

Robindell News



© September/October 2024

A PUBLICATION OF ROBINDELL CIVIC CLUB

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

ROBINDELL GENERAL MEETING

MONDAY, SEPTEMBER 16th, 6:30 P.M. - 8:00 P.M.

- You are encouraged to attend in person at Bayland Community Center, 6400 Bissonnet St.
- you may also join via ZOOM meeting by going to:
www.zoom.us/join, enter Meeting ID: 743 9481766, then select "join"

Directly From The Desk Of The President

Hello Robindell!

I have a lot of important topics this month,

In our general Meeting September 16, 2024 at 6:30pm at Bayland in Room 4 and 5 we have 1 item to vote on: There was a motion that passed the Executive Board that needs to be voted on in the General meeting. The Executive Board moved to set up a disaster emergency fund as a budget line item where the Executive Board can expend up to \$5,000 during a declared natural disaster for the benefit of the residents of the Robindell neighborhood.

We are moving in the right direction with cleanup after Hurricane Beryl, but still have a long way to go. It seems that the City of Houston, Harris County and Centerpoint responses are taking longer and longer with each successive natural disaster. Our electrical grid seems more fragile than at any time I can remember, and as a result cannot be relied upon during storms, natural disasters, or periods of extreme heat or cold. As a result of this I think there are several important things our residents need to do to prepare for future events. I will start off with our residents that are most at risk, the older residents or those requiring medicines or medical services. I think this group of residents needs to have a plan in place prior to our next event on where you will go or how you will deal with a lack of City provided services, along with utilities (think those with refrigerated medicine requirements, or unique needs that rely on City Services or Utilities). For this group I think if you have **any other option, I cannot recommend staying in Robindell during or just after a storm** due to the risk of flooding and extended power outages coupled with difficulty in getting food and water. In the event you are in this group and have no family resources please reach out to the Board so we can compile a list of people and addresses with special needs so we can assist in coordinating City and County, resources **when/if** they are available, and please note the City and County resources really were not adequate to meet the needs in any past event, so many in need are going without help from these groups. During Beryl, resources were pretty much nonexistent, and we even had the Houston Police Department reaching out to us for food assistance as they did not have any available during extended shifts and could not buy any food from restaurants when the power was out.

For everyone else not in an at-risk category the above applies as well, have a plan in place. For those of us that are able bodied and willing, I believe we need to have a greater willingness to take control of cleaning up our neighborhood ourselves and helping those who are unable to physically clean up after the storms. Relying on the City of Houston or FEMA is not working well to keep our neighborhood in good shape. Even though I am getting older, I spent the week or more after Beryl cutting up trees throughout the area where I could assist in clearing roads and helping those who needed assistance cleaning up. It was a tough and humbling week facing the realities of what I could and could not achieve on my own as I have gotten older, and I really appreciated the younger guys who helped. I also especially want to thank everyone that helped clean up our neighborhood, and those helping our neighbors.

For Heavy Trash, Tree debris and household debris needs to be separated, in different piles, or no pickup will take place for mixed piles that are curbside. We had a lot of mixing of debris, and this slows down the process for cleanup within within Robindell. We also had a lot of people putting household heavy trash out. **The City of Houston always, always, suspends heavy trash pickup after storms and it takes months for the service to resume as scheduled. You should not put out heavy trash other than storm debris.** If you have renters at your house and they move out, directly after a storm is really not an appropriate time to dump all the household items the renters left behind on the curb. Really as an owner investor you should be a leader in making our neighborhood look good, you should be paying to haul this heavy household trash off as it is always creates a problem and makes our neighborhood visually unappealing.

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Care a little bit about the neighborhood where you are making your profits and remember, if everyone acted like you are, your rental rates would decline along with your profits. **When putting heavy trash out do so in reasonable amounts, The City of Houston limit is roughly about the size of a minivan.** Any larger and you risk charges, fines, or items being left behind. I will add that it is never acceptable to bring into our neighborhood heavy Tree Waste or Household heavy trash from another area and leave it on the curb for pickup. Yes, this is happening in Robindell, almost monthly.

Nominating Committee for Officer Elections - I will be setting up a **nominations committee of hopefully 5 members for new officers in September.** Until that Committee is set up, if you are interested in becoming an Officer or a Director /Section lead or if you would like to participate as a nominating committee member, please email nominating@robindell.org. If you would like to vote but are unable to attend our November meeting reach out to me for an Absentee ballot that we can send out once, we have a slate. President@Robindell.org

Voting. Voting really matters, to City and County responses, to resource allocation for Robindell. We have one of the lowest if not the lowest voter turnout in the City and County in our District. If you do not understand why the FEMA trucks came through our neighborhood last, I believe it has a lot to do with the low voter turnout. You might believe your vote does not count, or you don't have time to vote, or a million other reasons to not vote, but you are really harming our area if you do not vote. Votes are what our politicians at any level are focused on. If we have low to no voting in area, the politicians will turn their focus, dollars and resources to areas offering more of what they want, **votes. Voting is something everyone eligible to vote can do for Robindell. Please note, I don't care who or what you vote for, lets just get our voting counts up so we can hopefully get more focus and resources.**

We are working on an **update to our Robindell Bylaws and Deed Restrictions.** What we have in place right now has some major issues that need resolution, some conflicts with current Texas law, and some items that are not applicable any longer. These are the main drivers requiring our updates. There will be a lot of information presented to the community for feedback in the future. This process is not easy and takes a lot of effort to reach all homeowners in Robindell, so we on the Board and the Committee working on updates ask everyone to help us out so we can as quickly as possible get updates to you for review and approval.

Budget for 2025 – We are starting the budgeting process now and will present a preliminary budget in our September meeting for feedback primarily focused on any missing items. Please remember there are finite funds, so we cannot do everything people want, and our finite funds issue is compounded by that small segment of the community not paying their dues annually. If you have projects or things we should consider, send the **items/thoughts with bids** to back up the costs to me via email or give me a call. We will refine the budget and do an approval in our November meeting where we will also vote on officers for next year.

Please also take a look at articles in this Newsletter on:

HISD Bond Initiative on page 4

Constable Service being not renewed until we can have a public vote on the increased costs or alternatives to the program on page 7

District J Good Neighbor program on page 5

District J Supplemental Maintenance program on page 5

District J Beautification program on page 5

District J 2025 budget year Transportation and Mobility improvements suggestions on page 5

Dues payment and collection – There is a segment of our neighborhood not paying dues. We as a Board, do not want to have to go through the process of filing and going to court, however a small group of homeowners are forcing us down the path of filing formal collections with the courts up to and including liens. If you are not paying dues and have some extenuating financial issues not allowing you to pay your dues please reach out and let us know, start a dialog, and lets come up with a payment plan that works for you. **Once court proceedings are started, the costs to you** as a homeowner that has not paid your dues will go up greatly due to court cost and attorney costs. It is much cheaper and easier to just pay your assessments annually. Attorneys are very expensive per hour when compared to our annual dues' costs. I encourage everyone who has not paid your dues this year or any prior years to get your accounts up to date. As an example there are 142 households that have not paid for the Constable services in part or fully for the last 3 years of service. A note to the Board Attorney to start collections process on these 142 households went out at the end of August. Further actions will follow, again at greatly increased costs to the households not making payments.

I would like to add that we as a Board have more than enough items to do daily without having to chase collections, go to court, research people operating a business in our neighborhood, research deed restriction violations, heavy trash violations and the list goes on. When you purchased a home in Robindell you each agreed to live by the rules as set out in the Bylaws and the Deed Restrictions along with applicable City of Houston Ordinances. If you are not familiar with the Bylaws and Deed Restrictions, read them, they are posted on our website. Please also follow City of Houston Ordinances that apply to our neighborhood, as examples, no parking in the front yard, or a recently passed ordinance on work vehicles in the neighborhoods.

I would ask that each homeowner act responsibly and follow the rules as you agreed to when you purchased your home in Robindell.

Thanks,

Brian Barragy

President@robindell.org



Please join us for our neighborhood National Night Out Celebration

**Tuesday, October 1st, 6-8 p.m.
at the Robindell Pool parking lot,
5801 Reamer**



Robindell Civic Club will be providing both non-kosher and kosher meat entrees, as well as water bottles. If you would like something else to drink, please bring your own.

In celebrating our diverse community we are asking attendees to bring a side dish or dessert representing their world culture or a favorite family dish to share with the community.

We encourage our kosher friends to bring kosher dishes!

Please let us know what you plan on contributing to our dinner by sending your name and if you are bringing a side dish or a dessert to Agelia Pérez Márquez at ageliamercedes@gmail.com or text her at 713-249-5404.

Representatives from Houston Police Department and our County Commissioner Leslie Briones' Office will be in attendance.

Trash Notes

- Heavy trash items may NOT be placed on the curb before 6:00 p.m. on the Friday before pickup. Violations will be reported, citations issued, and fines levied. Leaving trash out upon final move out/cleanup at times other than when appropriate is no excuse for a violation. Owner residents and tenants must plan accordingly to dispose of trash appropriately.
- 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.
- Report issues or delays 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.

TRASH AND RECYCLING SCHEDULE

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

Sept.	10	(Tree Waste ONLY)
Oct.	8	(Junk Waste)
Nov.	13*	(Tree Waste ONLY)

Trash and Yard Waste Collection..every Tuesday

Sept.	4*, 10, 17, 24
Oct.	1, 8, 15, 22, 29
Nov.	5, 13*, 19, 26



Recycling Collection.....every other Tuesday

Sept.	10, 24
Oct.	8, 22
Nov.	5, 19



*** Holiday Schedule**

Newsletter

This issues bring a new column from newsletter volunteer Nicole Jansen! Our first Robindell Recipes column can be found on page 5. Please consider serving as a columnist for either "Resident Spotlight" or "Yard of The Month". Or maybe you have another topic you are interested in. Please let us know by emailing newsletter@robindell.org or calling Co-Editor Eric Voûte at 832-643-1214. Each of these columns only takes about an hour to complete for each issue. That's only six hours per year! We are happy to help you get started as a new columnist.



Join us for our first ever Trunk or Treat!

October 31st, 5:00 - 6:30 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, pick a theme and decorate the back/trunk of your vehicle, and don't forget to bring treats!



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

For safety reasons,

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

Sponsored by Robindell Pool and Greenspace and Robindell Civic

Treasurer's Report: Jan. 1 - August 31, 2024

	2024 Budget	Year To Date
Income		
Maintenance/Security Fees	\$ 126,400.00	\$ 108,607.01
Transfer Fees	\$ 800.00	\$ 1,600.00
Late Fees	\$ 1,300.00	\$ 140.00
Refinance Fees	\$ 225.00	\$ 75.00
Total Income	\$ 128,725.00	\$ 110,472.01
Expenses		
Postage, Mailing Service	\$ 900.00	\$ 772.70
Website Maintenance	\$ 1,500.00	\$ 150.00
Google/Email Accounts	\$ 750.00	\$ 643.16
Awards/Gift Cards	\$ 600.00	\$ 00.00
Newsletter	\$ 5,000.00	\$ 843.42
Insurance	\$ 5,741.00	\$ 5,741.00
Events	\$ 8,000.00	\$ 4,013.70
Accounting Fees	\$ 750.00	\$ 2,202.29
Transaction Fees	\$ 2,650.00	\$ 1,604.00
Legal Fees/Collections	\$ 10,000.00	\$ 4,100.25
Four Signs	\$ 20,000.00	\$ 00.00
Landscape - Improvements	\$ 15,000.00	\$ 00.00
Hillcroft Greenspace Maintenance	\$ 1,800.00	\$ 1,350.00
Mailbox Rental	\$ 200.00	\$ 240.00
Bayland Community Center	\$ 225.00	\$ 100.00
Bonding	\$ 350.00	\$ 00.00
Welcome Packets	\$ 500.00	\$ 92.55
Security Patrol	\$ 85,000.00	\$ 56,665.00
Sign Lot Surveys	\$ 3,000.00	\$ 00.00
Retention Pond - One Time Cleanup	\$ 2,500.00	\$ 00.00
Retention Pond - Maintenance	\$ 1,540.00	\$ 00.00
Pool - Facility and Landscape Design	\$ 2,500.00	\$ 00.00
Pool - Landscape Upgrades	\$ 1,500.00	\$ 395.00
Pool - Building Upgrades	\$ 3,000.00	\$ 3,000.00
Pool - Shade Structure Upgrades	\$ 2,500.00	\$ 00.00
Total Expenses	\$ 175,506.00	\$ 81,913.07
Net Operating Income		\$ 28,558.94
Prosperity Checking as of 8/31/2024		\$ 68,547.00
CD Account Balance as of 6/13/2024		\$ 12,375.16

HISD Bond Project by Brian Barragy

Per my last communication with our HISD representative on the Capital Committee, it looks like we are slated for two elementary replacements (MacNamara is one of them) in our area, so the bond election being put forth could really drive some good things for our area and more importantly for the kids in the neighborhood. Both Elementary schools are grossly over capacity and old based on HISD statistics when I was a member of the Capital Committee a couple of years back. I, like many parents, am unhappy with the direction and leadership of HISD, have big concerns and voted against some of the items that are back in this bond package when I was a member of the capital committee that you will be **voting** on. I am really not sure HISD has the kids' best interest first and foremost in this bond offering, along with concerns on HISD's ability to be fiscally responsible in managing the funds available to get the most for our kids learning experience. However, our last Bond election was in 2012, and the amount of deferred maintenance is growing every year. Some of the facilities that our kids and grandkids are going to school at would break your heart to tour. We can and should do better, HISD can and should do better for our kids, but they have to have money to upgrade the facilities.

I, personally, will be supporting the bond election so we can get new schools in our area, and then I will just have to hope that HISD acts responsibly with those funds, builds capacity for future expansion, and our neighborhood has a new facility which will benefit the kids as a result of this bond election, and which should drive growth and desirability for our neighborhood into the future. Please research on your own this Bond package, potential costs to

continued on page 6...

City of Houston District J

There is a LOT going on in our District J Council Member Pollard's office! Below is information on some new programs sponsored by his office.

District J Good Neighbor Program – This is a new initiative for District J residents that will provide assistance to some of our most esteemed - and sometimes most vulnerable - members of the community: our seniors, veterans, and disabled homeowners who are often at risk of violating city codes due to challenges in maintaining their property's exterior.

Edward Pollard created the Good Neighbors Program to help these constituents with minor exterior home repairs and landscaping, and to not only beautify our district but also provide practical assistance to those who have given so much to the community and to our country.

Eligible applicants must reside within the district and fall into one of the following categories: senior citizen, veteran, or disabled homeowner. To apply or refer a homeowner, contact District J directly at districtj@houstontx.gov. Please add "Good Neighbors Program" to the subject line of the email for expedited processing.

District J has created a Supplemental Maintenance Team (SMT) that will focus on maintaining, mowing, and manicuring public weeded lots, esplanades, open ditches, and rights-of-way. These are already core functions of city services, but our departments need more help in getting it done in a timely fashion so their private crew will supplement this

service. As an example, they have in the past mowed the Robindell retention pond area periodically. District J residents can request this service by sending an email to our office at DistrictJ@houstontx.gov. Be sure to add "SMT Request" in the subject line. Please include details of the request such as the location's address and a picture if possible.

In addition to the Good Neighbor Program and the Supplemental Maintenance Team, District J also has a Beautification Team that handles illegal dumping, clean-up of litter, and graffiti abatement within the District. District J residents can request this Beautification service by sending an email to DistrictJ@houstontx.gov. Be sure to add "Beautification Request" in the subject line. Please include details of the request such as the location's address and a picture, if possible.

These three very unique programs within the City of Houston are services only offered in District J, and will be paid out of Councilmen Pollards' council budget. Councilman Pollard believes that "A clean and well-kept community is what we deserve and what we intend to ensure".

District J is also currently taking suggestions for the 2025 budget year related to transportation and mobility improvements. Acceptable projects would include street panel replacements or overlays, intersection and median modifications, sidewalks and ramps, curb and gutter improvements, neighborhood traffic management, and street light installations. If you have any projects you would like to submit reach out to District J or email Brian Barragy at President@Robindell.org.

Robindell Recipes *by Nicole Jansen*

Quick and Easy Breakfast Kolaches

These kolaches feed a crowd or you can freeze and reheat from frozen for a quick breakfast.

Yield: 14-16 kolaches

Ingredients

- 1 can of jumbo biscuits flakey layer variety (8 count). Note: you will end up with 1 extra biscuit
- Shredded cheese
- 1-2 jalapenos seeded and sliced lengthwise into 16 strips
- 1 pack of uncooked breakfast sausage links (14 count)
- Deli meat or leftover items to fill your extra biscuit

Directions

1. Cook your sausages on a plate in the microwave at 60 second intervals until they are cooked half way. This usually takes a total of 2 minutes and you will toss them after the first minute to help them cook evenly.
2. Heat your oven according to the directions on the biscuit can and spray a baking sheet with nonstick spray or use a silicone baking mat.
3. Working on a large cutting board, open your biscuit can and peel each biscuit into two separate pieces like you were opening a book. Place each piece on the cutting board and gently pull into an oval shape (you will have 1 extra biscuit after using all the sausage links).
4. Fill each biscuit piece with your par-cooked sausage, a sprinkle of cheese and a strip of jalapeno. Roll up each kolache, encasing all the ingredients inside the biscuit and place on a baking sheet, seam side down.
5. You will end up with 1 extra biscuit to bake as is, or split into two and fill with leftovers such as deli meat, scrambled eggs, cheese and jalapeno, cooked bacon, or anything else you want.
6. Bake for 15 minutes and check for doneness. It usually takes a total of 20-25 minutes until golden brown.
7. Serve or flash freeze on a cookie sheet then bag them up. They will reheat from frozen in 1 minute for a quick breakfast.

Thank you Nicole for suggesting this column and sharing delicious recipes with the neighborhood! Volunteers such as yourself are what make Robindell a great place to live!

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	jimmy4291960@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	
Garden Club:	Agelia Pérez Márquez	newsletter@robindell.org	713-249-5404
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

City of Houston (General Resident's Information Page)		www.houstontx.gov/residents	311
City of Houston Council District J	Edward Pollard	districtj@houstontx.gov	832-393-3015
City of Houston Mayor	John Whitmire	mayor@houstontx.gov	713-837-0311
City of Houston Fire Department (non-emergency line)			713-884-3131
City of Houston Police (non-emergency line)			
Constable Patrol Dispatch		www.constablepct5.com	281-463-6666
District J Patrol		www.districtjpatrol.com	
(for online submissions of "Quality of Life Concerns" and "Neighborhood Violations")			

ROBINDELL CALENDAR Robindell Website And Payment Portal

September - December

SEPTEMBER

- 7 Newsletter Delivery
- 10 Heavy Trash - Tree Waste
- 16 General Meeting

OCTOBER

- 1 National Night Out
- 8 Heavy Trash - Junk Waste
- 15 Board Meeting
- 31 Trunk or Treat

NOVEMBER

- 9 Newsletter Delivery
- 12 Heavy Trash - Tree Waste
- 19 General Meeting

DECEMBER

- 10 Heavy Trash - Junk Waste
- 17 Board Meeting

The Robindell website 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.

If you have any problems accessing the payment portal please contact Treasurer Lisa Hastings at treasurer@robindell.org.

HISD Bond Project *by Brian Barragy continued...*

your household, which right now are no change to rates and taxes, and make your own decision on what you feel is the correct path forward. **Please go out and vote.**

In addition to the HISD Bond election, I believe The Harris County Commissioners are considering raising our tax rates, without going to a vote, and the Harris County Flood Control District is also proposing going up on our rates and taxes. Now more than ever, each of us need to vote on these important matters and make your voice heard by interacting with your Robindell Board, Super Neighborhood and District J staff to make sure the items you are most concerned about are made know to your elected representatives.

Constable Patrol Important News

The Board will not be renewing the Constable contract for October 2024 through September 2025 due to contract increases (roughly \$13,000 over our homeowner approved amount) that require a general membership vote, and our inability to fund the increases in cost between October and April of next year. The Board can approve expenditures of \$399 or less; anything greater has to be approved by Homeowners in a meeting with a Quorum present. So far, we have not had a Quorum at our General meetings to be able to vote on the increased costs of the Constable Service. We will be taking these increases out to a vote in the future to resume the service. Our current contract with Harris County constables is a split rate where we pay 80% of the cost and Harris County covers 20%. Harris County Commissioners would like for our contract with the constable service to move towards 100% coverage of the cost as of 2025 (best guess approximately \$136,000), and they have been increasing our contract a little less than 10% annually since we joined. Our County Commissioners believe private patrol contracts should not be subsidized by the county, but that 100% of the cost should be borne by the contract holders. Our neighborhood approved budget for this year was \$86,000, which was the amount approved by homeowners when we voted to contract the service. The actual contract signed last year was for roughly \$93,000 (an increase of \$7,000). The contract for October 2024 through September 2025 is for roughly \$99,000, an increase of \$13,000 over what the membership had approved. We also have a segment of our neighborhood (142 households) that has not paid assessments and is impacting our ability to continue the program. Shortly, the civic club will be filing in court on all properties that have not fully paid for Constable Patrol assessments to collect past due amounts.

Crime statistics indicate that under the program we have experienced a lower crime compared to adjoining neighborhoods, so it is unfortunate that increases in cost and a small segment of Robindell not paying for the service has caused us to terminate the program. The Robindell Board of Directors has been considering lower cost programs such as flock cameras (roughly \$30,000 annually), private security services such as S.E.A.L., or hiring off duty police officers as alternatives, to keep the cost as reasonable as possible. Stay tuned for a vote coming up on this topic.

Constable Report - June to August

Although the Constable Patrol service will be ending at the end of September, you can still report issues to the patrol until September 31st. PLEASE contact the patrol dispatch any day, any time at (281) 463-6666.

Here is a run down of patrol activities in Robindell during the months of June through August.

continued...

Activity	Number of Occurrences	Additional Information
Alarm - Local	2	Information
Animal - Humane	3	Information
Burglary - Motor Vehicle	2	Information
Burglary - Motor Vehicle	1	Report
Check Park	40	Information
Civil Processing/Serving	7	Information
Criminal Mischief	1	Information
Disturbance - Family	1	Advised/Verbal Contact
Disturbance - Fire Works	2	Information
Disturbance - Fire Works	2	Unable To Locate
Disturbance - Juvenile	1	Information
Disturbance - Loud Noise	4	Advised/Verbal Contact
Disturbance - Loud Noise	1	Information
Disturbance - Other	1	Advised/Verbal Contact
Disturbance - Other	1	Refer To Outside Agency
Illegally Parked Vehicle	1	Unable To Locate
Information Call	4	Advised/Verbal Contact
Information Call	9	Information
Meet The Citizen	5	Advised/Verbal Contact
Meet The Citizen	1	Gone On Arrival
Meet The Citizen	20	Information
Meet The Citizen	1	Refer To Outside Agency
Meet The Officer	1	Information
Meet The Officer	1	Refer To Outside Agency
Mental Health Call	1	Report
Open Door/Window	1	Advised/Verbal Contact
Silver Watch	19	Information
Special Assignment	4	Information
Stationary Visibility Patrol	1	Information
Stranded Motor Vehicle	4	Information
Suspicious Person	2	Advised/Verbal Contact
Suspicious Person	4	Gone On Arrival
Suspicious Person	2	Information
Suspicious Person	1	Unable To Locate
Traffic Stop	1	Arrest
Traffic Stop	2	Warning
Vehicle - Abandoned	1	Advised/Verbal Contact
Vehicle - Recovery	1	HPD
Vehicle - Suspicious	2	Advised/Verbal Contact
Vehicle - Suspicious	3	Gone On Arrival
Vehicle - Suspicious	3	Information
Welfare Check	1	Advised/Verbal Contact
Welfare Check	1	Information

And 470 Contract Checks! 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.

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



Return Service Requested

Dates To Remember!

Monday, September 16th, 6:30-8:00 p.m.

General Meeting

(please see page 1 for details)

Tuesday, October 1st, 6:00 - 8:00 p.m.

National Night Out

(please see page 3 for details)

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

Board Meeting

Bayland Community Center

Thursday, October 31st, 5:00 - 6:30 p.m.

Trunk or Treat!

(please see page 4 for details)

Tuesday, November 19th, 6:30-8:00 p.m.

General Meeting

Bayland Community Center

Real Estate Stats

Here are statistics of sold or leased properties in the neighborhood for July 1 - August 31, for 2023 and 2024.

July 1-Aug. 31, 2023 #	Min.	Max.	Avg.	
Single Fam. Homes	5	\$238,000	\$350,000	\$269,400
Leases	5	\$1,595	\$2,200	\$1,798
Lots	0	\$	\$	\$
July 1-Aug. 31, 2024 #	Min.	Max.	Avg.	
Single Fam. Homes	2	\$275,000	\$278,000	\$276,500
Leases	3	\$1,875	\$2,350	\$2,158
Lots	0	\$	\$	\$

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.

Additional statistics:

For Sale By Owner (FSBOs) accounted for 7% of home sales in 2024. The typical FSBO home sold for \$310,000 compared to \$405,000 for agent-assisted home sales. That is over a 30% increase in sales price. You have to ask yourself, are you really saving money by not paying agent commission(s)? If you are thinking of buying or selling a home, talk to a real estate professional before you embark on the purchase or sale of what will likely be the largest investment of your life.