

Robindell News



© September/October 2025

A PUBLICATION OF ROBINDELL CIVIC CLUB

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

Board Nominations for 2026

It's time to submit nominations for the 2026 Robindell Board. Please send your submissions to Mavalin Mikeska at secretary@robindell.org. If you do not use email, you may leave a text or voicemail for her at our new Robindell phone number, (713) 364-4460. Please remember to speak to your nominee first to make sure they are willing to serve before you nominate them!

Board members meet six times per year (or as necessary) and alternating months at the general meetings.

The slate of nominees will be published prior to the November General Meeting, at which time written ballots will determine who your representatives will be for the coming year.

Robindell Garden Club Plant Swap Sunday, October 12th

(rain date, Oct. 19th)

set up at 4:30 p.m.

plant swap from 5-6 p.m.

8714 Robindell Dr.

Bring your plant cuttings and other
giveaways to share at our plant swap.
Refreshments provided.

Newsletter Editor(s) Needed

After almost seven years of writing and editing the Robindell News, it is time for us to retire from this way of contributing to the neighborhood. Robindell is in need of new editor(s) for 2026 and beyond. We have committed to only one more issue (the November/December issue).

If you think you might be interested, you may call either one of us to answer any questions you may have. We are more than happy to provide templates and guidance through the transition period to whomever is moved to take on the position. Could that be you? The newsletter is published six times per year and is a vital form of communication to our owners and tenants. We hope to pass the job onto someone who loves Robindell as much as we do.

We will continue to be around and look forward to contributing to our beloved neighborhood in other ways moving forward. Thank you to everyone who has contributed to the newsletter, made deliveries, offered suggestions, and shown appreciation for our efforts. We couldn't have done it without you and we consider it an honor to have served Robindell as co-editors of the Robindell News.

Wishing all of you only the best,

Eric A. Voûte, 832-643-1214

Agelia Pérez Marquez, 713-249-5404

ROBINDELL GENERAL MEETING

Tuesday, September 16th, 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: 867 9770 3764 and passcode: 433467

3rd GENERAL DEED RESTRICTIONS REVISION MEETING

Wednesday, September 24th, 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: 873 2914 9473 Passcode: 801711

Be aware that the internet service at Bayland has not been reliable lately, so you may not be able to participate via ZOOM if the issue has not been resolved.

Letter From The President

While this year seems to be speeding by, the Robindell Civic Club Board is peddling as fast as we can to complete multiple projects before the next Board is elected in November. In this issue, you'll find an overview of each of those goals. A few of those items of interest that will be discussed at the meeting this Tuesday night, beginning at 6:30 p.m. include:

- Revisions in our Bylaws and Deed Restrictions.
- The latest updates on our website, www.robindell.org.
- New solar lighting may be coming to the Detention Pond Path soon!
- The latest in Collections and Violation fines.
- National Night Out
- Trunk or Treat event
- Robindell Civic Club name change
- The search for a new Newsletter Editor

And, YES, you will be electing a new Board in November. Many of our members will have served the full three-year term and work has begun to compile a new slate for the November election. You would think, with 612 homes in Robindell, that it would be easy to find ten volunteers. Guess again! So, we need your help to recruit owners that will work next year for the benefit of all neighbors. If you know of someone that is interested in serving, please contact our Secretary, Mavalin Mikeska, at secretary@robindell.org.

If we cannot fill the slate, we may be forced to hire an HOA management company which would raise your dues significantly. Management companies take no prisoners when it comes to collections or fining for violations and they are very expensive. I do not believe that any of you would be happy with this arrangement. We, therefore, ask everyone to consider giving of your time.

I hope to see you all at the meeting Tuesday night and we have included a Zoom link for your convenience.

Regards,
Gena Sylvester, President

About Robindell Civic Club

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 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!



**Please Join Us For Our Annual
National Night Out Celebration !**

**Tuesday, October 7th, 2025
at the Robindell Pool Pavilion**

(5801 Reamer)

5:30 - 7:30 p.m.

Chicken, side dishes, and water provided by Robindell Civic Club.
As this is a community building event,
we ask guests to bring desserts and/or drinks to share with your neighbors.

**Sponsored by Robindell Civic Club
with location generously provided by Robindell Pool and Greenspace.**

Trash Bin Replacement Improvement

Tired of waiting and waiting and waiting for the City's Solid Waste Department to replace your black trash bin? You can now pick up your own by taking advantage of the "Can Blitz" initiative.

You must make a 311 service request. You will need your water bill account number to make your request. Be sure to get a service request number. Then bring a copy of your water bill, the service request number, and your damaged bin to one of three locations. You will be able to drive home with your new black trash bin. The closest location to Robindell is:

Environmental Service Center - South
11500 S. Post Oak Rd, Houston, TX 77035
Monday - Friday, 8 a.m. - 4 p.m.
2nd & 4th Saturdays, 9 a.m. - 1 p.m.

If for any reason you are unable to pick up your can, including not having a large enough vehicle, you can still have your bin delivered to you through the regular 311 service request process, but you might have to wait a bit.

Over the month of August 1,596 new homes were added to the system, and an additional 7,080 homes in various stages of construction are expected to come online soon, further increasing demand. No wonder the city is so far behind on replacement can delivery. This new "Can Blitz" initiative has been put in place to help reduce the backlog of deliveries, getting more replacements to more residents more quickly.

Trash News

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

And PLEASE be a good neighbor by not putting out ANY Heavy Junk Waste or Heavy Tree Waste before 6:00 p.m. on the Friday prior to scheduled pickup. See schedule to the right.



Protect Your Pets!

It's almost Fall and the days are getting shorter, but it's still in the 90's outside. Our furry friends can easily get overheated and/or burn their paws on hot pavement (if it's too hot for your bare feet or hands, it's too hot for their paws). Err on the side of caution and bring them inside after play, walks, and their business.

Almost every day we see posts of lost pets or pets spotted loose in the neighborhood. Please secure your pets, by using leashes, watching the front door when opened, and making sure they cannot escape your yard. And remember to have them microchipped. It's not only the best way to make sure your pet is returned to you if lost, it's the law!

CITY TRASH AND RECYCLING SCHEDULE

Trash and Yard Waste Collection.....every Tuesday

September 3*, 9, 16, 23, 30
October 7, 14, 21, 28
November 4, 12*, 18, 25

YARD WASTE PICKUP IS DELAYED INDEFINITELY due to crews being reallocated to heavy trash pickup. It is expected to resume once heavy trash collection is caught up and back on schedule.

Yard waste can be placed in compostable bags or in your own reusable container. You must mark your own bin to identify it as yard waste or leave it open so that crews can easily see it is yard waste. Yard waste placed in regular plastic bags will not be collected.

Recycling Collection.....every other Tuesday

September 9, 23
October 7, 21
November 4, 18

RECYCLING: While we have been informed that recycling pickup is continuing to be delayed by one to three days, the Department of Solid Waste Management requests you continue placing your bin on the curb on designated days, as crews may unexpectedly make rounds for pickup and if your can is not out, it will be missed.

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

September 9 (Tree Waste ONLY)
October 14 (Junk Waste)
November 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



Get an early start on Halloween Please Join Us For Trunk or Treat!

October 26th, 4:00 - 5:00 p.m.

Robindell Pool Parking Lot, 5801 Reamer

As parking spaces are limited for trunks for this event,
please sign up with Gena Sylvester by texting her at 832-620-5606.

If you are planning on signing up to provide a trunk and treats (spots are limited), pick a theme and decorate the back or trunk of your vehicle. Set up will be 3:30-4:00.

The parking lot will be restricted to those who sign up.

FOR SAFETY REASONS,

all others visiting the event, please park on the street.

Sponsored by Robindell Civic Club



Property Address Visibility Code

Under the City of Houston Fire Code, both new and existing residential and commercial buildings must have visible, clearly identifiable address numbers and can be further regulated by homeowner association covenants. The regulations are primarily for the safety of residents, ensuring emergency services can quickly locate a property.

- **Visibility:** Numbers must be visible from the street that fronts the property.
- **Placement:** For residential units, the number must be displayed on or within eighteen inches of the main entrance, unless otherwise approved by the Fire Marshall.
- **Dimensions:** Each number must be at least four inches high with a minimum stroke width of half an inch.
- **Clarity:** The numbers must be Arabic numerals and contrast clearly with their background. The numbers cannot be spelled out in words.
- **Maintenance:** Property owners are responsible for keeping the address numbers in good repair and unobstructed by vegetation or other objects.

Please ensure your household's best possible safety and code compliance by following the above regulations. The last thing you want in case of a fire, health, or safety emergency is for first responders not to find you as quickly as possible!

Remember:

A great neighborhood is not an accident!

Fines For Violations

Fines for Deed Restriction violations will begin October 1. For years Robindell has struggled to get homeowners to comply with our Deed Restrictions. Infractions have increased due to a number of issues, including Realtors being given the wrong information by the homeowners, tenants not being given copies of our documents, and then there are always those who just simply refuse to comply.

In 2010, the Robindell Board filed an addendum to the Deed Restrictions that provides for a \$15 fine to a homeowner who is not in compliance with either our Deed Restrictions or a City of Houston Ordinance. The Robindell Board recently voted to recommend an increase of the fine amount, which will be discussed and voted on by members present at the September General Meeting.

Website ReDesign

Our website's "facelift" is almost complete!

Recently, we hired Maplewood resident Eric Miller to redesign our website. Improvements mean owners can now pay dues on the website, which has been interfaced with payHOA. There is a new page for realtors and title companies, and newsletters going back to 2019 (including the 50th Anniversary Edition written by Gayle Nesom), have been added. We are in the process of also attaching all of the Board and General Meeting minutes for the last seven years. While Eric did a tremendous job, board member April Lidell will complete the mission and continue to make updates with photos and other documents. Thank you both for sharing your talents with us!

Maintenance Fees

Collections for 2025 Maintenance dues are at 76.3%. The Collection efforts in the past month have allowed the community to collect an additional \$4,255 in 2025 Dues (45 additional homeowners), \$2,956.22 in prior year dues, and \$1,120 in late fees. There are also several homeowners who have called and set up monthly payment plans for their outstanding dues. We appreciate all homeowners who paid this month and encourage all those who received letters and haven't paid their dues please contact me to take care of the matter.

As an overall summary, there are 145 homeowners who still need to pay their 2025 Maintenance Dues and 106 homeowners who owe both 2025 Dues and Prior Year Dues. Payment should be made through either PayHOA or payment mailed to 9639 Hillcroft St, PMB 118, Houston, TX 77096. If you need to discuss a payment plan, please email the Treasurer at treasurer@robindell.org.

Property Maintenance

Thank you to all of our property owners (and tenants) who keep a well maintained property appearance.

Per Robindell Deed Restrictions: "...Grass, living ground cover, shrubs and flower beds shall be cut, trimmed, **edged**, and weeded as needed so as to maintain a neat, well-maintained appearance. **Street gutters along Property Owner's property line shall be kept clean.** Grass clippings and other maintenance debris shall not be allowed to accumulate."

If you or a neighbor are unable to do so, please let a board member know. The situation may qualify for help via our assistance fund.

Dates To Remember!

General Meeting

Tuesday, September 16th, 6:30-8:00 p.m.
 Bayland Community Center
 6400 Bissonnet Street or via Zoom
 Meeting ID: 867 9770 3764
 Passcode: 433467

4th General Bylaws and Deed Restrictions Revision Meeting

Wednesday, September 24th, 6:30-8:00 p.m.
 Bayland Community Center
 6400 Bissonnet Street or via Zoom
 Meeting ID: 873 2914 9473
 Passcode: 801711

National Night Out Gathering

Tuesday, October 7th, 2025
 see page 2 for details

Trunk or Treat

Sunday, October 26th, 2025
 see page 4 for details

Treasurer's Report: January 1 - August 31, 2025

2025 Budget Year-To-Date

Income	2025 Budget	Year-To-Date
Donations - Beautification Fund	\$ 100.00	\$ 100.00
Transfer Fees	\$ 2,025.00	\$ 4,849.00
Late Fees	\$	\$ 1,250.00
Maintenance Fees	\$	\$ 8,780.22
Maintenance Fees 2025	\$ 57,528.00	\$ 43,353.16
Uncategorized Account Credits	\$	\$ 759.20
Donations - Fees Assistance Fund	\$	\$ 161.00
Interest Income	\$	\$ 1,300.50
Total Income	\$ 59,653.00	\$ 60,553.08
Expenses		
Postage, Mailing Service	\$ 900.00	\$ 331.10
Website Maintenance	\$ 4,000.00	\$ 201.50
Google/Email Accounts	\$ 1,000.00	\$ 539.58
Zoom Account	\$ 500.00	\$ 181.21
Newsletter	\$ 610.00	\$ 130.48
Newsletter - Mail to Tenants	\$ 1,000.00	\$ 669.34
Newsletter - Mail to Off-Site Off-Line Owners	\$	\$ 82.56
Insurance	\$ 5,741.00	\$ 6,422.00
Accounting Fees	\$ 750.00	\$ 176.39
Transaction Fees	\$ 2,650.00	\$ 2,072.50
Legal Fees	\$ 5,000.00	\$ 2,477.50
Mailbox Rental	\$ 200.00	\$ 192.00
Bonding	\$ 1,000.00	\$ 326.03
Awards/Gift Cards	\$ 600.00	\$
Legal Fees - Collections Notices	\$ 9,000.00	\$ 305.58
Events - Spring Fling	\$ 1,000.00	\$ 898.33
Events - National Night Out	\$ 1,000.00	\$
Events - Trunk Or Treat	\$ 415.00	\$
Beechnut Esplanade Maintenance	\$ 720.00	\$
Hillcroft Greenspace Maintenance	\$ 1,800.00	\$ 1,240.00
Retention Pond to Bayou Maintenance	\$ 2,520.00	\$
Welcome Packets	\$ 500.00	\$
Bylaws and Deed Rest. Update	\$ 18,000.00	\$ 79.57
Storm Fund	\$ 1,000.00	\$
Four Signs	\$	\$
Bayland Community Center	\$	\$
Security Patrol (2024 expense)	\$	\$ 7,917.65
Miscellaneous Expense	\$	\$ 168.38
Total Expenses	\$ 57,386.00	\$ 24,411.70
Net Operating Income	\$ 2,267.00	\$ 36,141.38
Prosperity Checking (closed on 07/14/2025)		\$ 0.00
Frost Checking (as of 08/29/2025)		\$ 110,983.35
Frost CD (as of 05/23/2025)		\$ 50,000.00

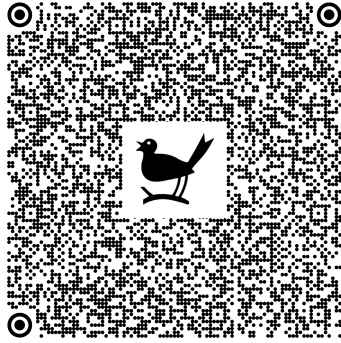
Robindell Official Facebook Page

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).

The use of our Facebook page is growing and is an ever more important means of official communication. Because of this, Section 3a Director April Lidell has been appointed as a second Facebook page administrator, and the Board of Directors has formed a committee to review and make recommended changes to Facebook page rules and policies to better serve the community.

New Method Of Communications

This is a reminder that Robindell now has a new phone number, which should make addressing your concerns easier. 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. Scan the QR Code to save Robindell Communications as a new contact on your smartphone!



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.

If you are unable to scan the QR code, you can also enter the contact information from the right column on this page.

Real Estate Stats

Here are current statistics of sold or leased properties for Robindell neighborhood for the months of July and August, 2023-2025. There were no vacant lots sold during these times.

July1-Aug. 31, 2023 #	Min.	Max.	Avg.
Single Fam. Homes 5	\$238,000	\$350,000	\$269,400
Leases 5	\$1,595	\$2,200	\$1,798
July1-Aug. 31, 2024 #	Min.	Max.	Avg.
Single Fam. Homes 2	\$275,000	\$278,000	\$276,500
Leases 3	\$1,1875	\$2,350	\$2,158
July1-Aug. 31, 2025 #	Min.	Max.	Avg.
Single Fam. Homes 4	\$220,000	\$285,000	\$250,625
Leases 6	\$1,750	\$2,250	\$2,013

There are currently three homes for sale in Robindell (2 are pending).

- Prices range from \$250,000 to \$295,000.
- Sizes range from 1,553 to 1,701 square feet.

There are currently three homes for lease in Robindell.

- Prices range from \$1,950 to \$2,400 per month.

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.

Robindell Civic Club 2025 Leadership

President:	Gena Sylvester
Vice President:	Suzy Lovejoy
Treasurer:	Derrick Parker
Secretary:	Mavalin Mikeska
Section 1 Director:	Agelia Pérez Márquez
Section 2 Director:	VACANT
Section 3a Director:	April Lidell
Section 3b Director:	Mary Farley
Section 4 Director:	VACANT
Section 5 Director:	Ernesto Castrejon Paniagua
Architectural Control Committee:	Alex Gonik
Braeburn Super Neighborhood Liaison:	Gena Sylvester
Newsletter Editors:	Agelia Pérez Márquez Eric Voûte newsletter@robindell.org
Robindell Pool Liaison:	Suzy Lovejoy
Welcome Committee:	Agelia Pérez Márquez

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

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