

Robindell News



© July/ August 2024

A PUBLICATION OF ROBINDELL CIVIC CLUB

Robindell Civic Club is a Home Owner's Association with Deed Restrictions

Letter From The President

Hello Robindell!

Things to consider doing this month and in early July:

1. Joining the Robindell pool.
2. Coming by the 4th of July Celebration at the Pool and seeing (and participating in!) the parade through the neighborhood.

We have had another busy month since we last met with lots going on that will impact our neighborhood.

HISD is promoting a bond with several sessions scheduled. I was previously on the HISD Capital Committee, and it looks like we/our neighborhood have taken a few steps back under this new Bond plan. It was previously suggested that McNamara and Bonham Elementary school buildings would be replaced due to metrics based on age, overcrowding, and functionality of the teaching space. I did not, however, see them on the list for the new Bond election. The previous plan was to also add a new early childhood school in the area, but I am unsure if this is on the bond program or not. Please look at the materials HISD is presenting on their website and send in notes to HISD to find out what happened to our area schools being replaced. We all need to be vocal about this bond program so that we have the best local schools for our children.

The Board is forming a committee to go through our Bylaws and Covenants (the rules we follow for the Robindell Civic Club) to bring us into legal compliance. If anyone has an interest in this committee let me know. We should be presenting the recommended updates at future meetings. We are additionally considering updating our deed restrictions at the same time, again mainly focused on legal changes that have taken place over the years.

At the 4th of July meeting we will also be discussing the current Constable program. The costs have increased about \$13,000 annually over our original contract, so we will discuss options and take a vote later this year prior to the expiration of our contract in September.

If you have specific thoughts on areas of focus and improvement within our neighborhood or surrounding areas, please reach out and let me know your thoughts.

Thanks,

Brian Barragy, Robindell Civic Club President

president@robindell.org

ROBINDELL GENERAL MEETING and 4TH OF JULY CELEBRATION !!!

Thursday, July 4th, 11:00 a.m. - 2:00 p.m.

Robindell Pool, 6231 Reamer

Parade, 11:00 a.m. (decorate those vehicles, bicycles, scooters, dogs, and horses!)

Hot Dogs, 11:30 a.m. (tickets will be given out for lunch and desert)

General Meeting, 12:30 p.m. (we need everyone to participate)

The pool will be open to all attendees throughout the event!

Our President will keep the meeting "short and sweet",
but it will be important to have your input and on any votes that take place,
so please plan on spending some time participating at the meeting.

**** Please save this insert for future reference ****

FIREWORKS ARE ILLEGAL WITHIN THE CITY OF HOUSTON

Per the City of Houston:

- The use of fireworks is not only illegal in the City and parts of the County but they are also very dangerous.
- It is illegal to discharge fireworks in the City of Houston.
- The City will continue to enforce, in compliance with state law, fire and safety regulations within the city.
- The fines are anywhere from \$500 - \$2000 for each individual firework.
- Warnings are no longer used because of the seriousness of the fireworks laws (citations are issued for ALL offenses).
- If a minor is caught with fireworks, the parent or guardian will receive the fine, even if they were unaware of the minor's possession and/or usage.
- Although fireworks and celebrations go together, especially during the holiday season, they can be dangerous when used improperly; causing serious burn and eye injuries.
- Each July 4th, thousands of people, most often children and teens, are injured while using fireworks. According to the National Fire Protection Association (NFPA), an estimated 19,500 fires started by fireworks are reported to local US fire departments each year. Although firework injuries are seen in all age groups, more than one-third of the victims are under the age of 15. The NFPA estimates about 44 percent of injuries are due to burns. For example, sparklers get as hot as 1200 degrees Fahrenheit, and account for 25 percent injuries seen at hospitals.
- **Citizens should report all complaints regarding the illegal use of fireworks directly to the Houston Fire Department (HFD) Tel-communicator (non-emergency line) at 713-884-3131. If the citizen believes that there may be a fire and/or medical emergency related to the use of fireworks, he/she should dial 9-1-1 and request the HFD.**

Robindell Website And Payment Portal

The Robindell website can be accessed by going to www.robindell.org on your web browser. 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 have any suggestions or corrections for the website, please contact Brian Barragy at president@robindell.org.

Membership and Patrol Fees

Robindell membership and patrol fees are mandatory and now overdue. The combined fees total \$200 for 2024. Invoices, including any past due amounts, late fees, etc. have been sent. If you have not paid your dues, please do so immediately.

Non-payment of dues may go to collections and can result in a lien against your property. Under some circumstances, a payment plan can be set up under the direction of the Treasurer. For assistance in accessing the payment portal or if in need of requesting a payment plan, please contact the treasurer at treasurer@robindell.org.

Newsletter

Please consider serving as a columnist for either "Resident Spotlight" or "Yard of The Month". Or maybe you have another topic you are interested in. If you'd like to volunteer, please let us know by emailing newsletter@robindell.org or calling Co-Editor Eric Voûte at 832-643-1214. Each of these columns only takes about an hour to complete for each issue. That's only six hours per year! We are happy to help you get started as a new columnist.

Treasurer's Report: Jan. 1 - May 31, 2024

	2024 Budget	Year To Date
Income		
Maintenance/Security Fees	\$ 126,400.00	\$ 107,407.01
Transfer Fees	\$ 800.00	\$ 400.00
Late Fees	\$ 1,300.00	\$ 30.00
Refinance Fees	\$ 225.00	\$ 75.00
Total Income	\$ 128,725.00	\$ 107,912.01
Expenses		
Postage, Mailing Service	\$ 900.00	\$ 626.35
Website Maintenance	\$ 1,500.00	\$ 75.00
Google/Email Accounts	\$ 750.00	\$ 494.89
Awards/Gift Cards	\$ 600.00	\$ 00.00
Newsletter	\$ 5,000.00	\$ 843.42
Insurance	\$ 5,741.00	\$ 5,741.00
Events	\$ 8,000.00	\$ 340.09
Accounting Fees	\$ 750.00	\$ 2,181.75
Transaction Fees	\$ 2,650.00	\$ 1,106.00
Legal Fees/Collections	\$ 10,000.00	\$ 4,100.25
Four Signs	\$ 20,000.00	\$ 00.00
Landscape - Improvements	\$ 15,000.00	\$ 00.00
Hillcroft Greenspace Maintenance	\$ 1,800.00	\$ 900.00
Mailbox Rental	\$ 200.00	\$ 240.00
Bayland Community Center	\$ 225.00	\$ 100.00
Bonding	\$ 350.00	\$ 00.00
Welcome Packets	\$ 500.00	\$ 92.55
Security Patrol	\$ 85,000.00	\$ 48,905.00
Sign Lot Surveys	\$ 3,000.00	\$ 00.00
Retention Pond - One Time Cleanup	\$ 2,500.00	\$ 00.00
Retention Pond - Maintenance	\$ 1,540.00	\$ 00.00
Pool - Facility and Landscape Design	\$ 2,500.00	\$ 00.00
Pool - Landscape Upgrades	\$ 1,500.00	\$ 395.00
Pool - Building Upgrades	\$ 3,000.00	\$ 3,000.00
Pool - Shade Structure Upgrades	\$ 2,500.00	\$ 00.00
Total Expenses	\$ 175,506.00	\$ 69,141.30
Net Operating Income		\$ 38,770.71
Prosperity Checking as of 5/31/2024		\$ 89,909.31
CD Account Balance as of 5/13/2024		\$ 12,375.16

City of Houston Waste Management News

Yard Waste Improvements:

City-approved biodegradable bags bearing the City seal are no longer required. Residents now have the option to use any 100% biodegradable bag (or compostable bag) meeting the American Society for Testing and Materials (ASTM) D6400 or EN 13432 specifications.

Residents may also choose to place curbside yard waste contents in personal reusable refuse containers (excluding city issued 95-gallon refuse carts); or bundle and tie small branches or logs into 4-foot lengths. Contents in personal reusable containers and bundles of yard waste must not exceed 50 lbs. As a reminder, service personnel will not collect curbside yard waste mixed with trash, paper, plastic, or any other types of waste.

All Plastics Program Expanded:

The City of Houston Solid Waste Management Department (SWMD), in partnership with Cyclyx, ExxonMobil, and LyondellBasell, has expanded the All-Plastics acceptance program at all six Neighborhood Depositories drop-off centers. The All-Plastics program was implemented to divert plastic waste from landfills and increase plastic recycling rates. This program is in addition to and meant to compliment the already existing curbside recycling program. Residents are asked to bag all plastics and bring them to one of our local recycling centers. The two closest recycling centers to our neighborhood are the Westpark Recycling Center, 5900 Westpark, and the Southwest Neighborhood Repository, 10785 SW Freeway.



The All-Plastics program will accept all numbered and non-numbered plastics, including --

- | | | |
|-------------------|-----------------------|---------------------|
| Soda bottles | Chip bags | Food containers |
| Water bottles | Food-service plastics | Milk jugs |
| Detergent bottles | Plastic packaging | Clamshell packaging |
| Shampoo bottles | Plastic wrap | Yogurt cups |
| Squeeze bottles | Plastic bags | Foam trays |
| Ketchup bottles | Clear cups | CDs |
| Medicine bottles | Cups | Plastic pipes |
| Baby bottles | Plates | Shower liners |
| | Plastic cutlery | Styrofoam packaging |

For the full list of accepted materials, please visit www.houstonsolidwaste.org.

Trash Notes

- Heavy trash items may NOT be placed on the curb before 6:00 p.m. on the Friday before pick up. Violations will be reported, citations issued, and fines levied. Leaving trash out upon final move out/cleanup at times other than when appropriate is no excuse for a violation. Owner residents and tenants must plan accordingly to dispose of trash appropriately.
- Trash and recycle bins may be placed at the curb no earlier than 6:00 p.m. on the day before trash and recycling pickup. Bins must be retrieved from the curb no later than the evening after they have been emptied by the City.
- Report issues or delays to Solid Waste Management by calling 311 or via email at www.houston.tx.gov/residents.
- Report Heavy Trash violations to District J Patrol at www.districtjpatrol.com/report/ or by calling 311.

TRASH AND RECYCLING SCHEDULE

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

July	9	(Tree Waste ONLY)
August	13	(Junk Waste)
Sept.	10	(Tree Waste ONLY)

Trash and Yard Waste Collection..every Tuesday

June	25	
July	2, 9, 16, 23, 30	
August	6, 13, 20, 27	
Sept.	4*, 10, 17, 24	

Recycling Collection.....every other Tuesday

July	2, 16, 30	
August	13, 27	
Sept.	10, 24	

*** Holiday Schedule**

Robindell is a Deed-Restricted Community

All Robindell property owners are members of Robindell Civic Club, as mandated by the state of Texas and supported by City of Houston ordinances. Property owners AND tenants must abide by Deed Restrictions that can be found on our website, www.robindell.org. They outline the regulations by which our neighborhood is governed and are upheld by the Robindell Board. Be advised:

Any homeowner in violation of the deed restrictions will be sent up to three letters by Robindell HOA and reported to the City of Houston 311 Division. If the violation continues, they will be sent a letter from the attorney representing Robindell and charged \$375 for attorney's fees. If the homeowner requests a mediation, mediation charges are a minimum of \$3000. ALL CHARGES ARE CONSIDERED A LIEN AGAINST THE PROPERTY IN QUESTION.

Such violations include but are not limited to:

- 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 fewer 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.** The City of Houston fine is \$150 PER DAY.
- Vehicle repairs** may take place on a driveway for a period not to exceed seventy-two (72) hours.
- Business or professional activities** that disturb or create a nuisance for other property owners are forbidden.
- 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. The City of Houston fine is \$60-1000.
- 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.
- Maintenance and Security fees are mandatory** and considered past due on April 1.

About Robindell Civic Club

Robindell was founded in 1954. **It is a deed restricted neighborhood.** 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 Robindell Board of Directors, comprised of elected volunteers representing all five sections of Robindell, meet monthly to manage the day to day neighborhood business. General membership meetings are held six times annually. All meetings are open to all property owners and residents.

You can find your neighbors on Facebook on two sites. Robindell Neighborhood Houston, www.facebook.com/groups/904795117161154, and BRB Neighborhood Community, www.facebook.com/groups/848836855157758, 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 es una Comunidad Con Escritura Restringida

Todos los dueños de propiedades de Robindell son miembros del Club Cívico de Robindell, según lo dispuesto por el estado de Texas y respaldado por las ordenanzas de la Ciudad de Houston. Los propietarios E inquilinos deben cumplir con las Restricciones de escritura que se pueden encontrar en nuestro sitio web, www.robindell.org. Describen las normas por las que se rige nuestro vecindario y son respaldadas por la Junta de Robindell. Ser aconsejado:

Todo propietario que infrinja las restricciones de escritura recibirá hasta tres cartas de Robindell HOA y se informará a la División 311 de la ciudad de Houston. Si la violación continúa, se les enviará una carta del abogado que representa a Robindell y se les cobrará \$375 por los honorarios del abogado. Si el propietario solicita una mediación, los cargos de mediación son un mínimo de \$3000. TODOS LOS CARGOS SON CONSIDERADOS UN GRAVAMEN CONTRA LA PROPIEDAD EN CUESTIÓN.

Tales violaciones incluyen pero no se limitan a:

- **Somos un barrio unifamiliar. No se permiten familias múltiples en una sola vivienda.** Está prohibido vivir de manera permanente o temporal en un lote que no sea la vivienda principal, como una casa rodante o una casa rodante.
- No se permiten alquileres a corto plazo de menos de veintiocho (28) días.
- **Los remolques, casas rodantes, botes y otros vehículos recreativos** pueden estacionarse en un camino de entrada por no más de siete (7) días. De lo contrario, deben estacionarse en un garaje u otro recinto aprobado oculto a la vista del público.
- **Los vehículos no deberán estacionarse en un patio ni bloquear una acera cuando estén estacionados en un camino de entrada.** La multa de la Ciudad de Houston es de **\$150 POR DÍA.**
- **Las reparaciones del vehículo** pueden realizarse en un camino de entrada por un período que no exceda las setenta y dos (72) horas.
- **Quedan prohibidas las actividades empresariales o profesionales** que perturben o creen molestias a otros propietarios.
- **Los lotes y mejoras deben mantenerse en buen estado;** incluyendo calzadas, aceras, cercas y canaletas.
- **Los planes de paisajismo y cualquier mejora a las viviendas** deben ser aprobados por el Presidente del Comité Arquitectónico y se deben proporcionar los permisos donde se requieran.
- **Los contenedores de basura deben almacenarse ocultos a la vista del público.** No se colocará basura en la acera antes de las 6 p. m. el día inmediatamente anterior a la recogida. La basura pesada se puede colocar en la acera no antes del viernes anterior a la recogida. La multa de la Ciudad de Houston es de \$60-1000.
- Solo se permiten **perros, gatos y otras mascotas domésticas comunes**, y no con fines de cría o alojamiento. No se permiten más de tres (3) adultos de cada especie.

Las cuotas de Mantenimiento y Seguridad son obligatorias y se consideran vencidas el 1 de Abril.

Acerca del Club Cívico Robindell

Robindell fue fundado en 1954. Es un vecindario con escritura restringida. Desde su fundación, el Robindell Civic Club ha actuado para servir a los residentes de Robindell preservando y mejorando la calidad, el carácter y la historia del vecindario. Todo esto se logra a través de las horas de trabajo voluntario de muchas personas que sirven en la junta y en varios comités. ¡Considere invertir un poco de su tiempo y talento para ayudar a que Robindell siga siendo un lugar increíble para vivir!

La Junta Directiva de Robindell, compuesta por voluntarios electos que representan las cinco secciones de Robindell, se reúnen mensualmente para administrar los asuntos cotidianos del vecindario. Las reuniones generales de membresía se llevan seis veces al año. Todas las reuniones están abiertas a todos los propietarios y residentes.

Puede encontrar a sus vecinos en Facebook en dos sitios. Robindell Neighborhood Houston, www.facebook.com/groups/904795117161154, y BRB Neighborhood Community, www.facebook.com/groups/848836855157758, que es para Braeburn Terrace, Robindell y Braes Timbers en conjunto. Ambos tienen mucha discusión, mascotas perdidas y encontradas, avistamientos geniales, ventas de garaje y preguntas abiertas. ¡Ven y únete a nosotros!

Robindell Civic Club 2024 Leadership

President:	Brian Barragy	president@robindell.org	
Vice President:	Gena Sylvester	vicepresident@robindell.org	832-620-5606
Treasurer:	Lisa Hastings	treasurer@robindell.org	
Secretary:	Mavalin Mikeska	secretary@robindell.org	832-971-7076
Section 1 Director:	Reese Ermis	robindellsection1@outlook.com	
Section 2 Director:	David Crissman	dcrissma041782@att.net	
Section 3 Director:	Mary Farley	maryfarley.home@gmail.com	
Section 4 Director:	Jimmy Johnson	jimmy4291960@gmail.com	
Section 5 Director:	VOLUNTEER NEEDED! Please contact the President or Vice-President if interested.		
Architectural Control Committee:	Bryson White	acc@robindell.org	
Braeburn Super Neighborhood Liaison:	Reese Ermis	robindellsection1@outlook.com	
Garden Club:	Agelia Pérez Márquez	newsletter@robindell.org	713-249-5404
Newsletter Editors:	Agelia Pérez Márquez	newsletter@robindell.org	713-249-5404
	Eric Voûte	newsletter@robindell.org	832-643-1214
Welcome Committee:	Agelia Pérez Márquez	ageliamercedes@gmail.com	713-249-5404
Mailing Address:	Robindell Civic Club, 9639 Hillcroft, PMB 118, Houston, TX 77096		
General Email:	robindell@gmail.com		
Website:	www.robindell.org		
Facebook:	"Robindell Civic Club and Residents" (official Robindell page) and "BRB Community" (Braeburn Terrace, Robindell, and Braes Timbers)		

Helpful Contact Information

City of Houston (General Resident's Information Page)		www.houstontx.gov/residents	311
City of Houston Council District J	Edward Pollard	districtj@houstontx.gov	832-393-3015
City of Houston Mayor	John Whitmire	mayor@houstontx.gov	713-837-0311
City of Houston Fire Department (non-emergency line)			713-884-3131
City of Houston Police (non-emergency line)			
Constable Patrol Dispatch		www.constablepct5.com	281-463-6666
District J Patrol		www.districtjpatrol.com	
(for online submissions of "Quality of Life Concerns" and "Neighborhood Violations")			

ROBINDELL 2024 CALENDAR - July to December

JULY

- 4 General Meeting
(to be held at 4th of July)
- 4 4th of July Celebration
- 9 Heavy Trash - Tree Waste

AUGUST

- 13 Heavy Trash - Junk Waste
- 20 Board Meeting

SEPTEMBER

- 7 Newsletter Delivery
- 10 Heavy Trash - Tree Waste

OCTOBER

- 1 General Meeting
(to be held at NNO)
- 1 National Night Out
- 8 Heavy Trash - Junk Waste
- 15 Board Meeting
- 31 Trunk or Treat

NOVEMBER

- 9 Newsletter Delivery
- 12 Heavy Trash - Tree Waste
- 19 General Meeting

DECEMBER

- 10 Heavy Trash - Junk Waste
- 17 Board Meeting

Deed Restrictions Update

The Robindell Civic Club Board has formed a committee for the purpose of reviewing our By-Laws and Restrictive Covenants/Deed Restrictions. Over the coming months the committee will be reviewing these documents and recommending changes. This will, in large part, focus on updating them so that they are compliant with current City of Houston ordinances and State of Texas laws, which have changed over recent years. Robindell Civic Club Deed Restrictions have not been amended since 1995. The Review Committee will submit its recommendations to the Board for further scrutiny and approval to submit to the membership. At that point, the membership will be asked to vote on presented changes.

Currently, there are several deed restriction violations that have become problematic. The properties in violation of these mandates have been turned into the HPD District J Patrol. Citations will begin being issued the week of July 1st. Current violations include:

- Yard Parking - Robindell is part of the City of Houston PYP program, which stands for Prohibited Yard Parking. Residents violating this ordinance will be fined \$150 PER DAY.
- Business vehicles left on the street outside of allowed hours - Business vehicles are NOT allowed on residential streets between 11p.m. and 4a.m. This includes any vehicle with a placard on the door, landscaping, or service vehicles. Furthermore, non-motorized vehicles, including trailers of any kind are not allowed on the street or driveway for more than a total of seven days.
- Heavy Trash - Heavy trash of any kind is to be stored in the garage or at the back of the property until the weekend prior to pick up. Commercial trash, remodel refuse, or leftover product from a job site outside Robindell is not allowed. These items must be taken to a City of Houston disposal facility.
- Remodeling Without Approval - Remodeling of a residence MUST be approved by the Robindell Architectural Committee prior to filing a permit application. Twenty-five homes have been reported to the Department of Neighborhoods as of June 1 of this year.
- A safe neighborhood begins with a clean neighborhood. If you know of an ongoing violation, please contact a Robindell Board Member or you can easily file a report to 311 online. We appreciate your assistance in these matters.
- No signs are allowed, except for contractor signs (during the project), or for sale or lease signs. Political endorsement signs are only allowed for thirty days before an election and must be removed within two days after the election.

Flood Insurance

There are two basic flood insurance options for property owners. One is the National Flood Insurance Program (NFIP), which is managed by the Federal Emergency Management Agency (FEMA). The second is private flood insurance, which can supplement your NFIP coverage or replace it altogether.

Flood Insurance continued...

Private flood insurance can also be considerably cheaper, so shop around! Here are some important things to know:

- Most home insurance policies (and renters insurance policies) do not cover flood damage.
- There is sometimes separate flood coverage for structures (homes and garages) and for contents (belongings), so know what your flood insurance policy covers and consider adding contents if it is not a part of your policy.
- Most policies have a thirty-day waiting period before going into effect, so waiting until there is a storm in the Gulf is too late. Do it now!
- As little as one inch of structure flooding can cause \$25,000 or more in damage.
- If you have a loan of any kind against your property, such as a mortgage, your mortgage company requires home owner's insurance, and depending on your location within flood zones, may also require flood insurance. If the company does, and you fail to maintain your premiums, you are in violation of your loan and it can result in serious consequences.

Constable Patrol - (281) 463-6666

If you see or hear ANYTHING suspicious or of concern, PLEASE contact the patrol dispatch any day, any time at (281) 463-6666.

Please remember that you can request a vacation watch for your property via the online request form at www.constablepct5.com/index.php/vacation-watch/.

Our Constable Patrol service has been busy! Just to give you an idea, here is a run down of their activities in Robindell during the month of May (the June report is not yet available).

Activity	Number of Occurrences	Additional Information
Check Park	4	Information
Civil Processing/Serving	1	Information
Disturbance - Family	1	HPD
Disturbance - Loud Noise	4	Advised/Verbal Contact
Disturbance - Loud Noise	2	Information
Disturbance - Loud Noise	1	Unfounded
Disturbance - Other	1	Advised/Verbal Contact
Information Call	2	Advised/Verbal Contact
Meet The Citizen	1	Advised/Verbal Contact
Meet The Citizen	2	Information
Mental Health Call	1	Information
Silver Watch	5	Information
Stationary Visibility Patrol	1	Information
Suspicious Person	1	Information
Suspicious Person	1	Gone On Arrival
Traffic Initiative	1	Information
Traffic Stop	2	Warning

And 157 Contract Checks! A contract check is logged any time an officer checks on properties during his patrol. They report the day, time, and hundred block of each contract check.



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



Return Service Requested

Dates To Remember!

Thursday, July 4th
Celebration and General Meeting
(please see page 1 for details)

Thursday, August 20th, 6:30-8:00 p.m.
Board Meeting
Bayland Community Center

Tuesday, October 1st, 6:30-8:00 p.m.
Nation Night Out and General Meeting
Robindell Pool and Greenspace
6231 Reamer

Tuesday, October 15th, 6:30-8:00 p.m.
Board Meeting
Bayland Community Center

Real Estate Stats

There has been so much news and information that there hasn't been room to publish our neighborhood real estate stats since the beginning of the year! Here are statistics of sold or leased properties for the neighborhood for the first half of 2023 and 2024.

Jan. 1-June 24, 2023 #	Min.	Max.	Avg.	
Single Fam. Homes	6	\$189,000 *	\$300,000	\$255,000
Leases	9	\$1,650	\$2,350	\$1,898
Lots	0	\$	\$	\$
Jan. 1-June 24, 2024 #	Min.	Max.	Avg.	
Single Fam. Homes	6	\$239,000	\$369,000	\$312,003
Leases	10	\$1,595	\$2,400	\$1,967
Lots	0	\$	\$	\$

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 particular property, contact a trusted real estate professional.

* The property which sold for \$189,000 sold again three months later after remodeling for \$238,000, which will be reflected in our next set of stats.