

Robindell News



SEPTEMBER/OCTOBER 2021

A PUBLICATION OF ROBINDELL CIVIC CLUB

September 2021 Letter from the President

I don't know about you all, but I'm ready for fall. From one week to the next this summer, I haven't known if my yard was frying or drowning. Hopefully, we are being spared the terrors of hurricane season this year and can enjoy calmer weather in the months to come.

For every month that I have held this position, the question of private security has risen. With violent crime on the rise, it is now, more than ever, a valid concern. After researching the cost and details of the coverage for Robindell and discussing it with each board member, we voted on this expenditure at our September 8th board meeting. We will be bringing this to a vote at our General Meeting being held next week, September 15th, 6:30pm, at Bayland Community Center. This meeting will be in person and on ZOOM, and proxies are provided in this newsletter for those who cannot attend. More information is provided in this newsletter. Make sure your voice is heard by attending this meeting or signing the proxy and mailing in the enclosed return envelope, or deliver to 5801 Reamer Street no later than 5:00 p.m. on September 15, or scan and email it to treasurer@robindell.org or text it to the Robindell phone at 832-736-2048.

The board also voted on raising the annual Robindell membership fees beginning in January of 2022. There has not been a cost-of-living increase since 2012. With postage, printing, and attorney fees rising, among other things, increasing the membership fee to \$60 per year is necessary. Our dues are not an arbitrary donation. They are a mandatory fee as stated in our deed restrictions. At present, nearly twenty percent of homes in Robindell are delinquent. Consequently, we will be hiring a residential receivables firm to handle any lapses. Funding for this will come from the overdue payments. Last year, late fees were raised to \$15 plus a \$5 monthly fee after April 1. Late fees will accrue beginning April 1st. After 180 days, collection of fees will be turned over to the residential receivables firm. Remaining delinquencies will be turned over to the neighborhood legal firm Gregg and Gregg to begin lien proceedings.

And speaking of yards, our newly formed Robindell Garden Club will be holding a Plant Swap on Sunday, September 19th,

...continued on page 2

General Meeting

September 15th, 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: 824 2161 4823

Passcode: 130536
then select "join"

**A very important vote on hiring security patrol
will take place at this meeting!**

If you are unable to attend, return your signed
proxy via mail in the enclosed return envelope,
drop off at 5801 Reamer by 5:00 p.m.

on September 15th, or scan and submit it
via email to treasurer@robindell.org or text
to the Robindell number, 832-736-2048.

Robindell Garden Club Plant Exchange

September 19th, 5:00-6:00 p.m.

5801 Reamer

Guest Speaker:

Dan O'Dell, Neighbor and Landscaper
Bring plants you have cultivated yourself
or buy a flat of plants to exchange!
Drinks and snacks will be provided.

National Night Out

October 5th, 5:00-7:00 p.m.

Robindell Pool, 6231 Reamer

Bring an appetite, but no wallet, because Robindell
Civic Club has hired Mingo's Latin Kitchen food truck
and Noah's Ice Cream truck to celebrate our
gathering of neighbors! Tables, chairs, soft drinks,
and water will also be provided.

Thank you to the pool board
for opening your gates to us for this event!

continued from page 1...

from 5:00-6:00 p.m., at 5801 Reamer. Neighbor and landscaper Dan O'Dell will be the guest speaker, so get your questions ready and bring your plants! Refreshments will be provided.

National Night Out is October 5th. Our gathering will be at the Robindell Pool and Greenspace, 6231 Reamer. Put a star on your calendar because this year we have contracted with Mingo's Latin Kitchen food truck to provide Quesadillas, Havana sandwiches, and Gourmet Tacos with a side of Roasted Mexican Corn. Neighbor Felicia Barkan of Noah's Creamery will provide ice cream and we will have water and sodas on hand. No need to bring your wallets! Just let us know how many in your group plan to attend so that we have enough for everyone. Email president@robindell.org or text 832-620-5606 by Saturday, September 25th. The pool gate will be open that evening, thanks to Schansa and the Pool Board, and signs will be posted as a reminder.

I speak for the Robindell board in saying that we take our responsibilities to our community and the vitality of Robindell very seriously. We urge you, as stakeholders here, to use your voice and participation to help us maintain the beauty, safety, and value of our neighborhood. I hope to see each of you at our meeting this coming Wednesday. Feel free to reach out to me on Facebook or the email, listed above, with concerns or questions.

Gena Sylvester, Robindell Civic Club President 2021

Do You Want A Neighborhood Security Patrol?

In the last two years, the issue of hiring a security patrol for Robindell has come up at every community meeting. The board is required to address this and any other issues that arise at general meetings. In response, we gathered facts and below is the proposal which passed at the September board meeting. A vote on the proposal by the general membership is scheduled for Wednesday, September 15th (meeting details can be found on page one of this newsletter). In addition, proxies have been inserted in this newsletter, along with postage paid return envelopes. You can mail in the enclosed return envelope, deliver to 5801 Reamer Street no later than 5:00 p.m. on

September 15, or scan and email it to treasurer@robindell.org or text it to the Robindell phone at 832-736-2048. Here is what you will vote on:

Treasurer's Report: January 1 - August 31, 2021

Income	2021 Budget	Year To Date
Beautification Donations	\$	\$ 360.00
Other Misc. Income	\$	\$
Newsletter Advertisements	\$	\$
Transfer Fees	\$	\$ 1,850.00
Maintenance Fees	\$	\$ 15,900.00
Late Fees	\$	\$ 495.00
Refinance Fees	\$	\$ 350.00
Total Income	\$	\$ 18,955.00
Expenses		
Postage, Mailing Service	\$ 1,250.00	\$ 109.00
Telephone, Telecommunications	\$.00	\$
Website Rebuild	\$ 500.00	\$
Google/Email Accounts	\$ 300.00	\$ 596.52
Awards/Gift Cards	\$ 550.00	\$
Beautification	\$ 600.00	\$
Newsletter	\$ 4,000.00	\$ 4,307.70
Insurance	\$ 800.00	\$ 670.19
Events	\$ 3,000.00	\$ 520.11
Accounting Intuit Quickbooks	\$ 960.00	\$ 1,644.32
Accounting Fees	\$ 500.00	\$ 1,000.00
Legal Fees/Collections	\$ 3,000.00	\$ 50.33
Esplanade/4 Sign Maintenance	\$ 2,400.00	\$ 300.00
Hillcroft Greenspace Maintenance	\$ 2,100.00	\$ 2,550.00
Mailbox Rental	\$ 150.00	\$
Bayland Community Center	\$ 100.00	\$
Total Expenses	\$ 20,210.00	\$ 11,748.17
Net Operating Income	\$	\$ 7,206.83
Prosperity Checking	\$	\$125,375.95

Please note: Seeming inconsistencies from prior reports are due to recoding and data transfer between old and new accounting systems.

The Harris County Constable's Office was chosen due to cost and their ability to arrest perpetrators.

*The Harris County Constable's Office would begin service on January 1, 2022.

*Patrol service will consist of a five day, forty-hour patrol week, days to be consecutive.

*Days and hours to be determined and adjusted as needed.

*Response to emergencies will be within three (3) minutes.

*Response to non-emergencies will be within five (5) minutes.

*Responses to these calls do not have to be within their scheduled patrol.

*An investigator will be provided, at no charge, for any persistent situation in Robindell.

*The cost per household is one hundred forty dollars (\$140) per year, which amounts to twelve dollars (\$12) per month for each household.

The total annual amount for Robindell membership fees and security combined, beginning in 2022, would be two hundred (\$200) dollars. For those on fixed incomes, arrangements may be made for monthly payments of seventeen (\$17) dollars for both membership fees and security or twelve (\$12) dollars for security if membership has already been paid. This arrangement will be made on a case-by-case basis by the treasurer in consultation with the Board of Directors, and the arrangements will be kept confidential.

Your vote is very important, so please plan to attend and use your voice to determine the future and security of our neighborhood.

YARD OF THE MONTH

Carolyn Craig
6217 Grape

This lovely garden stops me in my tracks when I'm out walking Matti. Keeping a garden up in this heat and crazy weather is nearly impossible, but Carolyn Craig and her housemate Willie have made a stellar show with these flowers! Anchored by orange canna lilies, a backdrop of aspidistra, and a border of cream colored stone, the front bed plantings make up an inviting and eclectic mix of colors and textures. This mid-century home also includes a classic brick planter leading a path to the front door. Please do yourselves a favor and come look at Miss Carolyn's front yard. You'll be pleased as punch!



by Felicia Barkan



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

A Reminder To Landlords

If you own lease property in Robindell, please remember the following:

- As of July 2021, rentals of properties or parts of properties may not be less than a duration of 28 days, no exceptions. This was passed in an effort to curb the use of residences for short term party rentals, etc.
- Landlords are required by deed restrictions to provide tenant names and contact information in a timely manner to the Robindell Civic Club by emailing the information to treasurer@robindell.org.

Robindell appreciates your compliance with these regulations.

New HOA Laws Passed

The Texas Legislature passed new laws concerning HOAs, which became effective September 1, 2021. You can find out more information by going to:
<https://www.texasrealestate.com/members/posts/new-hoa-laws-go-into-effect-today/>

It should be noted the the Robindell Board of Directors works diligently to make sure it is abiding by all HOA restrictions and best practices, including consulting with the City of Houston and the neighborhood attorneys at Gregg and Gregg Law firm, as well as listening to the concerns of our residents and property owners.

CITY TRASH AND RECYCLING



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.

Trash and Yard Waste Collectionevery Tuesday	
Sept. 8*, 14, 21, 28	
Oct. 5, 12, 19, 26	
Nov. 2, 9, 16, 23, 30	

Recycling Collectionevery <i>other</i> Tuesday	
Sept. 14, 28	
Oct. 12, 26	
Nov. 9, 23	

* Holiday Schedule

Heavy Trashsecond Tuesday of each month	
Sept. 14	(Tree Waste only)
Oct. 12	(Junk Waste)
Nov. 9	(Tree Waste only)

Heavy Trash items may be placed on the curb after 6:00 p.m. the Friday before pick up. Tree debris is collected every month. **Junk waste is collected during even months only. Please DO NOT place junk waste out on odd numbered months.**

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. Call or email your new City Council members:
 District C, Abbie Kamin
 832-393-3004, districtc@houstontx.gov
 District J, Edward Pollard
 832-393-3015, districtj@houstontx.gov

Real Estate Notes

(advertisement)

Stats: 2021 Third Quarter Real Estate Stats won't be available until after the end of September. In the mean time...

Value: Value of individual properties includes many variables, which go beyond the square footage of your home, the lot size, or how many bedrooms and bathrooms you have. The condition of the home, location, and unfortunately, whether or not it has flooded all matter, among other things.

Selling: There are several factors that are important to consider when selling your home. Of course, curb appeal and staging matter, but so does having an experienced licensed real estate professional. Statistics show that For Sale By Owner (FSBOs) accounted for 8% of home sales in 2020. The average FSBO home last year sold for \$208,700 while the average agent-assisted home sale was \$235,000. This means that an agent-assisted home sale can net you an 11% larger profit. Even after paying an agent/broker commission, it's easy to see how you would come out ahead.

Staging: Staged homes sell more quickly than empty homes. Virtually staged houses can help buyers visualize a space in photos, but it won't give them the warm fuzzies once they are in the door of an empty house. I have a large inventory of staging furniture and accessories, including art, that I provide to my clients at no additional charge. I even pay the moving costs associated with staging your home.

Buying A Home: A listing agent has a fiduciary duty to do what is in their seller's best interest, not yours. Period. You should have an agent in your corner whose responsibility it is to look after your best interest! A buyer's representative is typically paid by the seller at closing, so it won't cost you anything to be well represented, start to finish. Take advantage of that.

If you would like assistance selling, buying, or leasing, or simply want more information on the value of your home, please contact me. I would be happy to help.

Testimonials:

"We can not thank Agelia enough. Without her hard work and dedication, we could not have made it through this process." Pauline Sawyer (Robindell neighbor)

"Agelia helped me sell my house then continued to provide excellent service in finding me a new home. She was attentive to all details, followed up with me regularly, and made sure that everything was in order once I signed a lease and moved in. Agelia is a warm and knowledgeable professional and I wouldn't hesitate to refer any of my friends and family to her!" Karen M.



**AGELIA PÉREZ
MÁRQUEZ**
REALTOR® Associate

M: 713.249.5404
O: 713.341.1604

agelia@perezmarquez.com

1177 West Loop South
Twelfth Floor
Houston, Texas 77027

GaryGreene.com

WIN OUR TRASH SCHEDULE POSTING PRIZE!

After you read your Robindell News, cut out or copy our trash schedule and send a picture of it posted on your refrigerator to newsletter@robindell.org. You will be entered into a drawing to win two ten-count boxes of city approved compostable lawn bags. This issue's winner could be you!



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Eric A. Anderson Voûte

832.643.1214 Houston, Texas
BestOfTimesComics@gmail.com

**Your advertisement
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for only \$25 per issue!
Contact
newsletter@robindell.org
for more information.**



COLDWELL BANKER REALTY



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Robindell

SOLD IN UNDER 20 DAYS!

6202 Darnell Street, Houston, Texas 77074



Maplewood

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5474 Imogene Street, Houston, Texas 77096



Braes Timbers

LEASED IN 3 DAYS!

9106 McAvoy Drive, Houston, Texas 77074



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
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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.

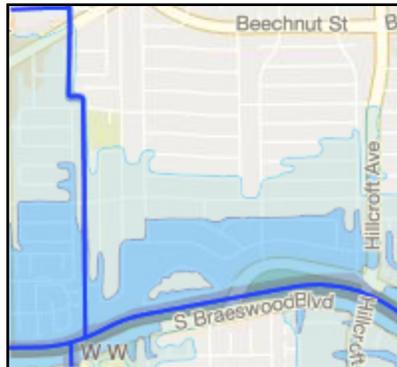
The Effects of Project Brays

Project Brays is well on its way to completion along Section 4, which encompasses the area from from Loop 610 to Fondren Road. The entire project includes a three-pronged approach of utilizing stormwater detention basins, channel modifications, and bridge modifications, extensions, and replacements. Prior to the bridges being elevated, we all watched with anticipation as our detention pond was corrected and rehabilitated, and the bayou was widened along our section. The elevation of the Hillcroft bridge is complete and elevations of the Chimney Rock Road and S. Rice Avenue bridges will be complete this fall. The completion of the project in its entirety will trigger a re-evaluation of flood plain maps throughout the Brays Bayou watershed, via the Project Brays CLOMR (Conditional Letter of Map Revision). The current flood plain map and proposed revisions can be viewed on the maps below. As you can see, if approved, the proposed revisions would greatly improve for most of our neighborhood. For more details about Project Brays, including interactive maps, updates, and more, visit www.projectbrays.org.

Current Harris County
Flood Map



Proposed Map Revisions
(not yet approved)



This Month In Deed Restrictions

Robindell Deed Restrictions Article 4.02(g)(2) states that trailers, boats, jet skis, RVs, etc. "may be parked or stored on a Lot only when completely concealed from public view inside a garage or other Approved Enclosure." They "may be parked on the driveway for up to seven (7) days." Then they have to disappear. Further, parking them in the yard as opposed to on pavement is a City of Houston Yard Parking Ordinance violation. There is no seven (7) day variance for that.

This has long been a problem in Robindell, and has been commented upon ad nauseam. If the offending vehicle or vehicles are not in an enclosed approved structure, it is a violation. They are eyesores and a drag on property values. Please have consideration for your neighbors and store them elsewhere.

Violation letters have been sent to multiple property owners and tenants. If they are not removed or stored properly, the violations will be passed on to Robindell's attorneys at Gregg and Gregg Law Firm.

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/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!

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Crime Report:

Are you concerned about crime in our area? Then you need to attend the neighborhood civic club meeting on September 15th! Details for the meeting can be found on the front page of this newsletter. Crime is likely the major concern of our residents. The board has worked diligently to try to address this issue on multiple fronts.

Helpful links for researching crime and crime prevention tips throughout the area:

City of Houston Police Department: www.houstontx.gov/police/

Crime Reports Information: www.cityprotect.com or www.crimereports.com

Helpful contact information:

Houston Police Department - for emergencies dial 911

Houston Police Department - for non-emergencies dial (713) 884-3131

For specific HPD department phone numbers visit www.houstontx.gov/police/phone.htm

Robindell Website Address

The Robindell website address published in the most recent newsletter has had some issues. You may now go to the updated website at www.robindell.org.

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. Also, **please note that not all invoices have been updated, so if you feel yours 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.

Thank you once again to our president Gena Sylvester and treasurer Robert Hastings for their countless hours of research and dedication in putting together our new updated website.

Citizen Patrol Program

Our Citizen Patrol Program leader Ravi Patil reports that our volunteers logged the following hours in recent months.:

July 24.45 hours

August 20.15

We thank them all for everything they do to help keep us safe.

If you would like to participate as a volunteer with the Citizen Patrol Program, please contact Ravi Patil at 832-275-7228 or at ravitpatil19@gmail.com

Robindell Pool and Greenspace

by Schansa Roberts, RRA President

Even though the summer swim season has concluded, pool members still have access to the pool and pavilion facilities through December! There's still a lot of hot weather left.

The pool will be the site of the National Neighborhood Night Out event on October 5th. The Robindell Civic Club will have a food truck to serve free food and drinks for attendees. We're inviting all Pool Members to attend and cast a ballot to elect the 2022 Robindell Recreation Association Board (that operates the pool and dog run area):

President/Membership: Schansa Roberts

Vice President: Open

Treasurer: Terri Gibson

Secretary: Felicia Barkan

Webmaster: Benjamin Swanson

Solicitations and Signs: Vicki Wallin, Bree Craft

Pool Maintenance: Michael Berlinghof

Pool Grounds & Maint: Harry Cantor, Rick Flores

Lifeguard Chairperson: Jessica Soussan

July 4th Parade: Heather Silewitz, Suzy Lovejoy

Dog Run: Iris Espinoza

If you're interested in volunteering to serve and assist with pool operations, please contact us at robindellpool@gmail.com.

Also, for dog park users, our riding lawn mower needs a new engine and blades (\$700-\$800). We would appreciate our "dog people" to send any amount you can via our web site at robindellpool.org. Go to dropdown bars, upper left corner, choose "Make a Donation", fill in the amount you can give. Thank you!

Thank You

Thank you to the many volunteers who help make Robindell a great place to live by contributing their ideas, time, and expertise.

Many of you simply make it a point of assisting your neighbors when they are in need of a little helping hand.

A great neighborhood is not an accident!

Willow Water Hole

Willow Waterhole hosts MusicFEST 2021 on Saturday, October 30th, beginning at 11:00 a.m.

The Musicfest will be combined with Halloween Trunk or Treat festivities, including an art contest at the Westbury Lake Gazebo, 5300 Dryad Drive. They are looking for Halloween-inspired scenes designed to fit a 6'x6' space. You can download an application at www.willowwaterhole.org/musicfest or request one by email from ggstarbuck@gmail.com. The Musicfest will host musicians playing R&B, blues, Texas country, jazz, classic rock, salsa, etc. Musicians are scheduled from 11 a.m.-7:00 p.m. on the hour. There will be plenty of food trucks, "Trunk or Treat" cars, costume contests, and more! Attendees are encouraged to bring the kids and settle in with lawn chairs and picnic blankets.



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



RETURN SERVICE REQUESTED

Robindell Civic Club 2020 Leadership

President: Gena Sylvester	president@robindell.org	832-620-5606
Vice President: Charlie Holcomb	vicepresident@robindell.org	
Treasurer: Robert Hastings	treasurer@robindell.org	713-870-1767
Secretary: Brian Barragy	secretary@robindell.org	713-623-3972
Section 1 Director: Ravi Patil	ravipatil19@gmail.com	832-275-7228
Section 2 Director: Matt Cochran	mcochran86@gmail.com	
Section 3 Director: Pauline Sawyer	pauline.sawyer83@yahoo.com	713-283-8187
Section 4 Director: VACANT - IF INTERESTED PLEASE CONTACT THE PRESIDENT		
Section 5 Director: John Phan	jdphan@gmail.com	281-785-1972

Architectural Control Committee:	Robert Hastings	acc@robindell.org
Beautification Committee:	Gena Sylvester	president@robindell.org 832-620-5606
Braeburn Super Neighborhood Liaison:	John Pagiatis	
Citizen Patrol Program:	Ravi Patil	ravipatil19@gmail.com 832-275-7228
Newsletter Editors:		

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

Robindell Garden Club: CHAIR NEEDED, please contact interim chair		
Agelia Pérez Márquez	ageliamercedes@gmail.com	713-249-5404
Robindell Social Club: Sara Kriehn	srhkriehn@gmail.com	
Telephone Committee: Lauren Lewis	lljohnson111@gmail.com	713-775-1402

Welcome Committee:		
Agelia Pérez Márquez	ageliamercedes@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 Nov. 5th.

Please email submissions to newsletter@robindell.org.

Advertising space is available in Robindell News bi-monthly newsletter as follows:

Size	Single Issues	Six Issues
1/8 page	\$25	\$125
1/4 page	\$45	\$225
1/2 page	\$80	\$400
full page	\$150	\$750

- 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 preferred.**
- Every effort is made to place all advertisements on full color pages.
- **Send articles, artwork, and inquiries to: newsletter@robindell.org**

Proxy

For the General Membership Meeting of the Robindell Civic Club

Wednesday, September 15, 2021

This is to certify that I/We _____
(legibly print both your name and Trust name if different)
am/are the Owner(s) of record for the property
at _____.
(legibly print full property address, including city, state, and postal code)

I/We are unable to attend the meeting and hereby assign our proxy to the President of Robindell Civic Club, with full power of substitution, or to Mr./Ms. _____ to vote on my/our behalf on all matters presented for a vote at the subject meeting, and only at this meeting.

Note: Proxy forms must be properly completed to be deemed valid. The Robindell Civic Club is entitled to reject a proxy appointment if the secretary or other officer or agent authorized to tabulate votes, acting in good faith, has reasonable basis for doubt about the validity of the signature on it or about the signatory's authority to sign for the member, or if the proxy member is not in good standing with Robindell Civic Club. This proxy may be withdrawn at any time before the meeting is adjourned.

- Please ensure printed names (above) are legible.
- If the Lot has multiple current owners in County records, include all owners' names (above) and signatures. If this is not possible (e.g. each of multiple owners wishes to complete their own proxy form, or one/some of the multiple owners will attend in-person), the proxy form may be treated as applying only to one of the owners, and not to the entire voting rights of the Lot.
- If the Lot is owned by an entity other than a person's name (e.g. Trust), please include above the names of people authorized to represent that entity.

Date: _____

Signatures (required to be valid):

Property Owner: _____

*It is very important that you return the above proxy. If a quorum is not present at the General Meeting (through homeowners there in person and homeowners who sent proxies), another meeting must be scheduled and the expense of the mailing and the room rental must be absorbed by the Association. To prevent this cost, please return your proxy immediately.