

# 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

Are you wondering what your Robindell Board has been up to lately? I must say that this year we have the strongest team that we've had in years. Here are just a few of the items we've been addressing:

- Please be sure to attend the Robindell General Meeting on March 18<sup>th</sup>, as we will be voting to officially change the name "Robindell Civic Club" to "Robindell Homeowners Association." We have, after all, actually been an HOA since 1993... no one ever bothered to complete the name change. So, let's get that done!
- The new Robindell signs that you approved in late 2023 are moving forward again after being put on hold last year. Three signs will be updated. The plan is to replace the fourth sign which was located at Braewick and North Braeswood in 2026 by moving it from the previous corner lot location to the North Braeswood median. That sign's design will be more in keeping with existing signs for Meyerland and Maplewood. We want to make sure that the City of Houston knows we're here!
- Our Spring Fling celebration will coincide with Opening Day at the Robindell Pool on Saturday, May 3<sup>rd</sup>. Spring Fling Co-Chairs Robindell Secretary Mavalin Mikeska and Suzy Lovejoy (who wears the two hats of Robindell Vice-President and Robindell Pool Co-President) are working together to organize a fun event for our residents. We love that the two boards are now working together! See event information on page 3.
- We will soon have a new look for our website, courtesy of Section IV Directory Asher Alexander, complete with a payment link to PayHOA, information for Realtors and title companies, and architectural forms to attach to City of Houston permit applications. Thank you to Section IIIa Director April Lidell for offering to post the latest photos, newsletters, and news updates.
- Next week we should have the By-Laws and Deed Restriction revisions completed and ready for your review prior to sending them to the attorney. For the fifteen volunteers who have committed to go to multiple meetings to accomplish this monumental task, we are filled with gratitude. Good job!
- I will be meeting with Mayor John Whitmire on Monday, March 17<sup>th</sup> to discuss the issues we currently face in Robindell and to find out what the future holds for Southwest Houston. If you have a question in mind that you would like me to ask, please email me at [president@robindell.org](mailto:president@robindell.org).
- Our Section IIIb Director, Mary Farley is getting married! Best wishes to her and her betrothed.
- Have you paid your dues yet? They are due on March 31<sup>st</sup>. Late fees will be assessed on April 1. See more on page 2.

This is just the short list of the Robindell Board's focus for 2025. Our Board is a team of innovative and hard-working leaders who truly care about our neighborhood, and it is an honor to work with them this year. Read on to get more information about these and other programs.

Most Respectfully,

Gena Sylvester, President

### **ROBINDELL GENERAL MEETING!**

**Tuesday, March 18th, 6:30-8:00 p.m.**

**We will have a guest speaker from the Harris County Flood Control District.**

**There are two ways to attend the meeting.**

- in person at Bayland Community Center, 6400 Bissonnet St. OR
- you may join via ZOOM by going to [zoom.us/join](https://zoom.us/join) in your web browser, then enter meeting id: 858 3916 5592 and passcode: 434494

## Maintenance Fees

Thank you to the 40% of our property owners who have already submitted their 2025 maintenance fees. We encourage the remaining 60% of owners to please help Robindell by submitting your payments as soon as possible. This avoids Robindell having to spend funds on additional invoicing and collections.

Maintenance fees for 2025 are \$94. Fees are due by March 31st and are delinquent on April 1st, at which time late fees will be assessed.

To pay on online, go to [www.PayHOA.com](http://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](mailto:treasurer@robindell.org). Otherwise, you can mail a check to Robindell Civic Club, 9639 Hillcroft, PMB 118, Houston, TX 77096.

Under some circumstances, a payment plan can be set up on a case-by-case basis under the direction of the Treasurer. Please contact the Treasurer at [treasurer@robindell.org](mailto:treasurer@robindell.org) to request this assistance.

### Dates To Remember!

#### General Meeting

**Tuesday, March 18th, 6:30-8:00 p.m.**  
 Bayland Community Center  
 6400 Bissonnet Street

#### Board Meeting

**Thursday, April 17th, 6:30-8:00 p.m.**  
 Bayland Community Center  
 6400 Bissonnet Street

#### Spring Fling (and Pool Grand Opening)

**Saturday, May 3rd**  
 Robindell Pool  
 6231 Reamer Street

#### May Board Meeting (to be announced)

#### May General Meeting (to be announced)

### Remember:

**A great neighborhood is not an accident!**

### Treasurer's Report: Jan. 1 - Feb. 28, 2025

	2025 Budget	Year-To-Date
<b>Income</b>		
Donations - Beautification Fund	\$ 100.00	\$ 100.00
Transfer Fees	\$ 2,025.00	\$ 2,256.00
Late Fees	\$	\$ 30.00
Maintenance	\$ 57,528.00	\$ 25,980.80
Uncategorized Account Credits	\$	\$ 900.20
<b>Total Income</b>	<b>\$ 59,653.00</b>	<b>\$ 29,267.00</b>
<b>Expenses</b>		
Postage, Mailing Service	\$ 900.00	\$ 141.40
Website Maintenance	\$ 4,000.00	\$ 50.00
Google/Email Accounts	\$ 1,000.00	\$ 107.43
Zoom Account	\$ 500.00	\$
Newsletter	\$ 610.00	\$
Newsletter - Mail to Tenants	\$ 1,000.00	\$ 247.07
Newsletter - Mail to Off-Site Off-Line Owners	\$	\$
Insurance	\$ 5,741.00	\$ 6,422.00
Accounting Fees	\$ 750.00	\$ 130.00
Transaction Fees	\$ 2,650.00	\$ 556.00
Legal Fees	\$ 5,000.00	\$
Mailbox Rental	\$ 200.00	\$ 192.00
Bonding	\$ 1,000.00	\$ 326.03
Awards/Gift Cards	\$ 600.00	\$
Legal Fees - Collections (1st, 2nd, 3rd notices)	\$ 9,000.00	\$
Events	\$ 2,415.00	\$
Beechnut Esplanade Maintenance	\$ 720.00	\$
Hillcroft Greenspace Maintenance	\$ 1,800.00	\$
Retention Pond to Bayou Maint.	\$ 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*	\$	\$ 5,435.00
<b>Total Expenses</b>	<b>\$ 57,386.00</b>	<b>\$ 13,606.93</b>
<b>Net Operating Income</b>		<b>\$ 15,660.07</b>
Prosperity Checking (as of 02/28/2025)	\$ 14,228.60	
Frost Checking (as of 02/28/2025)	\$ 77,334.39	
*Final 2024 Security Patrol payment paid in January 2025		

### Facebook Page = Current Information

The Robindell Civic Club and Residents Facebook page, at [www.facebook.com/groups/904795117161154](http://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 no longer used, monitored, or sanctioned by the civic club.

**SPECIAL NOTICE TO TENANTS/RENTERS: If you would like to continue receiving the Robindell Newsletter, please send your name, address, and email address to [newsletter@robindell.org](mailto:newsletter@robindell.org). The newsletter will be sent to you via email, along with other neighborhood notices, invitations, and information. Hard copies of the newsletter will no longer be mailed to tenants.**

## Robindell Pool

The Robindell Pool is managed by the board of the Robindell Pool and Greenspace (a 501(c)3 non-profit organization), and is located at 6231 Reamer Street. While the adjoining dog park does not require membership, the pool is open to residents of Robindell via annual membership.

**Swim time is coming!** Memberships will open in late March for the 2025 swim season, which commences on April 1st for a soft opening. The grand opening will be held in conjunction with Robindell Civic Club's Spring Fling Cinco de Mayo celebration on Saturday, May 3rd (see more on the celebration below).

You can find more information on general and adult swim only hours, facility rental, etc. at [www.RobindellPool.org](http://www.RobindellPool.org). Annual membership fees for 2025 are:

Family Membership	\$275
Individual Membership	\$225
Senior Couple/Senior Family	\$250
Senior Individual	\$200

**This is your personal neighborhood pool!** It is not a public pool. **We really need some new volunteers to serve on the board this year** (particularly if you have secretarial or bookkeeping skills). Please let us know if you are interested by emailing [robindellpool@gmail.com](mailto:robindellpool@gmail.com) or comment on the Members of Robindell Pool and Greenspace Facebook page. The only requirement is that you have been a pool member for at least one season, can attend the meetings, and of course that you can perform the duties of the position you fill. Volunteers receive a free membership to the pool for their service. If you are interested or need more information about filling a spot on the pool board, please contact [robindellpool@gmail.com](mailto:robindellpool@gmail.com)

**Please Join Us**  
for the neighborhood  
**Spring Fling and**  
**2025 Pool Grand Opening!**

**Saturday, May 3rd, 1:00-3:00 p.m.**  
**6231 Reamer Street**

**We'll have a Cinco de Mayo theme**  
with  
**Taco Cabana chicken tacos, rice, beans,**  
**and tres leches cake,**  
**and a piñata for the kids,**  
**and of course... free swim day!**

Event sponsored by the Robindell Civic Club  
and the Robindell Pool and Recreation Association.

## Trash News

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

And PLEASE be 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 below.



### CITY TRASH AND RECYCLING SCHEDULE & OTHER INFO.

**There are currently (and for the foreseeable future) delays in recycling and yard waste pickup. For waste management weekly updated schedules, including delays, please download the HTX Collect app. See more information above.**

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

March	11	<b>(Tree Waste ONLY)</b>
April	8	<b>(Junk Waste)</b>
May	13	<b>(Tree Waste ONLY)</b>

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

March	4, 11, 18, 25
April	1, 8, 15, 22, 29
May	6, 13, 20, 28*

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

March	11, 25
April	8, 22
May	6, 20

#### \* Holiday Schedule

**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.**

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 can be placed in compostable bags or in your own reusable container. 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](http://www.houstontx.gov/residents).

Report Heavy Trash violations to District J Patrol at [www.districtjpatrol.com/report/](http://www.districtjpatrol.com/report/) or by calling 311.

## Are You Following Deed Restrictions And City Ordinances?

Some of the issues listed below are getting out of control. The Houston Police Department is now patrolling weekly and writing tickets. As a reminder:

- Trash bins, recycling bins, and yard bags and bundles may not be placed in view of the street, except for when out for collection on designated days.
- No yard parking. Parking off pavement in a yard garners a fine of \$150 per day. Driveways must be made of approved material(s). Gravel is NOT an approved material for parking purposes.
- Heavy trash must NOT be placed at the curb prior to the Friday evening before pickup. We have had multiple complaints recently regarding rat infestations.
- Trailers and any recreational vehicle are only allowed for SEVEN days. That includes those in driveways and behind gates.
- Commercial vehicles are NOT permitted on neighborhood streets from 2-4 a.m. During daylight hours they are permitted for ONE HOUR only for the purposes of delivery, unless special permission is given by the Board.
- Robindell is a SINGLE-FAMILY neighborhood. Single-Family is defined as one or more people, each related to the other by blood, marriage, or adoption, OR a group of not more than three people not all so related. If living on the premises, owners MAY NOT rent out a portion of the property within or outside the primary living space.

As a homeowner in Robindell, you are a member of the Robindell Civic Club and, thereby, you are responsible for the maintenance of your property, and YOU AND YOUR TENANTS are responsible for upholding the Deed Restrictions of this community. We appreciate your diligence in following the guidelines. Those addresses with violations will be forwarded to the corresponding City of Houston Department and/or the Houston Police Department.

### Robindell Civic Club 2025 Leadership and Information

President:	Gena Sylvester	president@robindell.org	832-620-5606
Vice President:	Suzu Lovejoy	vicepresident@robindell.org	
Treasurer:	Derrick Parker	treasurer@robindell.org	
Secretary:	Mavalin Mikeska	secretary@robindell.org	832-971-7076
Section 1 Director:	Agelia Pérez Márquez	newsletter@robindell.org	713-249-5404
Section 2 Director:	Pauline Sawyer	pauline.sawyer83@yahoo.com	
Section 3a Director:	April Lidell	robindell.april@gmail.com	713-456-9364
Section 3b Director:	Mary Farley	maryfarley.home@gmail.com	
Section 4 Director:	Asher Alexander	aaa140777@gmail.com	
Section 5 Director:	Ernesto Castrejon Paniagua	section5robindell@gmail.com	
Architectural Control Committee:	Bryson White	acc@robindell.org	
Braeburn Super Neighborhood Liaison:	Gena Sylvester	president@robindell.org	832-620-5606
Newsletter Editors:	Agelia Pérez Márquez	newsletter@robindell.org	
	Eric Voûte	newsletter@robindell.org	832-643-1214
Welcome Committee:	Agelia Pérez Márquez	newsletter@robindell.org	

Mailing Address: Robindell Civic Club, 9639 Hillcroft, PMB 118, Houston, TX 77096

Website: [www.robindell.org](http://www.robindell.org)

Facebook: **"Robindell Civic Club and Residents" (official Robindell page)**  
and "BRB Community" (Braeburn Terrace, Robindell, and Braes Timbers)

### Other Helpful Contact Information

City of Houston District J	Edward Pollard	districtj@houstontx.gov	832-393-3015
City of Houston (General Resident's Information Page)		<a href="http://www.houstontx.gov/residents">www.houstontx.gov/residents</a>	311
Houston Fire Dept. Fire Prevention Div./Code Enforcement		day 832-394-6900, non-business hours	713-884-3131
Houston Police Department Non-Emergency			713-884-3131
Houston SPCA Animal Rescue Ambulance (Call if you see an animal in danger or distress, 24 hr. service)			713-880-HELP(4357)

## Those Leaves!

Now that trees have lost their leaves and new growth is sprouting, it's time to deal with all of the fallen leaves on our roofs, in our yards, and along our street gutters. If you have a lot of leaves on your roof, you might consider blowing them off or having someone blow them off your roof for you, as they can help speed up the deterioration of your composition shingles. Leaves in your yard keep it from looking tidy (required by deed restrictions), but they can be composted and added to landscaping beds or disposed of at the curb in compostable bags or in your own reusable container. Importantly, they should be collected from your street gutter as the rainy season is approaching and they slow down the flow of drainage from our streets causing more street flooding and possibly even clogging the local storm sewer entirely.

## Pets



If you haven't done so already, PLEASE have your pet(s) microchipped and register the chip with your contact information! You should also make sure your yard is secure. There has been a plethora of fur ball escapees and lost and found pets in Robindell and the larger community, with a very small percentage of them microchipped, which makes it near impossible for them to be returned to their families. Dogs especially can get pretty far away very quickly. Not only is it a good pet ownership practice, but it is mandated by City of Houston ordinance.

Any veterinary clinic can microchip your pet easily and the cost is quite reasonable given the alternative of losing a pet forever. They will miss you as much as you miss them!

## Signs, Signs, Everywhere... Signs!

There are very specific restrictions to the placement of signs in our neighborhood. Some are mandated by deed restrictions, some are by City of Houston Ordinance, and some are State of Texas law. Please abide by the following:

- Political signs or flags of any kind are only to be displayed on your property no more than 60 days prior to an election and 10 days following the election.
- Signs for vendors doing work on your property, such as a roof installer, repair company, or a real estate listing sign, may only be displayed for the duration of the work being done or for the duration of the listing.
- Vendor signs or flags, such as "We Buy Houses", etc. are not allowed anywhere in the neighborhood at any time.

## Real Estate Stats

Here are current statistics of sold or leased properties for Robindell neighborhood for the first two months of 2023-2025. There were no vacant lots sold in the first two months of these years.

Jan.1-Feb.28, 2023	#	Min.	Max.	Avg.
Single Fam. Homes	2	\$250,000	\$297,000	\$273,500
Leases	3	\$1,950	\$2,200	\$2,083
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

- Currently there are 6 homes for sale in Robindell.
- The average price of these homes is \$298,133.
- The average square footage of these homes is 1,903 sq. ft.
- There is currently one home for lease in Robindell.
- The rental price is \$1,695 or \$1.11 per square foot.

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.

## Coming Soon To Robindell

Robindell is getting a new phone number, a Robindell News QR code, and finally, new neighborhood signs!

We value your input and the phone number will make it easier to reach Board Members with your questions, ideas, and concerns. The QR code will be a quick and easy way to access the newsletter, as we continue to move away from the expense of printed copies.

We are delighted to have tech wizard and Section IV Director Asher Alexander to develop these new ways of keeping us connected and informed!



The new signs designed and then approved by the general membership in 2023 will finally be installed in the coming weeks. The deposit has been paid and adjoining lots surveyed, so keep an eye out for their impending installation.

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



Return Service Requested