

Robindell News



© May/June 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!

Another month has flown past rapidly for the Board. We have been focused and working on several projects for Robindell this past month.

If you have not gone by the pool to look at the new paint job and upgrades, take a moment to drive by. If you are not a member, please consider joining so that we can increase our member base within Robindell. Get out and meet many of your neighbors who are enjoying the great weather and swimming.

We have a Super Neighborhood project coming up in the next week in which all the neighborhoods that are members are looking at issues that are commonly coming up, and meeting with City and County groups to identify solutions. Some of the items that I have in the past and will continue to convey to the various governmental groups are:

(1) Enforcement – of the laws, ordinances, and service agreements currently in place within Houston. Currently we have a lot of issues that consistently come up where laws and ordinances are not being enforced consistently by the City of Houston (examples are permitting, auto violations, rules of the road violations, shooting of guns in our neighborhoods, and deed restriction enforcement). We are also struggling with inconsistent services such as trash and heavy trash pickup, mowing of rights-of-way by the City and County, and infrastructure improvements that leave issues such as road ponding after repaving. Our homeowners are paying for services that quite frankly they are not receiving on a consistent basis, but continue to be charged for those services monthly or annually in our tax bills. Relative to the inconsistent trash/heavy trash services I have asked the City of Houston and District J on the process for homeowners to request refunds when service is not provided. Hopefully, we will hear from them soon and be able to publish the process for all the homeowners to follow.

(2) Improvements to infrastructure within our neighborhood and the surrounding areas. Examples would be our flood infrastructure, roads, sewers/sewage lines, etc. The City of Houston has an on-going process to improve Bissonnet under a safe streets initiative. We have loudly let the City of Houston know we do not want lane closures for vehicle traffic in favor of multi-modal means of transportation, but there is a lot that could be done to make the streets safer (such as striping, cross walks, additional lights, traffic light timing, and improved traffic flow plans around schools). I also believe enforcement of our existing motor vehicle laws would go a long way to making Bissonnet safer, as I daily see things such as U-turns in a no U-turn zone, speeding, turns out of the wrong lane, running of very red lights, etc. This would also bring in much needed revenue to the City of Houston. Our sidewalks are also aging and uneven, making for challenging walking in some areas.

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 President

ROBINDELL GENERAL MEETING

We encourage EVERYONE to attend YOUR NEIGHBORHOOD general meetings!

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

Bayland Community Center, 6400 Bissonnet St.

if you are not able to attend in person, please try to attend via ZOOM

by going to zoom.us/join in your web browser,

then enter meeting id: 830 7101 3185

Treasurer's Report: Jan. 1 - April 30th, 2024

	2024 Budget	Year To Date
Income		
Transfer Fees	\$ 800.00	\$ 400.00
Maintenance/Security Fees	\$ 126,400.00	\$ 103,953.01
Late Fees	\$ 1,300.00	\$ 30.00
Refinance Fees	\$ 225.00	\$ 75.00
Total Income	\$ 128,725.00	\$ 104,458.01
Expenses		
Postage, Mailing Service	\$ 900.00	\$ 360.25
Website Maintenance	\$ 1,500.00	\$ 50.00
Google/Email Accounts	\$ 750.00	\$ 351.27
Awards/Gift Cards	\$ 600.00	\$
Newsletter	\$ 5,000.00	\$ 611.02
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	\$ 602.00
Legal Fees/Collections	\$ 10,000.00	\$ 2,098.75
Four Signs	\$ 20,000.00	\$
Landscape - Improvements	\$ 15,000.00	\$
Beechnut Esplanade Maintenance	\$	\$
Hillcroft Greenspace Maintenance	\$ 1,800.00	\$ 600.00
Mailbox Rental	\$ 200.00	\$ 240.00
Bayland Community Center	\$ 225.00	\$ 100.00
Bonding	\$ 350.00	\$
Welcome Packets	\$ 500.00	\$ 92.55
Security Patrol	\$ 85,000.00	\$ 33,385.00
Sign Lot Surveys	\$ 3,000.00	\$
Retention Pond - One Time Cleanup	\$ 2,500.00	\$
Retention Pond - Maintenance	\$ 1,540.00	\$
Pool - Facility and Landscape Design	\$ 2,500.00	\$
Pool - Landscape Upgrades	\$ 1,500.00	\$
Pool - Building Upgrades	\$ 3,000.00	\$
Pool - Shade Structure Upgrades	\$ 2,500.00	\$
Total Expenses	\$ 175,506.00	\$ 46,753.68
Net Operating Income		\$ 57,704.33
Prosperity Checking as of 4/30/2024		\$ 96,782.27
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

May	14	(Tree Waste ONLY)
June	11	(Junk Waste)
July	9	(Tree Waste ONLY)

Trash and Yard Waste Collection..every Tuesday

May	7, 14, 21, 29*
June	4, 11, 18, 25
July	2, 9, 16, 23, 30



Recycling Collection.....every other Tuesday

May	7, 21
June	4, 18
July	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.

It's Time!

It's time to look at damaged trees! Much of our urban canopy was hit hard by previous winter storms and last summer's drought. Magnolia and Pine trees were hit particularly hard.

For safety's sake, please take a look at the health of your surrounding trees. Many dead or dying trees, or large dead limbs, have been spotted in the neighborhood. They are DANGEROUS! If it is located on your property and any or all of the tree falls, you are liable for any personal injuries or property damage. Tree trimming and removal can be expensive, but please know that if all or part of a dead or dying tree hangs over the public right-of-way the city will likely take care of it at no direct cost to you. You can report it to the City of Houston by calling 311 or emailing 311@houstontx.gov. The City Urban Forester will survey the tree. Once confirmed that it is a hazard, the city will send a crew out to remove the danger. Emailing and including photos is always best. Whether you contact the city via phone or email, please be sure to emphasize that it is a danger or serious hazard. This will expedite the process.



**PLEASE JOIN US FOR ROBINDELL'S
ANNUAL 4TH OF JULY CELEBRATION & GENERAL MEETING !**

Thursday, July 4th

at Robindell Pool and Greenspace, 6231 Reamer Street

(parade and meeting time will be announced in our June 22nd issue and via posted signs)

**The parade will be led by our Constable Patrol,
followed by a surprise Grand Marshall, our residents,
and bringing up the rear will be our local Houston Fire Department station truck.
So deck out your vehicles, bikes, scooters, skate boards (and even horses)**

**and enjoy the parade, traditional fire truck water cannon,
food and drinks for all, and swimming in the Robindell pool.**

Hosted by Robindell Civic Club and Robindell Recreation Association

Dates To Remember!

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

Thursday, July 4th

**Celebration and General Meeting
please see above for details**

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

Board Meeting

Bayland Community Center

**Braeburn Super Neighborhood -
Coming Soon: Bissonnet Improvements**

All neighborhoods adjacent to Bissonnet from Hillcroft to Alief will soon experience major construction on this thoroughfare which will take three years to complete. The Braeburn Super Neighborhood is holding a meeting **this Thursday evening, May 9th, at 6:30 p.m. in the Bayland Community Center** to share with City of Houston leaders the daily issues that we, as nearby residents, experience and observe on this busy road. This is your opportunity to offer suggestions for improvements and share your concerns, as the project is still in the planning stages. Things being considered for this project include student/traffic dangers around Sharpstown High School, turning lanes and illegal u-turns, slowing down speeding traffic, beautification/landscaping, pedestrian barriers preventing illegal foot traffic through vehicles near traffic lights, cleaning up local businesses to deter crime, illegal dumping, loitering, illegal use of commercial properties, etc.

Vehicular traffic lane closures have been taken off the table at this time, but could return, so if that is a concern of yours, please be sure to express your thoughts.

Other topics covered at the meeting will include trash pick-up, housing and permits, and crime prevention, to name a few. Do you have a topic that you want discussed? Join us as we will be breaking into smaller groups, giving everyone a chance to have a conversation with members from several Houston departments. Remember: This area will only improve if we SPEAK UP as a collective voice, and the meeting on Thursday will afford you, the taxpayer, to contribute to the future of our neighborhood.

**Braeburn Super Neighborhood
Meeting**

Thursday, May 9th, 6:30 p.m.

**Bayland Community Center
6400 Bissonnet Street**

**Plans being developed
for major changes coming to Bissonnet that will
affect our neighborhoods and YOU!**

More information on this page to the right.

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. This is what we pay for!

Constable vehicles have GPS tracking devices with reports generated accordingly. We will be able to report March and April mileage in the next issue. **There were 316 Contract Checks in March and April!** 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
Animal - Aggressive	3	Information
Check Park	9	Information
Civil Processing/Serving	4	Information
Criminal Mischief	1	HPD
Disturbance - Loud Noise	4	Advised/Verbal Contact
Disturbance - Loud Noise	2	Unable to Locate
Information Call	1	Information
Meet the Citizen	1	HPD
Meet the Citizen	3	Information
Property - Found/Lost	1	Report
Silver Watch	8	Information
Solicitors	1	Advised/Verbal Contact
Suspicious Person	1	Advised/Verbal Contact
Suspicious Person	2	Gone on Arrival
Suspicious Person	1	Unable to Locate
Traffic Initiative	2	Information
Traffic Stop	1	Citation
Traffic Stop	3	Warning
Vehicle - Abandoned	2	Information
Vehicle - Speeding	1	Information
Vehicle - Speeding	1	Unfounded Complaint
Vehicle - Suspicious	1	Advised/Verbal Contact
Vehicle - Suspicious	2	Gone on Arrival
Vehicle - Suspicious	3	Information
Vehicle - Suspicious	1	Unable to Locate

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.

Membership and Patrol Fees Are Now Past Due

Robindell membership and patrol fees are mandatory. They were due by March 31st, and if not paid, are now past due. 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.

Robindell Website And Payment Portal

The Robindell website and payment portal 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. For assistance in accessing the payment portal or if in need of requesting a payment plan, please contact the treasurer at treasurer@robindell.org.

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

About Robindell Civic Club

Robindell neighborhood was founded in 1954. Robindell is a Property Owner's Association subject to mandatory membership and patrol fees and 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 6. 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?". Be a good neighbor and remember: **A GREAT NEIGHBORHOOD IS NOT AN ACCIDENT!**

Thank You!

Thank you to our Board Members, Committee Chairs, Committee Volunteers, and all who do their part in helping the Civic Club and their neighbors. And thank you John Gajewski of Copy Doctor for always providing Robindell with excellent printing and pricing.

Robindell Pool

Hey Folks !!!

For those looking to have some neighborhood fun in the sun this summer, please come and join the Robindell Pool !!!

2024 Season Updates:

Renovations and Beautification - We spent this Spring fixing up a lot of the facilities that had become old and run down. The sheds have been cleaned out, patios have been washed, barbed wire taken down, and more. Keep your eye out for even more as the season progresses - the lounge chairs will get new fabric, the bathroom will get an overhaul, and the diving board will be replaced. As various parts of the pool grounds are being updated, areas may be closed for certain periods of time. Signs will be posted and construction areas clearly marked, and we will send email notifications as things open and close to keep you updated.

A huge thank you to the Robindell Civic Association for their assistance with our grounds. We couldn't do this without you!

Diving Board - The stand is in need of replacement. We are currently investigating options on how we can replace it as quickly as possible. For your safety, we have instituted a **180 lbs. weight limit on the diving board** until it is replaced. Please use caution during this time until it is renovated.

Membership Sign-up and Facility Rental:

1) Sign up/pay online at www.robindellpool.org.

2) Download Pool Membership Form (& Pool Rules) at www.robindellpool.org, print forms, sign and date both forms, and follow payment instructions on form. Please contact Shansa Roberts (robindellpool@gmail.com) with questions.

3) Pick up a paper copy of Pool Membership Form (& Pool Rules) from the plastic box on the front pool gate (6231 Reamer), sign and date both forms, and follow payment instructions on form. Please contact Shansa Roberts (robindellpool@gmail.com) with questions.

**** We will not be raising membership fees for the 2024 season !!! ****

2024 Season Membership Rates (Note: Senior is considered 60+ years old)

Full Season (April - November)		Half Season (after July 4th)	
Family	\$275	Family	\$150
Senior Couple/Family	\$250	Couple/Family	\$135
Individual	\$225	Individual	\$120
Senior Individual	\$200	Senior Individual	\$110

The pool can also be rented for parties!

Reservations/Pool Party Fees: Members \$220 Non-Members \$240

Upcoming Events:

Memorial Day "Welcome to Summer!" Celebration

Monday May 27, 2024, 11a.m.-3 p.m. (the pool will be open before and after the event)

- Free Swim!
- Potluck! (So bring your favorite dish to share, if you'd like.)
- Drinks to be provided (non-alcoholic only).
- Lifeguards will be on duty during the event timeframe.

Independence Day Celebration

Thursday, July 4th, 2024

- To be hosted by the Robindell Civic Club (RCC) and the Robindell Recreation Association.
- More information on page 3. Time will be posted in the June 22nd issue, as well as neighborhood signage.

Contact:

Facebook: Members of Robindell Pool and Greenspace (announcements posted here)

Email: robindellpool@gmail.com

Membership: www.robindellpool.org

Hours:

Monday: CLOSED for cleaning

General Membership: Tuesday - Sunday, 9:30 AM - 9:00 PM

Adult Swim Only Time: Tuesday - Sunday, 7:00 AM - 9:30 AM

We are grateful for everyone who assists with various aspects of keeping our pool and greenspace safe, clean, maintained, and a joy to visit.

Asher Alexander
President, Robindell Recreation Association

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



Return Service Requested

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