



MARILYN ESTATES ASSOCIATION

President's Message

July, 2026

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Summer has officially settled over Marilyn Estates, and with it comes our best wishes that you and your family stay safe, cool, and hydrated as we navigate another Houston summer. If you can survive the heat and humidity, you can survive just about anything!

I'm pleased to share several exciting updates from your Association.

First, the Executive Committee has appointed the 2026 Nominating Committee. Nancy Hixon has graciously agreed to serve as Chair, with Lynn Busch and Greg Shaw serving as committee members. Their task is an important one—identifying neighbors who are willing to serve our community as Officers and Directors during the coming year.

If they reach out to you, I hope you'll give serious thought to volunteering. Marilyn Estates has always been strongest when neighbors step forward to serve neighbors.

I'm also delighted to announce that our new Bylaws have been overwhelmingly approved by the membership. This represents months of thoughtful work and brings our governing documents into the 21st century. The new Bylaws better reflect today's needs while ensuring that our Association continues to comply with the ever-evolving requirements of the Texas Property Code. Thank you to everyone who participated in the process and cast a vote.

Our PayHOA system continues to grow in popularity and has quickly become a community favorite. More and more homeowners are discovering just how easy it is to pay assessments, review account information, access Association documents, and stay informed. If you haven't signed up yet, I encourage you to do so today—you'll wonder how you ever managed without it!

The Nominating Committee will soon complete its work, and we'll let everyone know once the proposed slate of Officers and Directors has been finalized. I hope you'll plan to attend our Annual Meeting in October, where we'll elect next year's leadership.

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Treasurer's Report

Marilyn Estates Association

Profit & Loss

January 1, 2026 - June 30, 2026

Type	Category	Total
Income	Assessments	
Income	Current Year Dues	14,305
Income	Prior Year Dues	1,750
Income	Current Year Security Assessment	91,340
Income	Prior Year Security Assessment	7,495
Income	Late Fees	1,350
Income	Prepayments	50
Income	Interest - Past Due	546
Income	Transfer of Title	100
Total Income		<u>116,936</u>
Expense	Insurance	(7,781)
Expense	GL / D&O / HNOA	12,994
Expense	Umbrella	1,045
Expense	Crime	1,139
Expense	Worker's Comp	252
Expense	Legal	8,059
Expense	Accounting / Tax	81
Expense	Software - Pay HOA	2,988
Expense	Bank Fees	5
Expense	Office Supplies	14
Expense	Postage	225
Expense	Misc.	1,018
Expense	Communications	116
Expense	Meeting Expenses	20
Expense	Website	304
Expense	Other	62
Expense	Entertainment	150
Expense	Irrigation / Bed Work	<u>2,915</u>

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Deed Restrictions

During the second quarter, the Deed Restrictions Committee addressed **10 deed restriction matters—6 remain open** and **4 have been resolved**.

The most common issues involved:

- **Section 17 – Neglected Property**
- **Section 3 – Architectural Control**

Section 25 – Garbage and Refuse

Additional matters involved remodeling and reconstruction (**Section 18**) and signs (**Section 20**).

Only **one formal Violation Notice** was issued during the quarter, reflecting our continued emphasis on working cooperatively with homeowners whenever possible to achieve voluntary compliance.

Looking Ahead to Next Quarter

The committee's priorities for the coming quarter include:

- Continuing the implementation of and training on the new **PayHOA** communication system.
- Focusing on compliance with:
 - **Section 3 – Architectural Control**
 - **Section 9 – Sidewalks**
 - **Section 17 – Neglected Property**

Friendly Deed Restriction Reminder: Section 9 – Sidewalks

Our sidewalks are an important part of keeping Marilyn Estates safe and welcoming for everyone.

The deed restrictions require that sidewalks be constructed in accordance with City of Houston standards. In addition, each homeowner is responsible for maintaining an **eight-foot-high clearance** over the full width of the sidewalk, keeping it free of low-hanging tree limbs, branches, and shrubs. This allows neighbors, families with strollers, and anyone using mobility aids to walk safely side by side without obstruction.

Thank you for helping keep our neighborhood attractive, accessible, and safe for everyone.

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President's Message

Continued from page 1

As many of you know, this October also marks the conclusion of my two years serving as President of the Marilyn Estates Association. It has truly been an honor and a privilege to serve this wonderful neighborhood. I am deeply grateful for the support, friendship, and dedication of so many volunteers who work quietly behind the scenes to make Marilyn Estates such a special place to call home.

Until then, enjoy the rest of your summer, take care of one another, and I'll look forward to seeing you at our Annual Meeting this October.

Y'all stay cool!

Steve Tamber, President

Financial Report

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Expense	Flag Service	165
Expense	Landscaping Services	4,905
Expense	Security Services	99,552
Expense	Barkley Square Reimbursement	(15,719)
Total Expense		<u>112,508</u>
Net Income		<u>4,428</u>
Chase Bank Account Balance as of July 12, 2026		44,826
Fidelity Account Balance as of July 12, 2026		<u>293,656</u>
Total Cash		<u>338,482</u>

Deed Restrictions

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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

Greetings to all of our Marilyn Estates residents. After all the rain that we had for weeks on end we're now in the throes of summer with all the heat and humidity we could ever need. The one saving grace is we get to live in a wet sauna free of charge while reaping the benefits for our skin.

While driving along S. Braeswood recently it's so nice to see how well the plants and young trees are doing. Our Marilyn Estates sign on S. Braeswood & Chimney Rock looks so nice. Hats off to LMC, our maintenance company, for taking such good care of our esplanades. We're going on thirteen years working with them. LMC has always gone above and beyond in providing great service with a smile.

The one concern is the overgrown condition of the mature trees, especially along S. Braeswood. They are overdue in getting a good trim. Several trees are growing over the street and hanging very low to the ground, so I'll ask LMC to start with the most needed areas moving forward.

If you have any comments on this report I'd love to hear from you. Thank you for your time.

Linda Miner

713-826-8077

Yard of the Quarter



9703 Burdine, Travis Parrott, Proud Homeowner

Security

Keeping Marilyn Estates a safe community is something we all share. One of the best ways to help is by being the eyes and ears of the neighborhood. If you notice suspicious people or vehicles, please call Harris County Constable Precinct 5 Dispatch at **281-463-6666**. If you can, note the location, a description of the person or vehicle, and the vehicle's license plate number before you call.

Our law enforcement partners also encourage every homeowner to install exterior security cameras and a monitored home alarm system. Security camera footage often provides valuable evidence that helps identify suspects and can lead to arrests and convictions.

For added convenience, save the Precinct 5 Dispatch number (**281-463-6666**) in your cell phone. It's also a good idea to ask your alarm company to list Precinct 5 Dispatch as the preferred first responder whenever possible.

Planning a trip? Be sure to take advantage of the free **Vacation Watch** program. You can request a vacation watch online, and a link is available on both the Marilyn Estates website and the Precinct 5 website. Whenever possible, submit your request at least **three days before you leave** so deputies have plenty of time to schedule it. If your trip is less than three days away, you can still submit the online form, but please call Dispatch at **281-463-6666** so your request can be expedited.

Precinct 5 also offers several other helpful community programs, including the **Silver Watch Program**, which provides wellness checks for senior citizens, and **Special Watch** programs for qualifying situations. You'll find information about these programs, along with the Vacation Watch request form, under **Department Quick Links** on the official Precinct 5 website. To avoid fraudulent or unofficial sites, please use the official website:

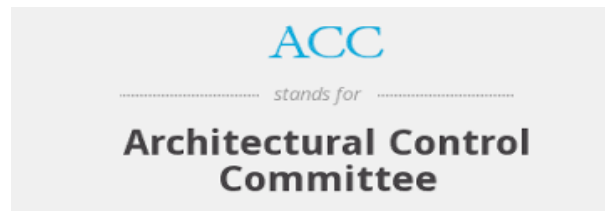
<https://constablepct5.com>

Finally, a few simple habits can make a big difference. Lock your vehicle, keep valuables out of sight, and remember to keep your garage door closed and locked whenever possible. Working together, we can all help keep Marilyn Estates a safe and welcoming place to live.

With warmest regards,

Maury Sklar
Security Director, Marilyn Estates Association
(713) 248-2257 cell
masklar@swbell.net





The ACC has some exciting news! We've moved our Architectural Control Committee application process to **PayHOA**. Going forward, all requests for exterior home improvements and modifications must be submitted through the PayHOA portal.

This new system makes the process easier for everyone. Homeowners can submit applications, upload photos and documents, and track the status of their request in one convenient place. For the ACC, it means less time spent managing emails and paperwork and more time reviewing applications, helping us make decisions more efficiently and keep projects moving.

In 2026, the ACC reviewed **eight** submissions, approved **five** homeowner improvement requests with **two** currently open. **One** was withdrawn. We appreciate everyone who submitted their applications before beginning work. Your cooperation helps us preserve the appearance and property values of our neighborhood while ensuring projects meet our community guidelines.

If you haven't already registered for PayHOA, now is a great time to do so. It's quickly becoming the easiest way to stay connected with the Association, submit ACC requests, and receive important community information.

Register for PayHOA here:

<https://app.payhoa.com/sign-up/41532-marilyn-estates-association>

As always, if you have questions about whether your project requires ACC approval, we're happy to help before you begin. A quick question upfront can save time and prevent headaches later.

Finally, make a note of your ACC liaison for future reference:

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)

Gary McNeel - ACC Chair

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



SEE AMERICA FIRST!

Ira Bleiweiss

Thinking about your next family vacation? Consider getting away from the hustle and bustle of the big city and get back in touch with the special beauty of Nature.



Yellowstone: Wendy Bleiweiss



Yellowstone: Wendy Bleiweiss



Big Bend: Wendy Bleiweiss

Our country truly is America the Beautiful and perhaps the best way to enjoy the magnificence of our country is to visit a National Park. Our National Park System is the envy of the world. It's not unusual to encounter just as many overseas visitors as U.S. citizens.



Grand Canyon: Ira Bleiweiss



Bryce Canyon: Ira Bleiweiss

Why visit a National Park? National Parks are fantastic for family vacations, you'll enjoy spectacular scenery, wildlife in their natural habitat, and an incredibly starry night skies that city dwellers forget exist. You don't have to be an experienced hiker or even physically fit to enjoy our parks as many have accessible trails or overlooks that the very young and very old can enjoy.

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Daily ranger led activities are fun and informative, and even if you're not the outdoorsy type, short scenic paved trails or drives with pullouts to allow you to enjoy the scenery. And with limited cell phone signal, your kids will put down their screens, and enjoy an adventure that's both recreational and educational. For most park guests, it's an invigorating experience. If you want to visit a park plan ahead... like a year ahead. Every park's webpage has a "Plan Your Visit" section. Staying inside the park helps avoid long lines at the entry stations.



Glover's Silkmoth: Ira Bleiweiss



Staying inside the park enhances your experience. Grand Teton: Ira Bleiweiss

Once you visit a National Park you're going to want to visit more of them! Learn more by visiting our National Park System website: <https://www.nps.gov/index.htm>

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, Ira Bleiweiss

713-898-3102 Ira@tollah.org

Parliamentarian, Ed Fastow

713-553-7399 efastow@sbbcglobal.net

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 , Chair 713-962-0885 gary.mcneel@gmail.com

Deed Restriction Enforcement

Chair, Jim Taylor 832-269-1500 Jtay39@Protonmail.com

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

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

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

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

Marlies Deutsch 713-306-0366 DeutschMarlies1@gmail.com

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

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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)

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)

Welcoming Committee

Participants needed

Key Community Contacts

Gazette Editors

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

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 - Dana Melnik 240-437-8884 [djmel1383 at gmail.com](mailto:djmel1383@gmail.com)
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)

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Block Directors, Continued

5400 Valkeith - Susan Gubitz 281-630-0642 [susan.gubitz at icloud.com](mailto:susan.gubitz@icloud.com)

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

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)

