Robindell News

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

Bylaws and Deed Restrictions Proposed Changes Update

The Proposed Bylaws and Deed Restrictions are in their final stages of editing and will make what we believe to be their final trip to the Robindell attorney soon. Although we will not likely have them returned to us for sharing at the regular General Meeting in March, as soon as the proposed documents are ready, a Special Meeting will be called to begin the voting process for approval.

This is a reminder that all copies up to this point have been drafts, and only that... DRAFTS. There has been quite a bit of misguided, misinformed, and inaccurate information spread throughout the neighborhood regarding the documents and actions of the board. The Robindell Board of Directors, all volunteers who care deeply about Robindell and its continued wellbeing, encourages all stakeholders to reserve judgment of the proposed revisions until such time the final proposed documents are available.

Speed Cushions

There have been long-standing requests for speed cushions along our most traveled neighborhood streets. Years ago, applications for them were submitted, but denied by the city. Since that time, the City of Houston has changed their application process. Per many neighbors' requests, Robindell will once again be applying for speed cushions to be installed on Robindell, Bob White, and Reamer. Details regarding the process and petitions for the speed cushions will be provided soon. If the petitions receive enough signatures, they will be passed on the the city. This will be followed by a city sponsored traffic study. Even with enough signatures, this does not necessarily mean that the city will approve speed cushions on one or more of our busy streets.

About Robindell

Robindell neighborhood was founded in 1954. Robindell is a Property Owner's Association subject to mandatory membership fees and deed restrictions. Since its founding, the Robindell has acted to serve its 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 the board. 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?".

How To Reach Us

Email Address:	**communications@robindell.org**
Phone Number:	**(713) 364-4460**
Mailing Address:	**Robindell Civic Club** **9639 Hillcroft, PMB 118,** **Houston, TX 77096**
Website:	**www.robindell.org**

The system will automatically transcribe any voicemail messages and texts and email them to selected board representatives. This will insure a record is kept of each incoming communication and responses are more efficient.

Send a text to the board or leave a voicemail at any time (24/7) **OR** speak to a Board Member directly during live operating hours. Operating Hours will be:

Monday - Friday	9:00 a.m. - 5:00 p.m.
Saturday and Sunday	10:00 a.m. - 4:00 p.m.

ROBINDELL GENERAL MEETING

Please join us for Robindell neighborhood updates on
Thursday, March 19th, 6:30-8:00 p.m.
You may attend in person at Bayland Community Center, 6400 Bissonnet St. OR
you may join via ZOOM by going to zoom.us/join in your web browser,
then enter meeting id: 885 0509 3760 and passcode: 410139

Heavy Trash Pickup Update

There has been a lot of chatter in the news and elsewhere regarding the City of Houston Solid Waste Management Department's proposed changes to how and when heavy trash will be picked up. This statement was provided by District J Council Member Edward Pollard's office on Friday, February 27th.

"At this time, the District J office has not received any official updates, notifications, or formal guidance regarding changes to the City of Houston's heavy trash pickup program. While there have been various media reports and community discussions circulating, we have not been informed of any confirmed changes beyond what is currently posted on the Solid Waste Management website.

We understand that consistent and reliable information is important for residents planning ahead. As soon as our office receives verified details regarding any updates, schedule adjustments, or new program implementation, we will promptly share that information with the community."

As soon as Robindell receives reliable confirmation of plans moving forward, those plans will be shared with the neighborhood!

Robindell Pool News

At this time, opening date, daily schedules, and membership rates are being considered by the Robindell Pool and Greenspace board. Please visit www.robindellpool.org around mid-March for information.

The Robindell Pool and Greenspace is owned and managed by Robindell Recreation Association, a non-profit organization, not Robindell neighborhood.

Dates To Remember!

Board Meeting
Thursday, March 12, 2026, 6:30 - 8:00 p.m.
Bayland Community Center
6400 Bissonnet Street

General Meeting
Thursday, March 19, 2026, 6:30 - 8:00 p.m.
Bayland Community Center
6400 Bissonnet or via Zoom
Meeting ID: 885 0509 3760
Passcode: 410139

Board Meeting
April, 2026
To Be Determined

Spring Fling
April/May 2026
To Be Determined

CITY TRASH AND RECYCLING SCHEDULE

Until confirmation of any proposed changes to the heavy trash pickup schedule, original schedules remain in place and should be followed accordingly.

Trash Collection.....*every Tuesday*

March	**3, 10, 17, 24, 31**
April	**7, 14, 21, 28**
May	**5, 12, 19, 27***

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

March	**10, 24**
April	**7, 21**
May	**5, 19**

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 and MUST be placed out of view from the street or any neighboring property.

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

March	**10**	**(Tree Waste ONLY)**
April	**14**	**(Junk Waste)**
May	**12**	**(Tree Waste ONLY)**

Heavy trash items may not be placed on the curb before 6:00 p.m. on the Friday before the scheduled pick up.

*** Holiday Schedule**

Yard Waste Collection Delayed Indefinitely

While it is expected that yard waste will not be picked up on a regular schedule until the heavy trash pickup delays have been resolved, you can also deliver yard waste to one of the neighborhood repositories for free if placed in compostable bags or dumped from your own reusable container. It may not be delivered or placed at the curb in plastic bags!

HTX Collects App

PLEASE download the free HTX Collects app. This app provides updated schedules and announcements, such as delays, based on your address.

A Great Neighborhood
Is Not An Accident !

Maintenance Fees

Robindell maintenance fees are due in full by March 31st, so are considered delinquent on April 1st, incurring late fees. Collections for 2026 maintenance fees through the first two months of the year totaled $21,812, representing 37% of the Robindell homeowners. We continue to make positive efforts to collect outstanding dues for prior years, having collected over $11,534.00 in January and February. We appreciate all homeowners who paid this month and encourage those with remaining dues to log into the PayHOA portal or reach out to me at treasurer@robindell.org to settle the matter.

Sincerely,
Derrick Parker, Robindell Treasurer

Robindell Official Facebook Page

Visit the Robindell Civic Club and Residents Facebook page at www.facebook.com/groups/904795117161154 for announcements 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).

Official Facebook page policies and guidelines will be updated soon and will be posted on the page once completed. It should go without saying that posts should be courteous, respectful, and factually accurate. Posts and comments which are disrespectful or disparaging in nature will not be tolerated and will be deleted, as will the dissemination of factually incorrect information.

Spring Fling

A date for our popular and now annual Spring Fling has not been decided yet, but will be set sometime mid-April to mid-May. We need event volunteers! If you would like to be a part of the planning (and executing) committee, please contact the Robindell Board at (713) 364-4460 or communications@robindell.org. Please include "Spring Fling" in your message or email subject title, along with your name, how you are interested in helping, and your contact information. This is a short-term and fun commitment, so hop on board and let the festivities begin!

Treasurer's Report: January 1 - February 28, 2026

	2026 Budget	Year-To-Date	Variance
Income			
Donations - Beautification Fund	$ 300.00	$	$ (300.00)
Transfer Fees	$ 3,375.00	$ 1,620.00	$ (1,755.00)
Late Fees	$ 1,200.00	$ 1,526.00	$ 326.00
Maintenance Fees	$ 10,000.00	$ 7,350.00	$ (2,650.00)
Maintenance Fees for 2025	$	$ 4,184.50	$ 4,184.50
Maintenance Fees for 2026	$ 44,064.00	$ 21,812.00	$ (22,252.00)
Donations - Fees Assistance Fund	$ 500.00	$	$ (500.00)
Interest Income	$ 900.00	$ 347.67	$ (552.33)
Uncategorized Account Credits	$	$ 131.00	$ 131.00
Total Income	**$ 60,339.00**	**$ 36,971.17**	**$ (23,367.83)**
Expenses			
Accounting Fees	$ 500.00	$ 30.00	$ 470.00
Assistance Fund Expense	$ 500.00	$	$ 500.00
Awards/Gift Cards	$ 1,200.00	$ 479.50	$ 720.50
Bonding Insurance	$ 350.00	$ 326.03	$ 23.97
Deed Restrictions and Bylaws Update	$ 2,700.00	$ 3,332.20*	$ (632.20)
Directors & Officers (D&O) Insurance	$ 7,427.00	$	$ 7,427.00
Google/Email Accounts	$ 1,024.56	$ 171.08	$ 853.48
Legal Fees	$ 6,750.00	$	$ 6,750.00
Mailbox Rental	$ 200.00	$ 240.00	$ (40.00)
Miscellaneous Expense	$ 500.00	$	$ 500.00
Postage, Mailing Service	$ 750.00	$ 157.30	$ 592.70
Storage Space - iStorage 5x5x8	$ 365.00	$	$ 365.00
Storm Fund	$ 2,000.00	$	$ 2,000.00
Website Maintenance	$ 800.00	$ 50.00	$ 750.00
Welcome Packets	$ 250.00	$	$ 250.00
Zoom Account	$ 200.00	$	$ 200.00
Collections			
Collections 1st Notice	$ 3,000.00	$	$ 3,000.00
Collections 2nd Notice	$ 3,000.00	$ 338.29*	$ 2,661.71
Collections 3rd Notice	$ 3,000.00	$	$ 3,000.00
Total For Collections	$ 9,000.00	$ 338.29	$ 8,661.71
Events			
Spring Fling	$ 2,500.00	$	$ 2,500.00
4th of July	$ 2,500.00	$	$ 2,500.00
National Night Out	$ 2,500.00	$	$ 2,500.00
Total for Events	$ 7,500.00	$	$ 7,500.00
Landscaping			
Beechnut Esplanade Maintenance	$ 1,500.00	$	$ 1,500.00
Hillcroft Greenspace Maintenance	$ 1,860.00	$ 310.00	$ 1,550.00
Total For Landscaping	$ 3,360.00	$ 310.00	$ 3,050.00
Newsletter			
Printing/Envelopes	$ 600.00	$	$ 600.00
Mailout to Tenants	$ 900.00	$	$ 900.00
Mailout to Non-Email Owners	$ 200.00	$	$ 200.00
Total for Newsletter	$ 1,700.00	$	$ 1,700.00
Transaction Fees			
PayHOA - Software Fee ($249/month)	$ 2,988.00	$ 676.50	$ 2,311.50
Vendor Processing/Mail Fees	$ 200.00	$ 52.00	$ 148.00
Total For Transaction Fees	$ 3,188.00	$ 728.50	$ 2,459.50
Total Expenses	**$ 50,264.56**	**$ 6,162.90**	**$ 44,101.66**
Net Income Budget	**$ 10,074.44**	**$ 30,808.27**	**$ 20,808.27**

Frost Checking (as of 02/27/2026): $ 133,242.29**
Frost CD (as of 11/23/2025): $ 50,000.00

* December 2025 expense
**One uncleared check of $155

Lights Out, Texas!

Lights Out, Texas! is a statewide campaign which continues a crucial annual initiative to protect migratory birds by encouraging the turning off of non-essential, artificial lights. The purpose is to reduce the mortality rates of migratory birds that fly over Texas during their spring and fall migrations and to assist them in following their natural migration patterns, as they do most of their migrating during nighttime hours. So, turn off those extra lights from March 1st through June 15th and help out our feathered friends!

Robindell Board 2026 Leadership

Board leadership has gotten off to a rocky start and incoming communications have been met with some technical glitches, but those issues are bing worked out. Despite the issues, leadership is energized looking forward towards the progress to be made in the months ahead.

President:	VACANT
Vice President (Acting President):	Mavalin Mikeska
Treasurer:	Derrick Parker
Secretary:	VACANT
Section 1 Director:	Pete Dotsey
Section 2 Director:	Agelia Pérez Márquez
Section 3 Director:	Patricia Decker
Section 4 Director:	Jeff Allen
Section 5 Director:	Drake Schunck

Architectural Control Committee: Alex Gonik
Braeburn Super Neighborhood Liaison: Derrick Parker
Newsletter Editor: Gena Sylvester
newsletter@robindell.org
Robindell Pool Liaison: To be announced after the pool board meets.
Welcome Committee: Agelia Pérez Márquez

Newsletter Co-Editors Bid Adieu

After seven years, Eric and Agelia are retiring from co-editing Robindell News. "It has been an honor to serve Robindell as newsletter co-editors. We will continue to do our best for the neighborhood in other ways, Agelia in her second year as a board member, and Eric as her right hand man and overall general Robindell volunteer. We want to give our heartfelt thanks to the many volunteers who have helped with content, production, and distribution of the newsletter these many years, and who have not just been volunteer neighbors, but have become cherished friends."

Robindell News Editor duties are being left in the capable and dedicated hands of past president Gena Sylvester beginning with the May/June 2026 edition.

Real Estate Stats

Here are current statistics of sold or leased properties for Robindell neighborhood for the months of January and February, 2024-2026. There were no vacant lots sold during these times.

Jan. 1-Feb. 29, 2024	**#**	**Min.**	**Max.**	**Avg.**
Single Fam. Homes	3	$280,018	$360,000	$308,339
Leases	2	$1,950	$ 1,975	$1,963
Jan. 1-Feb. 28, 2025	**#**	**Min.**	**Max.**	**Avg.**
Single Fam. Homes	4	$239,000	$325,000	$275,500
Leases	3	$2,150	$2,399	$2,283
Jan. 1-Feb. 28, 2026	**#**	**Min.**	**Max.**	**Avg.**
Single Fam. Homes	3	$212,000	$265,000	$241,997
Leases	0	$	$	$

There are currently three homes for sale in Robindell (one is pending).

- Prices range from $254,900 to $399,900.
- Sizes range from 1,718 to 2,279 square feet.

There are currently two homes for lease in Robindell.

- Prices range from $1,850 to $2,2500 per month.

There is currently one lot for sale in Robindell.

- The price is $265,000.
- The lot size is 21,253 square feet.

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 your specific property, please get in touch with a local real estate professional.

Helpful Resource Contact List

If you have a life-threatening emergency that requires immediate attention, please call 911.

To request **non-emergency** assistance, listed below are some helpful resources available to you.

Houston Police	713-844-3131
Harris County Sheriff	713-221-6000
Houston Fire	713-884-3143
Houston Ambulance	713-884-3144
Houston City Services	311 or 713-837-0311
Harris County Services	311 or 713-755-5000
Texas Health and Human Services	211
Suicide & Crisis Lifeline: call or text "HELP"	988
Español: habla or envia "AYUDA"	988
TTY Users: Use preferred relay service or dial	711, then 988
Poison Control Center	1-800-222-1222
ASPCA Animal Poison Control Center	1-888-426-4435
National Domestic Violence Hotline	1-800-799-7233
Houston Area Women's Center	
Domestic Violence	713-528-2121
Sexual Assault	713-528-7273
TTY Users	346-295-8994
National Human Trafficking Hotline	1-888-373-7888
TTY Users: text to	233733711
National Sexual Assault Hotline	1-800-656-4673