reminding everyone that Security Committee asks for new streetlights bright enough to be seen from space — for the greater good, of course.

Each group completes is usually unfillable budget Request, a noble tradition where imagination meets fiscal restraint — and usually loses. These requests then make their way to the Executive Committee, where the words "within reason" take on their annual workout.

Act II: Executive Committee Retreat (or Spreadsheet Season in Houston)

The Executive Committee gathers — armed with calculators, coffee, and a healthy dose of humor — to assemble the first draft of the Marilyn Estates Annual Budget.

Discussions are spirited: "Can we afford more tree trimming?" "Can we afford not to?" "Do we really need to power-wash the esplanades, or should we just call it 'rustic charm'?"

Continued on Page 6

Security Report

Happy Halloween!

In celebration of this holiday, here are some Halloween safety tips to pass along to you!

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.
- After dark carry a flashlight, glowstick or wear reflectors if possible.

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, etc.
- Keep an eye out on the people around you.

Watch for cars that could be following.

Most Importantly-Have fun!

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 and providing the location and description and license plate number if you can see and writing it down. Our law enforcement recommends each homeowner install cameras to record activity to be used as evidence and leading to arrest and conviction, along with installing home alarm systems.



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.

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. Ideally keep the car off the street 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



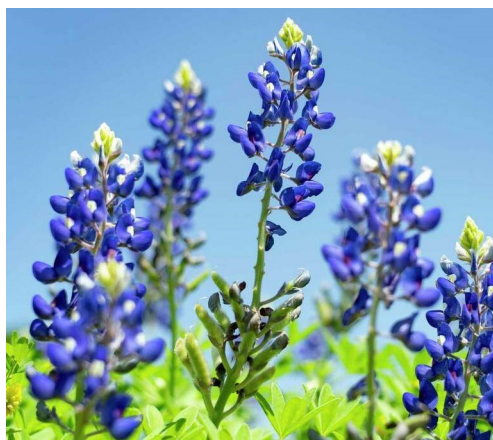
Maintenance and Beautification

A lot of positive things happened this year involving the work needed around our sign at 5435 S. Braeswood. Thanks to our landscape company, LMC, you may recall that we finally located our water meter. It was near our new sign but five feet underground. After two plus years of asking the City of Houston to check our water meter and make needed repairs I finally was able to locate the right person within the city that does this work.

All that is required now is to have LMC connect the new plumbing to our old plumbing. add sprinkler heads, and create a new bed around our sign as well as dress it up with hardy native plants. This work, hopefully, will begin within the next several weeks. It's been quite a long time for all the pieces to come together but we can finally get back to enjoying the beauty of our esplanades. With this new low-maintenance design of our flower bed it will allow for additional native plants in the future. Having flowering native plants will be a win-win as they will attract butterflies and honey bees that are so important for our environment. Enjoy the fall season and please let me know if you have any comments or questions.

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.

We welcome a new resident and new committee member Marlies Deutsch!

This quarter a total of 18 issues (9 open, 9 resolved) were addressed with the most frequent being Neglected (section 17), Architectural Control (section 3) and Garbage (section 25).

Two new Violation Notices were issued during the third quarter.

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)

- Land Use - short term leases, unrelated adults (section 1)

- 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 jtay39@protonmail.com





A great deal of the discussion at Super Neighborhood meetings continues to be about the criminal activity, poor conditions, and sounds of gunshots heard daily/nightly at the Life at Jackson Square apartments and the danger this presents to those residents and to the surrounding community. Residents are living in fear. Homeowners in the area are fearful as well. Some accounts suggest that the complex owners are making improvements and repairs pursuant to the ongoing Chapter 125 nuisance abatement case against them, including repairs to cameras, lighting, and gates. However, officials and neighbors report that conditions are still very bad. With security, for example, gates may be fixed but sections of fencing are missing, so the property is left open for anyone to enter. Cameras are fixed and often quickly broken again.

Discussions continue about a plan to re-purpose the property to improve our community. This plan, promoted by Brays Bayou Association and others, includes increased flood control capability, green spaces, and additional plans to provide a “win-win” for all. Similar actions have been taken in other areas in Houston with positive outcomes.

With the 8th anniversary of Hurricane Harvey in August and hurricane season upon us, Council Member Kamin’s office continues to emphasize the importance of flood mitigation, disaster preparedness, and climate action.

City of Houston Solid Waste is addressing the delays in heavy trash pickup. New trucks are coming but have not arrived yet. The department cannot predict when its trucks will break down, so it is posting daily updates about delays on its website to try to be as informative as possible. Residents have happily reported that in September recycling pickup returned to a normal and reliable service.

October is Domestic Violence Awareness Month. Domestic violence is a very big problem in Houston. The Harris County District Attorney’s Office can issue a protective order for a victim, even without a police report.

Lynn Busch
SN31 Delegate from Marilyn Estates

President's Report Continued from Page 1

Numbers are crunched. Spreadsheets multiply. One brave soul suggests reducing printing costs by switching to invisible ink. Another proposes leasing naming rights to the entrances ("Welcome to the Johnson Esplanade, sponsored by the Beautification Committee").

Hours later, a fragile masterpiece emerges — a budget that balances dreams and practicality, if only slightly leaning toward the former.

Act III: The Full Board Vote

The full Board gathers for the final review — the HOA equivalent of opening night on Broadway. The proposed budget is presented with fanfare and just a hint of fear.

Questions: Why did mulch prices triple?" "Is that really how much it costs to mow the esplanades?" "Can we buy flood insurance that covers emotional distress?"

Eventually, after reason, humor, and caffeine have had their say, the vote is called. The budget passes. Applause! Relief! Someone promises never to mention the word "spreadsheet" again — at least until next September.

Final Curtain Call

And so, dear residents, another fiscal year begins. The lights will stay on, the esplanades will stay trimmed, and the community will stay beautiful — all thanks to your volunteers, who wrestled numbers, survived budget meetings, and somehow kept their sanity (mostly).

Remember: the Marilyn Estates budget process isn't just about dollars and cents — it's about neighbors working together to keep our little corner of Houston running smoothly, one funny line item at a time.

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

Quarter 3 Financial Report– Brandon Mark

	<u>Jan - Sep 25</u>
Ordinary Income/Expense	
Income	
Assessments - Dues & Security	
Dues - Current	27,071.40
Interest - Past Due	58.82
Late Fees	1,350.00
Security - Current	<u>121,738.60</u>
Total Assessments - Dues & Security	150,218.82
Other Income	
Investment Income	148.19
Legal Assessments Paid	250.00
Resale Certificate	200.00
Transfer of Title	<u>1,300.00</u>
Total Other Income	<u>1,898.19</u>
Total Income	<u>152,117.01</u>
Gross Profit	152,117.01
Expense	
ADMINISTRATIVE	
Bank Service Charges	7.50
Copying	182.00
Insurance	8,670.00
Postage, PO Box	<u>261.85</u>
Total ADMINISTRATIVE	9,121.35
COMMUNICATIONS	
Email Marketing	233.43
Meeting Expenses	47.47
President's Discretionary	148.00
Web Site	<u>354.51</u>
Total COMMUNICATIONS	783.41
MAINTENANCE	
Flag Service / Replacement	164.94
Lawn Service (Contractual)	<u>7,517.92</u>
Total MAINTENANCE	7,682.86
PROFESSIONAL SERVICES	
Accounting	80.99
Legal	<u>6,055.08</u>
Total PROFESSIONAL SERVICES	6,136.07
SECURITY	
Barkley Square Payment	-32,348.50
Security Services	<u>148,968.00</u>
Total SECURITY	<u>116,619.50</u>
Total Expense	<u>140,343.19</u>
Net Ordinary Income	11,773.82

Around the Garden

Growing a beautiful garden in Houston? What a challenge! Flowering plants can sizzle in the broiling summers and freeze during winter cold snaps. What to do? If you still want to plant a garden you can look at with pride, here are resources from some of our local nurseries and garden centers.

Local nurseries / garden centers & resources with newsletters or gardening tips

NAME

WHAT THEY OFFER

Buchanan's

They have a "Houston gardening by the month" blog and state: *"Receive our weekly newsletter containing specials & events"*

Calloway & Cornelius

They have a blog featuring a variety of gardening tips and ideas; they also have a newsletter

Houston Garden Centers

They have a "Planting Guide" section

RCW Nurseries

They have a "Subscribe to the RCW Newsletter RCW Sproutings."

Houston Botanic Garden

They send a "monthly e-newsletter" that includes educational and seasonal content.

Nature's Way Resources

They publish a free weekly horticultural news letter called *Lazy Gardener & Friends*.





A homeowner **MUST** have permission from the Architectural Control Committee **PRIOR** to commencing any exterior work that can be seen from the street. Please submit your project request well in advance of the start date to avoid any delay.

Email requests for ACC approval should be sent to the following individuals based on your street address. Be sure to include your street address and type of project in the subject line.

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 Braes wood)



Roof Replacements/Repairs, Painting projects (same or changed color) and Fences continue to be some of the most common approvals requested.

Essentially, approval is required for anything that changes the outside appearance of your property and its structures. Examples include house colors for painting (including doors, shutters) and re-painting- even if the color may be the

same; all visible fences, temporary structures, driveways, sidewalks, roofs/ replacements, pools/spas. With regard to pools and spas, the ACC reviews property lines, easements, encroachments, and building lines. A current survey showing all of the foregoing is a must. The ACC also reviews the placement of solar panels. And, the ACC also reviews window and door replacements.

Talking Trash

Now that our city seems to have settled on the trash and recycling schedule and we can count on regular pick-ups, let's be mindful of keeping our streets as open, attractive and safe as possible.

As in the past, trash collection is every Tuesday and recycling officially is alternate Tuesdays, though it is often picked up on a later day. Many neighbors put their bins out the night before pickup. So, on Monday evenings, we see the brown containers, joined by the green recycling on alternate weeks. Kindly remove empty trash containers the same day sanitation crews have collected trash or recycling.

New neighbors take note: the trucks need the containers to be about 5 feet apart in order to pick up each container safely with their equipment. There also needs to be ample room from any vehicles parked at the curb.



YARD OF THE QUARTER



5431 Cheena Drive



Marilyn Estates Association Officers

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Marilyn Estates Association Block Directors

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Block Directors, Continued

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



WELCOME COMMITTEE

The Welcome Committee visited 14 new homeowners over the weekend. Many were very happy to receive some information regarding our neighborhood and the upcoming HOA meeting and Fall Social. Welcome to Marilyn Estates!!

Debra Suhl [dlsuhl \(at\) comcast.net](mailto:dlsuhl@comcast.net)

Debbie Gehring [Debbie_g7482 at hotmail.com](mailto:Debbie_g7482@hotmail.com)

