



MARILYN ESTATES ASSOCIATION

President's Message

January, 2026

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As we head into the new year, your Board is focused on keeping the Association on solid footing and making sure we're doing things the right way. We have successfully negotiated a lower rate with LMC, our landscape company, for the year 2026. Our Constable contract contained a slight increase, which the community has been able to absorb, so that our security billings are the same as they were last year. We continue to monitor our insurance costs so that we can provide the best coverage at the most cost-effective rates. As a result of our efforts, 2026 billing will reflect a Twenty-five-dollar credit. Therefore, each homeowner will be billed \$ 360 dollars which is Twenty-five dollars less than last year.

One of our priorities for 2026 is to complete the updating of our bylaws. They were last changed in 2010, and

both the law and the needs of the community have moved on since then. The Board has already had its first opportunity to review the new set of bylaws and changes have already been incorporated. Our legal counsel has completed a thorough review and has made sure that any updates are clear, workable, and in line with the Texas Property Code. Homeowners will have a chance to review what's proposed and weigh in before anything is adopted by the community

We're also upgrading our accounting and communications systems. This is about making routine business easier to manage and keeping information moving in a timely way. In short, we're catching up with the times. PayHOA (www.payHOA.com) offers full HOA accounting, including budgets and financial statements. The system will allow automated invoices and online payments. The system will allow email requests and approvals of ACC applications as well as Deed Restriction Violation issues. We will be able to communicate instantaneously with the community about ongoing community issues and emergencies. All within our current dues structure.

The Board is moving forward with collecting past-due dues and security assessments. This will be done by the book and in full compliance with Texas law. When everyone pays what they owe, it keeps costs from being shifted to neighbors who are already paying on time.

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Security Report

We all need to be the eyes and ears of our neighborhood and report any suspicious people and vehicles. Call Constable Precinct 5 dispatch at 281-463-6666 and provide the location and description of persons as well as the license plate number and description of any vehicle.

Our law enforcement partners recommend that each homeowner install an alarm system and security cameras to record activity to be used as evidence and leading to arrest and conviction.

The community encourages homeowners to call Constable Precinct 5 dispatch to request a vacation watch on your home. A deputy will stop by to get your information before your trip. Another option is to go to www.marilynestates.com to access to access the 5th precinct website and transmit your vacation watch request. You can also access their website directly at: <https://constablepct5.com>

Precinct 5 also offers some other great programs that can be found on their website. The Silver Watch program is for families of senior citizens to check on their safety and wellness. There are also Special Watch programs for special circumstances under the Department's Quick Links (be sure to use the official website and not search through Google because it could send you to an unauthorized site)

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 and leave no visible valuables inside. 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



Deed Restrictions

As we move into early 2026, the Deed Restriction Enforcement Committee will continue its current approach to monitoring and enforcing our community's deed restrictions. Our goal remains the same: to help preserve the appearance, property values, and overall quality of life in Marilyn Estates while working cooperatively with homeowners.

In the coming months, we will introduce a new, more streamlined method of communication that is designed to be less burdensome and more convenient for everyone. This updated process will make it easier for homeowners and the Committee to communicate, ask questions, and resolve issues efficiently. We look forward to sharing more details soon and appreciate your continued cooperation and support.

This quarter a total of 22 issues (12 open, 10 resolved) were addressed with the most frequent once again being Neglected (section 17), Architectural Control (section 3) and Garbage (section 25).

Two new Violation Notices (regarding Neglected, Fences, Architectural Control) were issued during the fourth 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)

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





Maintenance and Beautification

Recently I heard from several residents about a leak at S. Braeswood across from Harmony Academy. I contacted the City Water Department and was told that leak comes from a main line and would be repaired by the city.

We are happy to announce that LMC will install additional plumbing for irrigation around our sign including a new sprinkler system. A new bed has been created around our sign with black mulch and hardy greenery with a touch of color. We adopted our esplanades in the early 2000's and with this responsibility to maintain and beautify the area came the benefit of using city water at no charge.

It's always nice to hear from residents regarding our esplanades. Comments, questions or suggestions are always welcome. It is my honor and a privilege to serve all the homeowners in Marilyn Estates.

Wishing you all a Merry Christmas, a Happy Hanukkah, and Happy Kwanza.

Always Thankful,
Linda Miner

713-826-8077





New Member Needed -- There will soon be an unfilled position on our Architectural Control Committee (ACC). If you are interested in becoming a member of the ACC, please contact Ed Fastow (713-553-7399). You can be part of a group that helps keep our neighborhood looking great.

Reminder to All Residents and Homeowners -- 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. In your email subject line, be sure to include your street address and type of project.

Committee Members and Street Responsibilities

Ned Alatin : 713-499-0610 [nadav.alatin at gmail.com](mailto:nadav.alatin@gmail.com)

(Cheena, Queensloch, Ruther Glenn, 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 encourage you to familiarize yourselves with the Deed Restrictions, as we get many questions about their contents.

Essentially, approval is required for anything that changes the outside appearance of your property and its structures. Examples include roof replacements/repairs, house colors for painting, whether the same or changed colors, (including doors, shutters), all visible fences, temporary structures, driveways, sidewalks, pools/spas, and of course "new builds." 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. Additionally, the ACC also reviews window and door replacements.

*Have you submitted your request
& have written approval from the ACC?*



End-of-Year Financial Report: Budget to Actual

	Actual	Budget	Difference	
	Jan - Dec 25	Jan - Dec 25		
Ordinary Income/Expense				
Income				
Assessments - Dues & Security				
Dues - Current	27,218	30,870	(3,652)	
Dues - Past Due	-	500	(500)	
Interest - Past Due	59	200	(141)	
Late Fees	1,450	800	650	
Security - Current	122,397	138,915	(16,518)	
Security - Past Due	-	2,000	(2,000)	
Total Assessments - Dues & Other Income	151,124	173,285	(22,161)	
Investment Income	12,792	8,000	4,792	
Legal Assessments Paid	250	-	250	
Resale Certificate	400	400	-	
Transfer of Title	2,000	2,000	-	
Total Other Income	15,442	10,400	5,042	
Total Income	166,566	183,685	(17,119)	
Gross Profit	166,566	183,685	(17,119)	
Expense				
ADMINISTRATIVE				
Bank Service Charges	8	-	8	
Copying	182	300	(118)	
Misc. Expense	-	500	(500)	
Insurance	8,670	8,200	470	
Office Supplies	-	50	(50)	
Postage, PO Box	262	1,000	(738)	
Total ADMINISTRATIVE	9,121	10,050	(929)	
COMMUNICATIONS				
Email Marketing	317	250	67	
Meeting Expenses	241	250	(9)	
President's Discretionary	148	750	(602)	
Socials	2,087	2,000	87	
Web Site	473	1,000	(527)	
Welcome Committee	-	500	(500)	
COMMUNICATIONS - Other	20	-	20	
Total COMMUNICATIONS	3,285	4,750	(1,465)	

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MAINTENANCE			
Flag Service / Replacement	165	200	(35)
Irrigation / Bed work	953	3,000	(2,047)
Contingency	-	5,000	(5,000)
Lawn Service (Contractual)	10,910	11,268	(358)
Total MAINTENANCE	12,028	19,468	(7,440)
PROFESSIONAL SERVICES			
Accounting	81	250	(169)
Legal	10,116	12,000	(1,884)
Total PROFESSIONAL SERVICES	10,197	12,250	(2,053)
SECURITY			
Barkley Square Payment	(63,767)	(63,738)	(29)
Security Services	198,744	202,932	(4,188)
Total SECURITY	134,977	139,194	(4,217)
Total Expense	169,608	185,712	(16,104)
Net Ordinary Income	(3,042)	(2,027)	(1,015)
Net Income	(3,042)	(2,027)	(1,015)

Account Balances as of 1/2/2026:

Checking	29,021
Fidelity	263,209
Total	292,230

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To talk about these matters, we'll be holding the following meetings:

Board Meeting: January 28, 2026, at 7:30 via Zoom to discuss payment plans and enforcement of financial obligations.

Board Meeting: February 11, 2026, at 7:30 via Zoom to discuss and approve the Bylaws.

Community Meeting: April 13, 2026, 7:00 p.m. In Person at the "J" To discuss the bylaws before the Community vote.

With steady effort and common sense, we can keep the Association running right.

Best regards,

Steve

Journey to Hiroshima and Nagasaki

Last fall, we had the privilege of visiting Japan. Our stops in Hiroshima and Nagasaki were among the most moving experiences of our lives. In those cities, we were reminded of the darkest extremes of human behavior—what history calls “man’s inhumanity to man”—and the tragic, enduring horrors of war. Yet we also witnessed something inspiring: the strength of communities committed to rebuilding, healing, and advocating for peace. Their legacy urges all of us, as a community, to reflect on the past not in despair, but in determination—to ensure that compassion and understanding always prevail over conflict.

Steve and Laurie Tamber





Super Neighborhood 31 continues to discuss the deteriorating situation at Life at Jackson Square apartments and what the community can do. A murder occurred on December 7 at the gas station/Circle K near the apartments. On December 15, a fire broke out in a section of the apartments at Renwick and Braesvalley. SN31 officials are working on Freedom of Information Act requests to get more information about the apartment complex. Obviously, this situation is especially troubling to those who live in the communities in the immediate area.

The Super Neighborhood Alliance met recently with, and heard from, the new Houston Solid Waste Director, Larius Hassen. The current Solid Waste program has been in place for 15 years, and the department is working on a new pickup model. The details will be released when the plan is ready, but it does include continuing the current weekly garbage pickup and recycling pickup every other week. It also will include pickup plans for heavy trash, including both tree waste and junk waste (now referred to as "bulk waste" on the City's website).

Road repairs should begin soon on Rice from North Braeswood to Beechnut. When this is completed, similar repairs will be made on Chimney Rock as well. Improvements include replacement of storm inlets and manholes.

Lynn Busch
SN 31 Delegate from Marilyn Estates



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YARD OF THE QUARTER

