ROBINDELL CIVIC CLUB

THE ROBINDELL NEWSLETTER FOR JULY 2026

Summer has arrived along with the Houston heat, the World Cup, and, most importantly, the 250th celebration of this great nation that we call home. As so many visitors have reminded us during the games, we are extremely fortunate to enjoy what they see as luxuries that we often take for granted. Living in a quiet, close-in and affordable neighborhood like Robindell might well be thought of in that way, so let us heed the reminder that we must take good care of *our* homes and our neighbors.

A simple example of this is keeping the yard mowed (quite a project after all the rain). Did you know that lawn maintenance is actually mentioned in Section IV of our Deed Restrictions? Maybe you did not realize that you are also responsible for your easement between the sidewalk and the street. For those of you who may have forgotten or did not know, **we are a Deed Restricted Community**. Now might be the perfect time, if you prefer to stay cool and work on indoor projects, to review those covenants which can be found on our website at www.robindell.org. If you need a copy, please contact a Robindell Board Member at one of the email addresses listed below.

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Trash and Recycling Schedule

Trash and Yard Waste:	July 7,14,21, and 28 August 4, 11,18, and 25
Recycling:	July 14 and 28 August 11 and 25
Junk waste:	Even Months
Heavy Yard Waste:	Odd Months

For questions regarding solid waste, go to www.houstontx.gov/solidwaste.

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Small Claims Court Ruled in Favor of Robindell

As announced at the May 2026 General Meeting, the Small Claims court case took place on June 22 at the Precinct 5, Place 1 courthouse at 6000 Chimney Rock. Judge James Lambardino presided over our case #265100145518 and ruled in favor of Robindell. Public Information can be found at https://jp.hctx.net/services.htm#gsc.tab=0.

Board Meeting – July 16, 2026, at 6:30p.m. in the Bayland Community Center

Agenda:

Call to Order
Approval of the Minutes
Treasurer's Report
Old Business:
Robindell Board News
Recording and Records Policy
Adjournment for Closed Session for legal matters
(Robindell Executive Board Members Only)
Reconvene for New Business.
Adjourn

General Meeting – July 21, 2026, at 6:30p.m. in the Bayland Community Center

The agenda and the announcement of a special guest are still being finalized. This information will be emailed, posted on the Robindell Facebook page and posted at www.robindell.org under the "Notice" tab.

ZOOM link:
https://us06web.zoom.us/j/83673140196?pwd=85e65NhupFOb4e0gAb8VI7m0ulhbi7.1

Meeting Chat link: https://us06web.zoom.us/launch/jc/83673140196

Meeting ID: 836 7314 0196 Passcode: 034765

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Clean Gutters!

Being that we are in the dreaded Hurricane Season, we want to give a huge shoutout to District J and their fearless leader, Edward Pollard, for taking the time to clean out Robindell gutters. Surely this will help in any major rain event. It is now up to homeowners to KEEP them free of debris. Please sweep up leaves and along sidewalks to prevent flooding in your area.

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Crime Update for 77074:

The crime rate for our zip code is 47.56 per 1000 residents. That is 166% higher than the national average. Most serious crimes are down year-to-date, however, assaults have increased dramatically on Hillcroft, Fondren and Dunlap and are 57% higher in these areas than the Houston average. Two thefts occurred on Reamer and a pitbull attack on Carew last week. Thefts and assaults occur regularly at the Hillcroft Walmart and the CVS. Please make sure your vehicles are locked and that you are aware of your surroundings.

Budget News:

Collections for 2026 Maintenance dues through June 30, 2026, total $39,965, representing 68% of the Robindell homeowners. For comparison, 87% of homeowners paid dues in 2025.

32% of Robindell homeowners have not paid 2026 dues. To reach that same percentage this year, an additional 116 homeowners need to pay their dues.

We continue to make positive efforts to collect outstanding dues for prior years having collected over $15,343.50 year to date. We appreciate all homeowners who paid their dues and encourage those with outstanding dues to log into the PayHOA portal or reach out to me to settle the matter.

Derrick Parker, Robindell Treasurer

(See Budget-Annual Budget vs Actual-January 1, 2026-June 30, 2026)

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2026 Robindell Civic Club Board

President: Mavalin Mikeska (president@robindell.org)

Vice-President: Vacant

Secretary: Vacant

Treasurer: Derrick Parker (treasurer@robindell.org)

Section 1 Director: Patricia Decker

Section 2 Director: Agelia Pérez Márquez

Section 3 Director: Pete Dotsey

Section 4 Director: Jeff Allen

Section 5 Director: Drake Schunck

ACC Chairman: Alex Gonik (acc@robindell.org)

News Editor: Gena Sylvester (communications@robindell.org)

Phone number: 713-364-4460

Mailing address: 9639 Hillcroft, PMB 118, Houston, Texas

Website: www.robindell.org

Robindell Civic Club-Annual Budget-
Annual Budget-vs-Actual _January 1 through June 30, 2026

Type	Category	Annual Budget	Actual
Income	Donations-Beautification Fund	300.00	
	Transfer Fees	3,375.00	2,995.00
	Late Fees	1,200.00	2,021.00
	Maintenance Fees	10,000.00	8,740.00
	Maintenance Fees 2025		6,603.50
	Maintenance Fees 2026	44,064.00	39,965.00
	Donations Fees-Assistance Fund	500.00	14.00
	Interest Income	900.00	683.01
	Uncategorized Accounts		134.00
Totals Income		60,339.00	61,155.51
Expenses	Accounting Fees	500.00	71.50
	Assistance Fund Expense	500.00	
	Awards and Gift Cards	1,200.00	479.50
	Bonding Insurance	350.00	326.03
	Deed Restrictions & Bylaws Update	2,700.00	3,332.20
	D&O Insurance	7,427.00	2,364.80
	Google/Email Accounts	1,024.56	513.40
	Legal Fees	6,750.00	11,242.18
	Mailbox Rental	200.00	240.00
	Miscellaneous Expenses	500.00	2000.00
	Postage Mailing Service	750.00	157.30
	Storage Space-I Storage '5'x5'8'high	365.00	116.50
	Storm Fund	2,000.00	
	Website Maintenance	800.00	75.00
	Welcome Packets	250.00	
	Zoom Account	200.00	181.12
	Collections		
	Collections-1st Notice	3,000.00	
	Collections-2nd Notice	3,000.00	338.29
	Collections- 3rd Notice	3,000.00	
	Total for Collections	9,000.00	338.29
	Events		
	Spring w/Insurance	2,500.00	2356.87
	National Light Out	2,500.00	
	4th of July Celebration	2,500.00	
	Total for Events	7500.00	2356.67
	Landscaping		
	Hillcroft Greenspace Maintenance	1,860.00	930.00
	Beechnut	1,500.00	
	Total for Landscaping	3,360.00	930.00
	Newsletter		
	Printing/Envelopes Newsletter	600.00	638.91
	Mailout to Renters	900.00	
	Mailout to Offsite Owners & Non-email owners	200.00	234.00
	Total for Newsletters	1,700.00	872.91
	Transaction Fees		
	PayHOA-Software Fee ($249,00 monthly)	2,988.00	1,843.21
	Vendor Payment Processing/Mail Fees	200.00	169.45
	Total for Transaction Fees	3,188.00	2,012.66
Total Expenses		50,264.56	27,610.06
Net Income Budget		10,074.44	33,545.46

Frost Checking-$135,979.47-(1 uncleared check-6/27/26-$155.00) **-Frost CD-11/23/25-$50,000.00**