

Robindell News



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A PUBLICATION OF ROBINDELL CIVIC CLUB

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

Letter from the President

Hello Robindell Residents,

I want to thank everyone who is engaging with the Board on topics that are important to Robindell residents. Your feedback, engagement, and actions are valuable in keeping our neighborhood great going into the future.

In our upcoming meeting at the Pool in Mid-March, which will be held at the end of our Spring Fling event, we will be voting on a number of items that collectively should improve our neighborhood, along with delaying some past items we have voted on and approved due to City of Houston projects on Beechnut. Please come out and vote, and enjoy some food and drinks provided by Judge Israel Garcia and the Civic Club. If you were not at our last meeting at Bayland you missed a great presentation by Judge Garcia where he discussed several topics, including Deed Restrictions.

Over the past month I have been reading up on Board history and the changes in the neighborhood since it was built. One item that I have not located yet are the original Bylaws and Covenants for the Civic Club. If anyone has a copy of the original documents the Civic Club would appreciate copies for our records and reference. Our website contains the revised Bylaws and Covenants from the early 1990's.

If you have specific thoughts on issues and solutions within our neighborhood that the Board should be working on, please reach out and let's start a discussion. The Civic Club is always looking for people who are passionate about improvements to our neighborhood; who come to us with projects and join our team to see those projects through to fruition. Additionally, if anyone would like to be more involved, please contact any board member (contact information is posted on page 5 of this newsletter).

Below is a summary of the important items we will be voting on at our March meeting. Please be sure to attend the meeting at the end of our Spring Fling event to cast your vote!

Warmest Regards,
Brian Barragy, Robindell Civic Club President 2024

Previously Proposed 2024 Budget - Advance to general vote	The previously proposed 2024 budget was not passed at the most recent general meeting due to a lack of a quorum. Please attend so that the neighborhood is not hamstrung in moving forward without it. The budget can be found on page 4 of this newsletter.
Beechnut Esplanades - Advance to general vote	City of Houston is planning changes to the street so we need to vote on pausing planned changes to the esplanades until we know what is happening with the City of Houston projects. The Civic Club does not want to spend money and have the City of Houston tear everything out within a year.
Signs - Vote to take survey costs to general vote	We must have a survey of each lot where a sign is located to provide to the sign company. There are five locations at an estimated \$500 per location. The vote is for \$3,000 for surveys, given how costs are rising. We will work to keep this as economical as possible.
Posted Fees - Vote to take to general vote	By State law we have to post fees charged so we need to vote to approve: Transfer Fee - \$225 Late Fee - \$50 (which will not be collected if the homeowner is on a payment plan.) Rush Fee (less than one week) for Statement of Account - \$100 Refinance Fee - \$75 Statement of Account Update - \$75
Retention Pond Mowing and One time cleanup - Vote to advance to general vote	We need to vote on maintaining the Retention Pond in addition to the COH maintenance which is twice annually. The estimate is for it is not to exceed a cost of \$2500. We will also look at using free options if possible.
Retention Pond Mowing - Ongoing maintenance Vote	We need to vote on ongoing maintenance with a tractor mowing service at a cost of \$385 quarterly.
Pool facility and landscape design - Vote to advance to general vote	We need to vote on a long-term plan, via Bryson White and the existing Landscape Architectural Firm, for pool area upgrades. The estimate is \$2500.
Pool landscape upgrades, Star Jasmine - Vote to advance to general vote	Planting Star Jasmine to hide the rear and portions of the side chain link fence at the pool. The estimate is \$1000, Vote is to approve up to \$1,500.
Pool upgrades to buildings - Vote to advance to general vote	Painting of 2 buildings and shade structure, replacement of 2 doors and 5 fence posts, staining picnic tables. The estimate is \$3000.
Pool upgrades adding shade structure - Vote to advance to general vote	Replacing Shade structure posts. The estimate is \$2500.

Please join us at the Robindell Pool on March 16th for

SPRING FLING !

11 a.m. - 1 p.m.

Help us celebrate Spring's arrival! The pool will be open and fried chicken lunch and drinks are graciously being provided by Judge Israel Garcia and Robindell Civic Club.

The Houston Police Department will be unveiling their new Polaris Patrol Vehicle, which will be used to patrol Robindell, Braes Timbers, and Braeburn Terrace. There will also be activities for the children, so bring your family and come join us!

Spring Fling will be followed by the

ROBINDELL GENERAL MEETING

1 p.m. - 2 p.m.

This general meeting will include voting on several very important issues listed on page 1.

This general meeting was scheduled in conjunction with our spring event, so that more of you can participate.

Your participation in constituting a quorum is essential for the neighborhood being able to move forward in a positive way.

Due to the meeting being held on the pool grounds and the lack of internet service, a ZOOM meeting option will not be available for this meeting.

All property owners in good standing are eligible to vote.

Dates To Remember!

Saturday, March 16th, 11:00 a.m. - 2:30 p.m.

**Spring Fling (11:00-1:00)
and General Meeting (1:00-2:00)**

Robindell Pool and Greenspace
6231 Reamer

Thursday, April 16th, 6:30-8:00 p.m.

Board Meeting

Bayland Community Center

Wednesday, May 15th, 6:30-8:00 p.m.

General Meeting

Bayland Community Center
6400 Bissonnet Street

Tuesday, June 18th, 6:30-8:00 p.m.

Board Meeting

Bayland Community Center

Braeburn Super Neighborhood #30 Meeting - We Need Your Input

The neighborhoods which are members of the Braeburn Super Neighborhood include Robindell, Braes Timbers, Braeburn Terrace, Braeburn Valley, Braeburn, Braes Acres, Braeburn Glen, and Larkwood.

Community leaders from these neighborhoods have been working with the Houston Planning Department to develop a plan for future improvements in our area. A presentation of the plan will take place at Bayland Community Center on March 7th at 6:30 p.m. The Planning Department is asking for input from homeowners in these neighborhoods to finalize the plan and begin working on the budget requests to other departments. Your participation will play a critical role in the development and implementation of this facelift! Please come and share your thoughts.

**A GREAT NEIGHBORHOOD IS NOT
AN ACCIDENT!!!**

Treasurer's Report: Jan. 1 - Feb. 29, 2024

	2023 Budget	Year To Date
Income		
Transfer Fees	\$ 1,100.00	\$ 200.00
Maintenance/Security Fees	\$ 123,600.00	\$ 60,417.00
Late Fees	\$ 1,100.00	\$
Refinance Fees	\$ 450.00	\$ 75.00
Total Income	\$ 126,250.00	\$ 60,692.00
Expenses		
Postage, Mailing Service	\$ 1,500.00	\$ 197.00
Website Maintenance	\$ 2,000.00	\$
Google/Email Accounts	\$ 750.00	\$ 260.00
Awards/Gift Cards	\$ 980.00	\$
Beautification	\$	\$
Newsletter	\$ 5,000.00	\$ 383.43
Insurance	\$ 6,000.00	\$ 5,741.00
Events	\$ 8,000.00	\$
Accounting Fees	\$ 500.00	\$ 2,181.73
Transaction Fees	\$ 2,400.00	\$
Legal Fees/Collections	\$ 5,000.00	\$ 5,989.50
Four Signs	\$ 20,000.00	\$
Landscape - Improvements	\$ 25,000.00	\$
Beechnut Esplanade Maintenance	\$	\$
Hillcroft Greenspace Maintenance	\$ 2,100.00	\$ 300.00
Mailbox Rental	\$ 200.00	\$ 240.00
Bayland Community Center	\$ 100.00	\$ 100.00
Bonding	\$ 400.00	\$
Welcome Packets	\$ 500.00	\$ 19.00
Security Patrol	\$ 85,000.00	\$
Total Expenses	\$ 165,430.00	\$ 15,411.68
Net Operating Income		\$ 45,280.32
Prosperity Checking as of 2/29/2024		\$ 133,269.76
CD Account Balance as of 12/31/2023		\$ 12,262.09

CITY TRASH AND RECYCLING SCHEDULE & OTHER INFO.

HEAVY TRASH ITEMS MAY NOT BE PLACED ON THE CURB BEFORE 6:00 P.M. THE FRIDAY BEFORE PICK UP. VIOLATIONS WILL BE REPORTED, CITATIONS ISSUED, AND FINES LEVIED.

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

March 12 (Tree Waste ONLY)
 April 9 (Junk Waste)
 May 14 (Tree Waste ONLY)

Trash and Yard Waste Collection..every Tuesday

March 5, 12, 19, 26
 April 2, 9, 16, 23, 30
 May 7, 14, 21, 29*



Recycling Collection.....every other Tuesday

March 12, 26
 April 9, 23
 May 7, 21



* Holiday Schedule

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.

Yard waste must be placed in City of Houston approved compostable bags. Yard waste placed in regular plastic bags will not be collected.

Report issues to Solid Waste Management by calling 311 or via email at www.houstontx.gov/residents.

Report Heavy Trash violations to District J Patrol at www.districtjpatrol.com/report/ or by calling 311.

Facebook Page = Current Information

The Robindell Civic Club and Residents Facebook page, at www.facebook.com/groups/904795117161154, provides current announcements and information between issues of this newsletter. The page is for Robindell residents and property owners ONLY. Submit your request to join, along with your address (for proof of residency) and get the latest important information regarding Robindell and the surrounding area.

The "Robindell Neighborhood Houston" page is not sanctioned or monitored by the civic club and no civic club notices are posted on that page.

New Board Members Welcomed

Robindell Civic Club welcomed three new board members at our January General Membership meeting.

After a long hiatus Lisa Hastings returns to her previously held post of Treasurer, after her husband Robert Hastings was term limited out of the position.

David Crissman joins us as our new Section 2 Director. David has served as past president and was previously on the board for many years, just as his wife Kathy has been.

Where would we be without the dedication to the neighborhood of these two dynamic couples?!

Jimmy Johnson has graciously accepted the responsibilities of being our Section 4 Director.

Robindell is still in need of a Section 5 Director. If you are moved to serving your community as a Section Director, even if you do not live in Section 5, please contact our board president Brian Barragy at president@robindell.org. Your community needs you!

Thank you to our returning Officers, Directors, and volunteers!

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.

The Constable Patrol officers drove 390 miles through Robindell in the month of February. Constable vehicles have GPS tracking devices with reports generated and the information was requested for sharing with the neighborhood. And there were 83 Contract Checks in January! 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.

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 January.

Activity	Number of Occurrences	Additional Information
Check Park	3	Information
Civil Processing/Serving	3	Information
Discharge of Firearms	1	Information
Disturbance - Fireworks	1	Advised/Verbal Contact
Disturbance - Fireworks	2	Information
Disturbance - Loud Noise	4	Advised/Verbal Contact
Information Call	1	Information
Property - Found/Lost	1	HPD
Silver Watch	7	Information
Suspicious Person	1	Advised/Verbal Contact
Suspicious Person	1	Information
Suspicious Person	1	Report
Traffic Stop	1	Citation
Traffic Stop	2	Warning
Vacation Watch	1	Information
Vehicle - Recovery	1	Advised/Verbal Contact
Vehicle - Speeding	1	Gone on Arrival
Vehicle - Suspicious	1	Advised/Verbal Contact
Vehicle - Suspicious	1	Gone on Arrival

Membership and Patrol Fees Due Now

Robindell membership and patrol fees are mandatory and due now. The combined fees total \$200 for 2024. Invoices, including any past due amounts, late fees, etc. have already been sent to all property owners via email and/or posted mail. So check those mail boxes and submit your payments.

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.

Robindell Website And Payment Portal

Robindell looks forward to unveiling the upgraded website during the first quarter of this year. It can be accessed by going to www.robindell.org on your web browser, but you won't see changes just yet. 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.

2024 Proposed Budget

Income	
Transfer Fees	\$ 800.00
Maintenance/Security Fees	\$ 126,400.00
Late Fees	\$ 1,300.00
Refinance Fees	\$ 225.00
Total Income	\$ 128,725.00
Expenses	
Postage, Mailing Service	\$ 900.00
Website Maintenance	\$ 1,500.00
Google/Email Accounts	\$ 750.00
Awards/Gift Cards	\$ 600.00
Beautification	\$
Newsletter	\$ 5,000.00
Insurance	\$ 5,741.00
Events	\$ 8,000.00
Accounting Fees	\$ 750.00
Transaction Fees	\$ 2,650.00
Legal Fees/Collections	\$ 10,000.00
Four Signs	\$ 20,000.00
Landscape - Improvements	\$ 15,000.00
Beechnut Esplanade Maintenance	\$
Hillcroft Greenspace Maintenance	\$ 1,800.00
Mailbox Rental	\$ 200.00
Bayland Community Center	\$ 225.00
Bonding	\$ 350.00
Welcome Packets	\$ 500.00
Security Patrol	\$ 85,000.00
Total Expenses	\$ 158,966.00

About Robindell Civic Club

Robindell neighborhood was founded in 1954. Robindell is a Property Owner's Association subject to mandatory deed restrictions. 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!

If you are willing to volunteer in any capacity, small or large, please contact one of our Board Members. Contact information is on page 5. Outside of this, when making decisions that effect others in the neighborhood, please abide by our deed restrictions, government ordinances and laws, and think to yourself, "What would Mr. Rogers do?".

Thank You!

John Gajewski of Copy Doctor for always providing us with excellent printing and pricing of our neighborhood printing.

Robindell Pool

Happy Springtime, Robindell!!

It's that time of year: **SWIM TIME!**

2024 is an **EXCITING** year for us, as many improvements are taking place to upgrade the pool facilities and grounds. Some of the improvements include building upgrades, new landscaping, new seating, and new shade structures. Some other minor improvements will also be ongoing throughout this season, so stay tuned!

Special Thanks!

The pool renovations would not be possible without the generous contributions by The Decker Family and an additional anonymous donation of cash, time, and human resources.

The 2024 Pool Season Dates are April 1, 2024 - October 31, 2024

We may have a "soft" opening for Spring Break this year, provided hazardous construction is completed in time.

Pool Membership

This year, pool membership fees will NOT change from last season:

- | | | | |
|--------------------------|-------|-------------------------|-------|
| - Family Membership: | \$275 | - Senior Couple/Family: | \$250 |
| - Individual Membership: | \$225 | - Senior Individual: | \$200 |

Early-bird in-person sign-up for membership will be available at the Robindell Civic Club Spring Fling and General Meeting on March 16th, 11:00 a.m. - 2:00 p.m. Additionally, folks are able to sign up for a new 2024 season membership on our website at www.robindellpool.org. Keys to be distributed in-person to new members shortly, in the coming days.

Pool Parties/Facility Rentals

As always, the pool grounds are available for rent for private parties by request. Please visit the website to view the full set of Pool Rules and Rental Fees.

Pool Contact Information

Main Website: www.robindellpool.org

Robindell Pool and Greenspace President: Asher Alexander, aaa140777@gmail.com

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	jimmj4291960@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	
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

Constable Patrol Dispatch		www.constablepct5.com	281-463-6666
City of Houston District J	Edward Pollard	districtj@houstontx.gov	832-393-3015
City of Houston (General Resident's Information Page)		www.houstontx.gov/residents	311

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



Return Service Requested

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