



# MARILYN ESTATES ASSOCIATION

## President's Message

**April, 2026**

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Spring has arrived in Houston. The azaleas are blooming, the days are getting longer, and for a few brief weeks the weather reminds us why we live here—before summer shows up and reminds us again that this is still Texas.

Here in Marilyn Estates, spring is also bringing some welcome renewal for our community.

I'm pleased to report that the Board has adopted a new budget that reduces the financial obligations for homeowners in 2026 while still maintaining the services that keep our neighborhood running smoothly. Like any good Texas household, we try to keep one eye on the future and the other on the checkbook.

We are also rolling out our new management and communication system, **PayHOA**. Check out the article in this newsletter.

We're all in this together. When each of us does our part, it keeps our community a place we're proud to call home.

Around here, we believe in taking care of what's ours—our homes are, and each other. That's just how neighbors do things.

You may notice a new step we're putting in place: a 45-day statutory notice required under Texas law when accounts become seriously past due. Put simply, it's a clear heads-up and a chance to get things settled before the collections process moves ahead.

This isn't about coming down hard on anyone. It's about making sure everyone is carrying their share so we can keep the neighborhood in good shape for all of us. The truth is that most folks already do—and we appreciate it.

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# Treasurer's Report

## Marilyn Estates Association

### P&L Summary

January 1, 2026 - March 31, 2026

Type	Category	Total
Income	Current Year Dues	10,370
Income	Prior Year Dues	490
Income	Current Year Security Assessment	68,095
Income	Prior Year Security Assessment	2,185
Income	Late Fees	150
Income	Interest - Past Due	70
Total Income		<u>81,360</u>
Expense	GL / D&O / HNOA	12,410
Expense	Umbrella	1,514
Expense	Crime	1,139
Expense	Worker's Comp	153
Expense	Legal	3,119
Expense	Accounting / Tax	81
Expense	Software - Pay HOA	2,988
Expense	Bank Fees	3
Expense	Office Supplies	14
Expense	Postage	123
Expense	Communications	28
Expense	Website	188
Expense	Other	60
Expense	Entertainment	150
Expense	Landscaping Services	2,453
Expense	Security Services	49,776
Expense	Barkley Square Reimbursement	<u>(15,719)</u>
Total Expenses		<u>58,478</u>
Total Net Income		<u>22,882</u>

## Deed Restrictions

This quarter a total of 17 deed restriction issues (6 open, 11 closed) were addressed. The most frequent were Neglected (section 17), Architectural Control (section 3) and Garbage (section 25). Others were related to Remodeling, Reconstruction (section 18) and Signs (section 20).

We are happy to report that no Violation Notices were issued during the first quarter!

Priorities for the next quarter:

Implementation of the new PayHOA communication system to more easily send necessary notices (Courtesy or Violation).

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

Refuse Disposal - yard, tree, heavy trash junk waste (section 25). We have suspended enforcement efforts as a result of the extremely long delays attributable to the city. More information to follow on this, as private company pickups are also being investigated. The 'regular' city schedule is:

Trash and Lawn - every Tuesday (set out after 6p Monday evenings)

Recycling - every other Tuesday (set out after 6p Monday evenings)

Tree Waste - 2nd Wednesday, Odd months (set out no earlier than the Friday preceding pickup). Heavy Junk Trash - 2nd Wednesday, in even months (set out no earlier than the Friday preceding pickup)

Download the app **HTXCollects** for updates and delays. The app **ROLLOUT!** is useful.

Solid Waste Management Department has launched a new Customer Service Line to better support residents with trash related questions and concerns! You can now speak directly with a live agent by calling 832-394-1453 M-F, 7:30a - 4:30p. This line is intended for **follow-up on existing 311 Service Requests**, so please make sure you have your case number when calling.

This quarter's friendly neighborhood Deed Restrictions reminder is **section 3**:

Planning any exterior painting, repairs &/or updates? If they're visible from the street, an approval from the Architectural Control Committee is required. This will eliminate the need for those pesky notices from Block Directors or the Deed Restriction Enforcement Committee.

Committee members' contact info and current Deed Restrictions are accessible through the Marilyn Estates webpage at [www.marilynestates.com](http://www.marilynestates.com)

Jim Taylor, Chairperson

832-269-1500

[jtay39@protonmail.com](mailto:jtay39@protonmail.com)





## Maintenance and Beautification

Spring blew in a few weeks ago and so far we've been blessed with needed rain and many cool days and nights. Our esplanades are looking good with thanks going to Land Management Company (LMC). Their workers always do a great job in keeping our esplanades in great shape.

We've experienced vandalism in the last several months at our Marilyn Estates sign on S. Braeswood/Chimney Rock. At least twice someone has done damage to our sign and our back-flow valve which affected our irrigation to the plants surrounding the sign. One area in particular was damaged at least twice in the same spot. Our Constable Patrol has confirmed that gun fire was used. Our Constable Patrol has now expanded their watch program to nightly alerts around our sign. Hopefully, the culprit will decide to abandon this criminal activity.

Another project looming in the future will be the thinning out of our trees along S. Braeswood and along Chimney Rock. It's been ten years since this was done. The trees along S. Braeswood are especially thick. This could pose problems during hurricane season. If you notice any branches hanging too low over our streets or if a branch has fallen, please let me know so I can have the branch removed as soon as possible.

Enjoy this wonderful spring weather. I welcome any comments or questions you may have.

Linda Miner

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## Meet PayHOA – Your Neighborhood's New Best Friend

Life in our community is getting a whole lot easier.

**PayHOA** is our new online hub that keeps everything you need in one convenient place—no more digging through emails or wondering who to ask. Whether you're at home or on the go, your neighborhood information is just a click away.

Thinking about a home project? You can **submit ACC requests online**—quick, simple, and trackable from start to finish.

**Bottom line:** PayHOA helps our neighborhood run smoother, faster, and with a whole lot less hassle.

**We encourage every resident to register and get connected.** The more neighbors who sign up, the better it works for all of us.

# Neighborhood Security Awareness

Staying alert and reporting suspicious activity in our neighborhood is crucial for maintaining safety. If you notice any questionable people or vehicles, please contact Constable Precinct 5 dispatch at **(281) 463-6666**. Be prepared to provide the location, a description, and the license plate number if possible. Law enforcement strongly encourages homeowners to install cameras to monitor activity for potential evidence. Additionally, installing home alarm systems enhances security and can help lead to arrests and convictions.

## Vacation Watch Program

When you plan to be away from home, take advantage of the Vacation Watch service. The Marilyn Estates Association website offers an online form for this purpose. Residents in Precinct 5 Contracted Patrol Areas can submit a Vacation Watch Request for absences longer than a day, alerting deputies to keep a closer watch on your property.

The fastest way to request Vacation Watch is by completing the online form. Alternatively, you can contact the dispatch office and have a deputy visit your residence to take your request. For assistance, use the 24 Hour Dispatch line: **(281) 463-6666**.

## Precinct 5 Security Tips

### Alarms

It is recommended that you notify your alarm company to list Precinct 5 as the first contact when your alarm is triggered. This ensures law enforcement is dispatched immediately, saving valuable time in an emergency.

### Lights

If you plan to leave lights on, use timers or ask a neighbor to manage them. Exterior lights should have dusk-to-dawn sensors. While lights on overnight are helpful, leaving exterior lights on during the day may indicate no one is home.

### Vehicles

Never leave valuables inside your vehicle, regardless of its location. If your driveway will be empty, consider asking a neighbor to park their car there to make your home appear occupied.

### Pets

If a friend will watch your pet, ensure your dog or cat has updated ID tags with your current contact information. This will help reunite you with your pet if it gets out.

### Visitors

Having a house sitter is an effective way to avoid your house looking empty. This also addresses pet care and parking concerns.

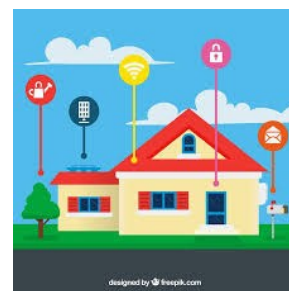
## Submitting Vacation Watch Requests

Please submit Vacation Watch Requests at least three days before your departure to ensure deputies can process them in time. If your departure is within three days, you may still submit a request but call the dispatch line at **(281) 463-6666** to expedite the process.

## Additional Precinct 5 Programs

Precinct 5 offers several helpful programs, including the Silver Watch program for senior citizens and Special Watch programs for unique circumstances. The Vacation Watch online form and other resources can be found under Department Quick Links on the official website. Please use the official site linked below and avoid searching through Google, which may direct you to unauthorized sites: <https://constablepct5.com>

Thank you for your vigilance and efforts to keep our neighborhood safe.  
Maury Sklar, Security Director, Marilyn Estates Association  
(713) 248-2257 cell [masklar@swbell.net](mailto:masklar@swbell.net)





## **Step up, Lean in**

Compared to many HOAs around Harris County, Marilyn Estates has a few things that make us stand out—in a good way:

- Our annual dues are among the lowest you'll find anywhere around here.
- With 26 Board members, we give homeowners a real voice and a seat at the table when it comes to decisions affecting our community.

We're proud to be a 100% volunteer organization—no paid staff, just neighbors pitching in for the good of the neighborhood.

At the end of the day, the strength of Marilyn Estates depends on folks willing to step up and serve. This July, in keeping with our bylaws, we'll be forming a Nominating Committee to help identify candidates for our Executive Committee. Then in October, every Board position will be up for election.

So here's the question: are you willing to lend a hand?

In any volunteer organization, the most important thing is showing up and following through. We know not everyone can take on a formal role—and that's okay—but it's worth taking a moment to consider how each of us can contribute. After all, we all share the same goal: protecting our property values and keeping Marilyn Estates a great place to live and raise a family.

There are real opportunities right now to make a difference. Some blocks don't currently have Board representation, and there will be at least one opening on the Executive Committee, as our current president will not be seeking re-election.

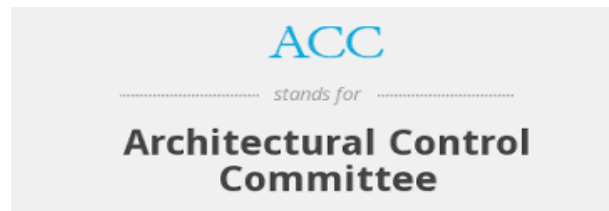
If you've ever thought about getting more involved, this is your moment.

We'll be sharing full details about the election process at our July quarterly meeting. Any member in good standing is eligible to run for any position.

So take a little time to think it over—Marilyn Estates runs on neighbors helping neighbors, and we'd be glad to have you in the mix.

Regards,

Ira Bleiweiss, Chair, Communications Committee



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)

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, window and door replacements. Lastly, new construction, additions, and visible renovations also require approval. If your project requires a City of Houston permit make sure that you have applied for one.

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

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



## President's Report Continued from page 1

Now and then, life can get sideways. If that happens, the best thing to do is to reach out early. A quick conversation can go a long way toward working things out before they turn into something bigger.

And as we like to say, fixing a small problem early is a whole lot easier than wrangling a big one later.

In light of fixing things early, the Board has also adopted a payment plan policy designed to help homeowners who may experience temporary financial difficulties while ensuring that our Association remains financially healthy. A strong HOA helps protect the value and quality of life for everyone in the neighborhood.

Finally, I want to thank the members of our Bylaws Drafting Committee, Martin Stalnaker, Chair. After a year and a half of work, they will present the proposed new bylaws to the community for review and vote. Ballots should be going out soon. Our current bylaws have served us for many years but updating them is an important step in keeping our governance clear and effective.

Spring is a season of renewal, and these steps are part of making sure Marilyn Estates continue to grow and thrive.

After all, in Texas we believe a good community—like a good garden—needs attention, cooperation, and occasionally a little patience with the weather.

Warm regards,  
Steve Tamber  
President, Marilyn Estates HOA

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## Yard of the Quarter



5422 Cheena Drive

## A Bright Idea: Astronomical Timers

### A Bright Idea for Travel Season: Astronomical Timers

Planning to be away from home this travel season? Here's a simple upgrade that can add both convenience and peace of mind: **astronomical timers** for your home lighting.



Unlike traditional mechanical timers that rely on fixed on/off settings (and frequent resetting), astronomical timers automatically adjust to the changing times of sunrise and sunset throughout the year. Once installed, they quietly do the work for you—no more fiddling with settings every few weeks as daylight hours shift.

From a security standpoint, they're a smart move. A porch light that stays on all day can signal that no one's home. An astronomical timer, on the other hand, turns lights on and off at natural, predictable times—making your home look lived-in even when you're away. Some models even offer randomized lighting schedules, adding an extra layer of realism.

There are options for everyone. Plug-in models are easy to use and require no installation. If you're considering replacing a wall switch with a timer, just be sure your wiring is compatible with the device requirements.

You can find these timers at local stores like Home Depot or Lowe's—another good excuse to support our neighborhood brick-and-mortar businesses.

As a bonus, astronomical timers can also help reduce energy use by ensuring your lights are only on when needed. It's a small upgrade that delivers convenience, efficiency, and a little extra security—especially when you're out of town.

Ira Bleiweiss



Super Neighborhood 31 has a new website, which can be found at [www.SN31-GMA.org](http://www.SN31-GMA.org). The site contains information about, and history of, SN31, as well as important documents, meeting minutes, and a list of member organizations, such as Marilyn Estates, with links to member websites.

Braes Bayou Association will be meeting on Tuesday, April 21 at 7 p.m. at the JCC. The District C Council Member race will be decided in a runoff between two candidates, Joe Panzarella and Nick Hellyar, who will appear in a candidate forum at the meeting. In addition, HPD will attend and give an update on the situation at the Life at Jackson Square apartments.

Lynn Busch

SN31 Delegate from Marilyn Estates

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## News You Can Use

Did you know that Lesley Briones's office is a valuable resource for our community? Whether you have concerns about roads, drainage, public safety, or other county services, their team is ready to help.

You can reach the **Precinct 4 Constituent Support Center** at **832-927-4444** for prompt assistance.

And there's a familiar connection—**Alice Lee**, a former MEA homeowner and now Chief of Staff, is part of the leadership team. You can also contact her directly at [ALee@hcp4.net](mailto:ALee@hcp4.net).



**Brays Bayou Greenway & Herod Memorial Plaza**

**COMMUNITY CELEBRATION**

**RIBBON CUTTING**

5600 N. Braeswood Blvd., Houston, TX 77096

## Marilyn Estates Association Officers

**President,** Steve Tamber

[President.marilynestates@gmail.com](mailto:President.marilynestates@gmail.com)

**Vice President,** Terry Dorsey

832-876-8847 [tdorsey@sbcglobal.net](mailto:tdorsey@sbcglobal.net)

**Treasurer,** Brandon Mark

713.530.9667 [brandonwaynemark@gmail.com](mailto:brandonwaynemark@gmail.com)

**Recording Secretary,** Rina Trakhtenberg

713-493-1955 [rina.trakhtenberg@gmail.com](mailto:rina.trakhtenberg@gmail.com)

**Corresponding Secretary,** Ira Bleiweiss

713-898-3102 [Ira@tollah.org](mailto:Ira@tollah.org)

**Parliamentarian,** Ed Fastow

713-553-7399 [efastow@sbcglobal.net](mailto:efastow@sbcglobal.net)

## Marilyn Estates Association Committees

### Architectural Control

Dustin Nicholson 281-871-9623 [nicholsondustin@yahoo.com](mailto:nicholsondustin@yahoo.com)

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

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

### Deed Restriction Enforcement

Chair, Jim Taylor 832-269-1500 [Jtay39@Protonmail.com](mailto:Jtay39@Protonmail.com)

Linda Maraldo 832-264-3546 [lmaldo@sbcglobal.net](mailto:lmaldo@sbcglobal.net)

Nancy Hixon 713-728-9386 [nswhixon@gmail.com](mailto:nswhixon@gmail.com)

Ed Fastow 713-553-7399 [efastow@sbcglobal.net](mailto:efastow@sbcglobal.net)

Terry Dorsey 832-876-8847 [tdorsey@sbcglobal.net](mailto:tdorsey@sbcglobal.net)

Marlies Deutsch 713-306-0366 [DeutschMarlies1@gmail.com](mailto:DeutschMarlies1@gmail.com)

### Maintenance and Beautification

Chair, Linda Miner 713-826-8077 [lindaminer999@att.net](mailto:lindaminer999@att.net)

Kathy Wall 713-569-2954 [kathywall@me.com](mailto:kathywall@me.com)

### Security

Chair, Maury Sklar 713-248-2257 [masklar@swbell.net](mailto:masklar@swbell.net)

Sheryl Sklar 713-248-2257 [sherylwsklar@swbell.net](mailto:sherylwsklar@swbell.net)

Ira Bleiweiss 713-898-3102 [ira@tollah.org](mailto:ira@tollah.org)

### Communications

Chair, Ira Bleiweiss 713-898-3102 [ira@tollah.org](mailto:ira@tollah.org)

Lynn Busch 713-410-6910 [lynncarol8236@aol.com](mailto:lynncarol8236@aol.com)

**Continued on the next page**

## **Finance Committee - Manage Budget and Assist Treasurer**

Chair: Brandon Mark - 713.530.9667 treasury (at) [outlook.com](mailto:treasury@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](mailto: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 Quarter 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](http://www.marilynestates.com)  
Harris County Constable 281-463-6666  
For a direct link for Vacation Watch contact: [constablepct5.com](http://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 Ivcevich 832-652-7075 [Mike.Ivcevich at yahoo.com](mailto:Mike.Ivcevich@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 - **Unrepresented**  
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 - Mark Bazin 832-282-3141 [Mark@MEBazin.net](mailto:Mark@MEBazin.net)

Paisley/Chimney Rock - Maury Sklar 713-248-2257 [masklar at swbell.net](mailto:masklar@swbell.net)

Braesmont/Kit/Oasis - Lauren Wells 936-207-7881 [lawells1986 at gmail.com](mailto:lawells1986@gmail.com)

Atwell /South Braeswood - **Unrepresented**

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



## Welcome Committee

As part of the Homeowners Association, the Welcome Committee is here to help new neighbors feel at home from day one. Our role is simple: we try to be the first friendly connection to the community.

We personally visit new homeowners with a small gift as a gesture of hospitality and to introduce ourselves. We typically bring a plant. We let people know how to find us on the website so that they can learn important information regarding Marilyn Estates.

Recently, we stopped by eleven homes. Unfortunately, either no one was there or the home was being renovated.

Debbie Gehring & Debra Suhl

