

Robindell News



JANUARY/FEBRUARY 2022

A PUBLICATION OF ROBINDELL CIVIC CLUB

Letter from the President - Good Riddance to 2021 and Hello 2022!

I hope your holidays were joyful and that you stayed healthy. Thank you to all who delighted us with their holiday decor! Gift certificates will be handed out at the January General Meeting for the lights the judges chose in each section of the neighborhood: \$50 for 1st Place and \$30 for Honorable Mention. *You must be present at the meeting in person or via ZOOM to be eligible for the gift certificate.* Winners are listed in this newsletter.

Good things are coming to Robindell this year:

- This month I will receive the contract from the Constable's Office. They will begin the patrol in March when their year begins. The schedule will be announced in the next newsletter.
- Brian Barragy will oversee physical improvements to the neighborhood including, but not limited to, landscaping and new signage. It's time to dress up!
- PayHOA has turned out to be a great investment. Residents logging on help us update accounts and contact information. Communication is improving quickly as a result.
- A Newcomer Packet will soon be distributed to all who have moved into Robindell in the last six months, and to all new residents moving forward.
- We are already focusing on the 2022 Houston Matching Grant Program and how those monies should be spent. We've got some ideas that we'll share later but if you have an idea, tell me!
- Bryson White has taken over the Architectural Committee. Since he IS an architect, he will make an incredible contribution toward maintaining the integrity of Robindell.
- A new resident and graphic designer, Feyza Rizvi, has offered to assist us with our website.

Last year, we began with a Covid-challenged goal of getting neighbors to know one another. We had 32 new owners and many new tenants. I can't lie...it was tough. We started small with a garden club, the National Night Out became a huge success, and our meeting attendance grew. While we'll continue to make progress, this year we'll be cleaning up from the inside out. That includes, among other items:

- Utilizing 311, the Department of Neighborhoods, and the Houston Attorney's office to lessen the number of deed restriction violations. This is already in process. So, if you leave your bins or heavy trash out, have trailers in your driveways, are parking in your yard or think you're going to make improvements without a permit, you might reconsider.
- Strengthening our ties with the Robindell Pool Board so that our goals and priorities are mutually beneficial.
- Creating a dialog with surrounding businesses and strengthening our relationship with the Brays Oaks Management District to ensure that the areas around our neighborhood improve.
- Reducing the apartment parking on Braewick and Dunlap and speeding on our streets.
- Improving our relationships with Braeburn Terrace and Braes Timbers.

Finally, I want to say good-bye and thank you to Ravi Patil. He's moving to another neighborhood after long service on the board and as coordinator of our Citizen Patrol Program. We wish you the best, Ravi. Don't be a stranger!

Gena Sylvester, Robindell Civic Club President 2021

ROBINDELL GENERAL MEETING!

Membership attendance (in person or via ZOOM) is imperative. We must have a quorum to vote in the new Board of Directors and approve the board recommended 2022 budget!

January 20th, 6:30-8:00 p.m.

Bayland Community Center, 6400 Bissonnet St.

Face Coverings Encouraged and Social Distancing Will Be Observed

OR

you may attend online via ZOOM meeting.

To attend via zoom meeting, go to: zoom.us/join
enter Meeting ID: 822 6122 2389 and Passcode: 192179, then select "join"

Security Patrol

Specific contact information, patrol hours, and other patrol news will be posted in our next issue and become a regular column moving forward. Thank you to all who supported the endeavor to have a dedicated private patrol service in Robindell!

Citizen Patrol Program

Our dedicated Citizen Patrol Program leader Ravi Patil is moving out of the neighborhood. Thank you Ravi for your many years of service in this position and on the Robindell Board of Directors, and for having been a terrific neighbor to us all!

Ravi reports that our volunteers logged nineteen hours in November. December hours will be available in our next issue.

Robindell Website And Payment Portal

The Robindell website is www.robindell.org. Please keep in mind that while our website is visible to anyone, only property owners will be able to access the PayHOA owner portal tab for invoices and payments. If you feel your invoice is in error, please contact Robert Hastings at treasurer@robindell.org.

If you have any suggestions or corrections for the website, please contact Gena Sylvester at president@robindell.org.

Closing In On Pruning Time - Roses!

As so many of us know, Robindell is a prime rose growing spot. And mid-February is rose-pruning time. A few tips:

Use a pair of sharp bypass pruning shears (blades that cross like scissors). Anvil-type shears will crush the canes. Make slanted cuts 1/4 inch above an outwardly facing bud eye. Also remove dead canes from the lower portions of the plant, along with decaying matter like dead leaves and old blooms.

After you prune, put 1/4 to 1/2 cup Epsom salt around the drip line of the rosebushes to promote healthy growth. (Use less for young or miniature roses.)

You can learn much more about roses by going to www.houstonrose.org, which is the website for the Houston Rose Society.

An excellent primer on roses in Houston can be found in the pages of *A Garden Book for Houston*, published by the River Oaks Garden Club. It is the one indispensable gardening book for our city, and is the source for the tips offered here. Another excellent book on roses is *Antique Roses For The South*, by William "Bill" C. Welch. And if you really love roses, take a trip out to the Antique Rose Emporium in Independence, Texas, near Brenham. You will be able to walk through beautifully landscaped rose and herb gardens and shop for a myriad of antique rose plants and other garden items.

Treasurer's Report: Jan 1 - Dec. 31, 2021 and 2022 Budget

Income	2021 Budget	Year To Date	2022 Budget
Beautification Donations	\$	\$ 360.00	
Other Misc. Income	\$	\$	
Newsletter Advertisements	\$	\$ 1,170.00	
Transfer Fees	\$	\$ 1,850.00	
Maintenance Fees	\$	\$ 26,530.48	\$ 37,080.00
Late Fees	\$	\$ 495.00	
Refinance Fees	\$	\$ 350.00	
Security Patrol Fees			\$ 86,520.00
Total Income	\$	\$ 30,755.48	\$ 123,600.00
Expenses			
Postage, Mailing Service	\$ 1,250.00	\$ 615.73	\$ 1,500.00
Telephone, Telecommunications	\$.00	\$	\$
Website Maintenance	\$ 500.00	\$	\$ 500.00
Google/Email Accounts	\$ 300.00	\$ 789.44	\$ 750.00
Awards/Gift Cards	\$ 550.00	\$	\$ 980.00
Beautification	\$ 600.00	\$	\$
Newsletter	\$ 4,000.00	\$ 6,107.83	\$ 6,000.00
Insurance	\$ 800.00	\$ 670.19	\$ 6,000.00
Events	\$ 3,000.00	\$ 3,486.64	\$ 5,000.00
Accounting Intuit Quickbooks	\$ 960.00	\$ 1,644.32	\$
Accounting Fees	\$ 500.00	\$ 1,356.80	\$ 500.00
Legal Fees/Collections	\$ 3,000.00	\$ 1,050.73	\$ 5,000.00
Four Signs			\$ 5,000.00
Landscape - Improvements			\$ 2,100.00
Beechnut Esplanade Maintenance	\$ 2,400.00	\$ 1,620.00	\$ 2,000.00
Hillcroft Greenspace Maintenance	\$ 2,100.00	\$ 2,550.00	\$ 2,100.00
Mailbox Rental	\$ 150.00	\$	\$ 150.00
Bayland Community Center	\$ 100.00	\$	\$ 100.00
Bonding			\$ 420.00
Welcome Packets			\$ 500.00
Security Patrol			\$ 85,000.00
Total Expenses	\$ 20,210.00	\$ 19,891.68	\$ 123,600.00
Net Operating Income	\$	\$ 10,863.80	
Prosperity Checking	\$	\$128,855.63	

Real Estate Stats

Year over year (2020 vs. 2021) has continued to see solid gains in our property values. Here are current statistics for Robindell neighborhood.

Nov.1-Dec.31, 2020	#	Min.	Max.	Avg.
Single Fam. Homes	6	\$160,000	\$230,000	\$194,722
Leases	1	\$1,550	\$1,550	\$1,550
Lots	0	\$	\$	\$
Nov.1-Dec.31, 2021	#	Min.	Max.	Avg.
Single Fam. Homes	4	\$138,000	\$282,900	\$211,475
Leases	2	\$1,950	\$3,000	\$2,475
Lots	0	\$	\$	\$
All of 2020	#	Min.	Max.	Avg.
Single Fam. Homes	28	\$150,000	\$330,000	\$208,887
Leases	16	\$1,395	\$2,200	\$1,603
Lots	1	\$60,000	\$60,000	\$60,000
All of 2021	#	Min.	Max.	Avg.
Single Fam. Homes	30	\$138,000	\$470,000	\$235,173
Leases	18	\$1,550	\$3,000	\$1,936
Lots	1	\$85,000	\$85,000	\$85,000

These real estate statistics are based solely on listings which appear on the Multiple Listing Service (MLS). There is no way to effectively gather complete information on listings that do not appear on MLS, such as For Sale By Owners. If you would like more information on the value of your home or rental please contact me. I would be happy to help. Ad with contact information on page 3.

Provided by and ad space paid for by
Agelia Pérez Márquez, Realtor Associate
Nan and Company Properties,
Christies International Real Estate

HOLIDAY LIGHT DECORATION WINNERS

This year our traditional Yard of the Month ushered in a new tradition. Robindell rose to the occasion this past holiday season with a festival of lights across the neighborhood. A winner and honorable mention were selected for each of the five sections in Robindell and will be awarded gift certificates of \$50 for winners and \$30 for honorable mentions. Winners must be present at the Robindell General Meeting in person OR via ZOOM on January 20th to collect their prizes!




Bob Patterson
 5828 Bissonnet • Houston, Texas 77081
 713-666-1744 • 713-666-8108 (Fax)
 bobp@yardgeek.com

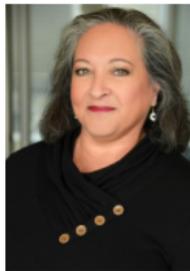
Agelia Pérez Márquez

REALTOR ASSOCIATE

AGELIA@NANPROPERTIES.COM

O: 713.714.6454 | C: 713.249.5404

Contact me today for your real estate needs!




Best Of Times Comics
Eric A. Anderson Voûte
 VOÛTE
 Plus être que paraître
 832.643.1214 Houston, Texas
 BestOfTimesComics@gmail.com

WINNER HONORABLE MENTION

Section 1	6116 Beechnut	6127 Carew
Section 2	6132 Darnell	6218 Indigo
Section 3	6148 Ariel	6202 Birdwood
Section 4	6226 Reamer	6242 Shadowcrest
Section 5	5903 Kuldell	5829 Reamer

We are sorry that space considerations allow for only one photo (our Section 5 winner) to be included in this issue.

Support Robindell By Placing An Advertisement In The Newsletter!

<p>EIGHTH PAGE</p> <ul style="list-style-type: none"> • 3.75" X 2.5" (business cards will be enlarged to eighth page size) • \$30 Single Issue • \$150 Per Six Issues 	<p>QUARTER PAGE</p> <ul style="list-style-type: none"> • 3.75" X 5" • \$55 Single Issue • \$275 Per Six Issues
<p>HALF PAGE</p> <ul style="list-style-type: none"> • 7.5" X 5" • \$100 Single Issue • \$500 Per Six Issues 	<p>FULL PAGE</p> <ul style="list-style-type: none"> • 7.5" X 10" • \$190 Single Issue • \$950 Per Six Issues

COLDWELL BANKER REALTY



Maplewood South

SOLD!

6118 Yarwell Drive, Houston, Texas 77096



Maplewood

UNDER CONTRACT!

5467 Carew Street, Houston, Texas 77096



Maplewood

AVAILABLE!

5474 Imogene Street, Houston, Texas 77096



Bellaire

LEASED!

6308 S Rice Avenue, Bellaire, Texas 77401



Kenneth Jones
Broker Associate/Team Lead

M: 713.857.2625
O: 713.349.9700
KJones@JonesHomeGroup.com



T. J. Van Auken
Realtor

M: 832.788.8457
O: 713.349.9700
TJ.VanAuken@CBRealty.com



The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Not intended as a solicitation if your property is already listed by another broker. Affiliated real estate agents are independent contractor sales associates, not employees. ©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.

Deed Restriction News

This column generally consists of nagging, hectoring, cajoling, pleading, and begging folks to follow our mostly self-evident deed restrictions (ie; is a yard full of beer cans really a good idea?).

We have a wonderful neighborhood. It is good to remember that not only are our homes, for many of us, our largest investments, but also our nests, our safe place, our oases. The case for mutual respect is overwhelming, and is compounded by our sense of self-respect.

The entire set of deed restrictions is available at www.robindell.org. Violations of deed restrictions are being enforced by the Robindell Civic Club and by the City of Houston. Violation letters are being sent to violators. **The first letter will be sent at no charge to the property owner, there will be a charge of \$50 when a second letter is sent, and a charge of \$100 for third violation letters. This new policy has been voted on and approved by the Board of Directors. When third violation letters are sent, if the violation has not been addressed, it will be referred to Robindell's attorneys and/or the City of Houston's attorney's office.**

Herewith a few basic Deed Restrictions:

- We are a single-family neighborhood. Multiple families in a single dwelling are not allowed. Living permanently or temporarily on a lot in anything other than the main dwelling, such as a camper or mobile home, is prohibited.
- Short-term rentals of less than twenty-eight (28) days are not permitted.
- Trailers, campers, boats and other recreational vehicles may be parked in a driveway for no longer than seven (7) days. Otherwise, they must be parked in a garage or other *approved* enclosure concealed from public view.
- Vehicles shall not be parked in a yard or block a sidewalk when parked in a driveway.
- Vehicle repairs may take place on a driveway for a period not to exceed seventy-two (72) hours.
- No business or professional activity may disturb or create a nuisance to other property owners.
- Lots and improvements must be maintained in good condition; including driveways, sidewalks, fences, and gutters.
- Landscaping plans and any improvements to dwellings must be approved by the Architectural Committee Chairman and permits must be provided where required.
- Trash bins are to be stored hidden from public view. No trash shall be placed at the curb before 6p.m. on the day immediately before pick-up. Heavy trash may be placed at the curb no sooner than the Friday before pick-up.
- Only dogs, cats, and other common household pets are permitted, and these not for breeding or boarding purposes. No more than three (3) adults of each species are allowed.

About Robindell Civic Club

Robindell neighborhood was founded in 1954. Since its founding, the Robindell Civic Club has acted to serve Robindell residents through preserving and enhancing the neighborhood's quality, character, and history. This is all accomplished through the volunteer hours of many individuals by serving on the board and on various committees. Please consider investing a bit of your time and talent to help keep Robindell an amazing place to live!

The board, recently having moved from ZOOM to in-person meetings, continues to manage day-to-day neighborhood business. General neighborhood meetings are now in-person at Bayland Park Community Center and online via ZOOM. Masks will be optional, but we ask that you be respectful of others as we continue to manage our way through the pandemic.

You can find your neighbors on Facebook on two sites: Robindell Neighborhood Houston, www.facebook.com/groups/168466889862983, and BRB Neighborhood Community, www.facebook.com/groups/84883685157758, which is for Braeburn Terrace, Robindell, and Braes Timbers collectively. Both have plenty of discussion, lost and found pets, cool sightings, garage sales, and open questions. Come join us!

Robindell Pool and Greenspace

by Schansa Roberts, RRA President

Happy New Year!!! This winter break we will be seeking bids for pool resurfacing and tile repair in January, hoping the costs are not too high so that we can afford to have the work done before memberships open in April for the 2022 swim season.

Also, thank you for voting and approving the 2022 Board of Directors at the October National Night Out, as follows:

President/Membership:	Schansa Roberts	Lifeguard Chairperson:	VACANT
Vice President:	Felicia Barkan	Pool Grounds & Maint.:	Harry Cantor, Rick Flores, Jessica Soussan
Treasurer:	Terri Gibson	Pool Maintenance:	Michael Berlinghof
Secretary:	VACANT	Solicitations and Signs:	Vicki Wallin, Bree Craft
Dog Run/Greenspace:	Iris Espinoza	Webmaster:	Benjamin Swanson
July 4 th Parade:	Heather Silewitz, Suzy Lovejoy		

We are still looking for two volunteers to fill the Lifeguard Coordinator and the Secretary positions for this year. Please let us know if you are willing to fill either of these positions by email at robindellpool@gmail.com or comment and tag Schansa on the Members of Robindell Pool and Greenspace Facebook page.

CITY TRASH AND RECYCLING

Trash and Yard Waste Collection.....every Tuesday

Jan. 4, 11, 19*, 25
 Feb. 1, 8, 15, 22
 March 1, 8, 15, 22, 29



Recycling Collection.....every *other* Tuesday

Jan. 4, 19*
 Feb. 1, 15
 March 1, 15, 29



* Holiday Schedule

Heavy Trash.....second Tuesday of each month

Jan. 11 (Tree Waste only)
 Feb. 8 (Junk Waste)
 March 8 (Tree Waste only)

Heavy Trash items may be placed on the curb after 6:00 p.m. the Friday before pick up. JUNK WASTE PUT OUT BEFORE APPOINTED TIMES OR AFTER PICKUP WILL BE REPORTED TO THE CITY AND MAY RESULT IN FINES.



Want to know what the latest is on waste management in Robindell? You can download the HXT COLLECTS app on the App Store for free. It will enable you to receive the latest information for your address on trash, yard waste, and heavy tree and junk waste scheduling and delays.

Having Issues With Pick-Up?

1. Please call 311 or use the 311 app to report issues and get a report number! Your report will be passed on to Solid Waste Management.
2. Please call or email your new City Council members and be sure to give them your 311 report number:

District C, Abbie Kamin
 832-393-3004, districtc@houstontx.gov
 District J, Edward Pollard
 832-393-3015, districtj@houstontx.gov

VOLUNTEERS NEEDED

Robindell News is in need of a columnist for our Long Time Residents Spotlight. The columnist would perform a short interview with any of Robindell's long time residents, take a photograph of the resident(s), and write a brief article about them. The whole process will take about an hour for each issue, which is every other month. If interested please contact the editors at newsletter@robindell.org or call Eric Voûte at 832-643.1214.

The Garden Club needs a chairperson. The chairperson would help plan and organize events, such as our Spring and Fall plant swaps. Volunteers are at the ready, we just need a leader! If interested, please contact President Gena Sylvester. Contact information is below.

Robindell Civic Club 2020 Leadership

President: Gena Sylvester	president@robindell.org	832-620-5606
Vice President: Brian Barragy	vicepresident@robindell.org	713-623-3972
Treasurer: Robert Hastings	treasurer@robindell.org	713-870-1767
Secretary: Reese Ermis	secretary@robindell.org	
Section 1 Director: Matt Cochran	mcochran86@gmail.com	713-259-9198
Section 2 Director: Dennis Beedon	dennisc.beedon@yahoo.com	
Section 3a Director: Mary Farley	maryfarley.home@gmail.com	
Section 3b Director: Asher Alexander	aaa140777@gmail.com	832-428-2696
Section 4 Director: Charlie Holcomb	cvholcomb7@gmail.com	
Section 5 Director: John Phan	jdphan@gmail.com	281-785-1972

Architectural Control Committee: Bryson White acc@robindell.org
 Beautification Committee: Brian Barragy vicepresident@robindell.org 832-620-5606
 Braeburn Super Neighborhood Liaison: Reese Ermis secretary@robindell.org
 Citizen Patrol Program: SOON TO BE VACANT - THIS COULD BE YOU!*

*contact Gena Sylvester president@robindell.org 832-620-5606

Newsletter Editors:
 Agelia Pérez Márquez newsletter@robindell.org 713-249-5404
 Eric Voûte newsletter@robindell.org 832-643-1214

Robindell Garden Club: VACANT - THIS COULD BE YOU!*

*contact Gena Sylvester president@robindell.org 832-620-5606

Welcome Committee:
 Agelia Pérez Márquez ageliamedercedes@gmail.com 713-249-5404

Yard Of The Month:
 Felicia & Noa Barkan felicabarkan@gmail.com 832-282-1658

Mailing Address: Robindell Civic Club, 9639 Hillcroft, PMB 118, Houston, TX 77096

General Email: robindell@gmail.com

Website: www.robindell.org

Facebook: "Robindell Neighborhood Houston" (Robindell)

and "BRB Community" (Braeburn Terrace, Robindell, and Braes Timbers)

Submissions and Advertising

The next deadline for submissions is February 28th.

Please email submissions to newsletter@robindell.org.

Beginning January 1, 2022, advertising space is available in Robindell News bi-monthly newsletter as follows:

Size	Single Issues	Six Issues
1/8 page	\$30	\$150
1/4 page	\$55	\$275
1/2 page	\$100	\$500
full page	\$190	\$950

- Specific ad dimensions made available upon request.

- Ads are payable by check (an electronic pay option will be added to the website soon).

- Mail checks payable to Robindell Civic Club to:

Robindell Civic Club - Newsletter
 9639 Hillcroft, PMB 118,
 Houston, Texas 77096

- **Original, jpeg or pdf camera-ready artwork must be submitted by the deadline.**

- Every effort is made to place all advertisements on full color pages.