

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

By now, you probably know that the vote for the Constable failed. What you may *not* know is that 437 owners did not vote, which, therefore, allowed a small group of owners, who do not live in the neighborhood, to easily dictate the outcome of a very important decision for all of us that do reside here. The investors, however, are not the issue. We have a problem with apathy in Robindell.

Our neighborhood is changing. We now stand at a crossroad due to more than a decade of lack of interest or participation. Whether or not Robindell has a bright future ahead ultimately lies in your hands.

A Nominating Committee will be formed to find replacements for the following positions:

- * President
- * Architectural Committee (ACC) Members
- * Newsletter Editors
- * Section Three Director
- * Secretary

If you care anything about this neighborhood, we urge you all to offer your time. I want to thank Eric Voûte and Agelia Pérez Márquez for their seven years' service as editors. Mavalin Mikeska, Secretary, and Mary Farley, Section Three Director, have served for the maximum three years allowed by our By-Laws. They were great assets to this Board and served you well. Bryson White and Garrett DeLano, our ACC team, are both moving by the end of July. We are also grateful to these architects for the assistance they provided. An election for the 2026 Board will take place in November.

Will you step up?

Today, I will leave you with this final thought: Prior to 2020, many of our City of Houston and Harris County Leaders didn't even know where we were located. The Robindell Board has worked with all departments diligently for five years to acquire the services needed for Robindell. But, if all of you, as a community, do not show that you care about this neighborhood, neither will they.

I hope you will consider heeding the call to serve.

Gena Sylvester, President

ROBINDELL GENERAL MEETING!

Tuesday, July 15th, 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: 820 3827 1995 and passcode: 122466

1st GENERAL BYLAWS AND DEED RESTRICTIONS REVISIONS MEETING

Proposed revised Bylaws and Deed Restrictions will be made available on the Robindell website after they have been reviewed by Robindell's attorneys for legal compliance.

Thursday, July 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: 870 3370 3447 Passcode: 183317

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.

Maintenance Fees

Collection for 2025 maintenance fees are now at 67.5%. This is terrific, but it still leaves 199 owners who have yet to pay their 2025 mandatory fees. A late fee of \$20 has been assessed and collection letters are going out to all homeowners who have not paid or set up a payment plan. We encourage all homeowners who have not paid to take care of their dues payment as soon as possible.

Payment should be made through PayHOA at www.PayHOA.com. You will need to enter your email address and provide a password. For assistance in accessing the payment portal please contact Treasurer Derrick Parker at treasurer@robindell.org. Payments can also be mailed by sending a check to Robindell Civic Club, 9639 Hillcroft, PMB 118, Houston, TX 77096.

If you need to discuss a payment plan, please email the Treasurer at treasurer@robindell.org, or leave a voicemail message or send a text to the Robindell phone number, (713) 364-4460, to request this assistance.

Bylaws and Deed Restrictions Review

After months of meetings for review of the Bylaws and Deed Restrictions, the committee has completed its mission and has forwarded all recommended changes to Robindell's attorneys for review of legal compliance.

Once the attorneys have made any necessary legal changes, the proposed amended documents will be posted on the website and emailed to all owners so that stakeholders can review them and be prepared for discussions at either of two revision meetings to be held on July 24th (see page 1 and below) or at an August meeting (date to be determined).

Dates To Remember!

Robindell Pool 4th of July Celebration

Friday, July 4th, 2025

see page 3 for details

General Meeting

Tuesday, July 15th, 6:30-8:00 p.m.

Bayland Community Center

6400 Bissonnet Street or via Zoom

Meeting ID: 820 3827 1995

Passcode: 122466

1st General Bylaws and Deed Restrictions

Revision Meeting

Thursday, July 24th, 6:30-8:00 p.m.

Bayland Community Center

6400 Bissonnet Street or via Zoom

Meeting ID: 870 3370 3447

Passcode: 183317

2nd General Bylaws and Deed Restrictions

Revision Meeting

To Be Determined, August, 6:30-8:00 p.m.

Bayland Community Center

6400 Bissonnet Street or via Zoom

Treasurer's Report: January 1 - June 26, 2025

	2025 Budget	Year-To-Date
Income		
Donations - Beautification Fund	\$ 100.00	\$ 100.00
Transfer Fees	\$ 2,025.00	\$ 3,694.00
Late Fees	\$	\$ 30.00
Maintenance Fees	\$	\$ 200.00
Maintenance Fees 2025	\$ 57,528.00	\$ 43,249.16
Uncategorized Account Credits	\$	\$ 1,141.20
Donations - Fees Assistance Fund	\$	\$ 201.00
Interest Income	\$	\$ 875.16
Total Income	\$ 59,653.00	\$ 49,490.52
Expenses		
Postage, Mailing Service	\$ 900.00	\$ 154.50
Website Maintenance	\$ 4,000.00	\$ 151.50
Google/Email Accounts	\$ 1,000.00	\$ 381.71
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	\$ 1,570.00
Legal Fees	\$ 5,000.00	\$ 1,352.50
Mailbox Rental	\$ 200.00	\$ 192.00
Bonding	\$ 1,000.00	\$ 326.03
Awards/Gift Cards	\$ 600.00	\$
Legal Fees - Collections Notices	\$ 9,000.00	\$ 85.51
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	\$ 930.00
Retention Pond to Bayou Maintenance	\$ 2,520.00	\$
Welcome Packets	\$ 500.00	\$
Bylaws and Deed Rest. Update	\$ 18,000.00	\$
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	\$ 21,790.09
Net Operating Income	\$ 2,267.00	\$ 27,700.43
Prosperity Checking (as of 05/30/2025)		\$ 14,064.10
Frost Checking (as of 06/26/2025)		\$ 88,418.40
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.

Sponsored by the Robindell Pool and Greenspace Board of Directors

It's time to decorate your bikes, wagons, vehicles, yourselves, and even your dogs in red, white, and blue!

Please Come to the annual Robindell 4th of July Parade!

Friday, July 4th, 2025, 10:00 a.m. at the corner of Reamer and Bob White (You will want to be there early to line up prior to the start of the parade.)

As is tradition, a Houston Fire Department truck with cannon water spray will immediately follow the parade to cool everyone off!

A snow cone truck will be onsite to provide free snow cones from 10:30 a.m. - 12:30 p.m. and there will be free swim in the pool from 11 a.m. - 3 p.m.

Bring your lawn chairs and have a great time celebrating the 4th with your neighbors!

CITY TRASH AND RECYCLING SCHEDULE & OTHER INFORMATION

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

July 1, 8, 15, 22, 29
August 5, 12, 19, 26
September 3*, 9, 16, 23, 30

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. While once running up to two months behind on heavy trash pickup, the city is now running "only" one to two weeks behind, so progress is being made.

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

July 1, 15, 29
August 12, 26
September 9, 23

RECYCLING: While we have been informed that recycling pickup is continuing to be delayed by one to three days, we have been asked by Desmine Allen of the Department of Solid Waste Management not to time our recycling bin pickup. Rather, continue placing it 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. Once retrieved, they MUST be placed out of view from the street or any neighboring property.

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

July 8 (Tree Waste ONLY)
August 12 (Junk Waste)
September 9 (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

National Night Out Volunteers

National Night Out isn't until October 7th, but that doesn't mean we aren't ready to start planning a great community building event! If you are interested in being on the planning committee or would like to help with the event itself, please contact Agelia Pérez Márquez at newsletter@robindell.org or by phone at 713-249-5404.

Trash News

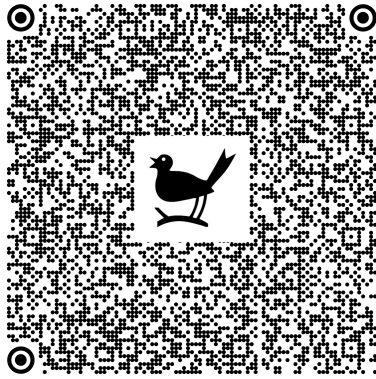
PLEASE download the free HTX Collects app. This app provides updated schedules and announcements, such as delays, based on your address.

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.



New Method Of Communications

This is a reminder that Robindell now has a new phone number, which should make having your concerns addressed more efficient. The system will automatically transcribe any voicemail messages and texts and email it 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 May and June, 2023-2025. There were no vacant lots sold during these times.

May 1-June 30, 2023 #	Min.	Max.	Avg.
Single Fam. Homes 2	\$270,000	\$300,000	\$285,000
Leases 2	\$1,690	\$1,700	\$1,695
May 1-June 30, 2024 #	Min.	Max.	Avg.
Single Fam. Homes 2	\$239,000	\$260,000	\$249,500
Leases 4	\$1,750	\$2,400	\$2,075
May 1-June 27, 2025 #	Min.	Max.	Avg.
Single Fam. Homes 2	\$275,000	\$317,500	\$296,250
Leases 0	\$	\$	\$

- There are currently four homes for sale in Robindell (1 is pending)
- Prices range from \$299,900 to \$370,000.
- Sizes range from 1,431 to 1,914 square feet.
- There are currently four homes for lease in Robindell.
- Prices range from \$1,750 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:	Pauline Sawyer
Section 3a Director:	April Lidell
Section 3b Director:	Mary Farley
Section 4 Director:	Asher Alexander
Section 5 Director:	Ernesto Castrejon Paniagua
Architectural Control Committee:	Bryson White
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