

Memorial Bend Newsletter

August 2019

End of Summer, back to school

Memorial Bend Civic Association President's Message

On behalf of the Memorial Bend Civic Association board of directors, I am pleased to introduce our fall newsletter to new and long-time Memorial Bend residents. As our students head back to school, let's hope for cooler weather and a calm remainder of the hurricane season.

It has been two years since Hurricane Harvey hit southeast Texas, and in the process flooded 178 homes in Memorial Bend, or 49% of the houses in the neighborhood. To track the recovery process, the Memorial Super Neighborhood (which includes subdivisions between I-10 and Buffalo Bayou from the Memorial Villages to Highway 6) conducted a poll of homeowners associations. While the combined results are not yet available, the table below shows the information submitted by the MBCA.

Hurricane Harvey 2nd Anniversary Impact Assessment for Super Neighborhood 16	
Association:	Memorial Bend Civic Association
Location:	South of Memorial Drive to Terry Hershey Park, between MDUMC and Boheme, straddling BW 8
Total Homes/lots	364
Homes flooded	178
Restoration not started	18
Restoration in progress	11
Restoration complete	104
Demolished, vacant lot	22
New build underway	12
New build complete	10

Memorial Bend has made good progress on the road to recovery. Restoration has been completed on 104 homes, and restoration is under way on 11 residences. Ten new homes have been completed and 12 are under construction on lots in the flooded areas. (This does not include several new homes completed or in progress on blocks that did not flood.)

More work still needs to be done, however, with 18 homes waiting to be restored or demolished, and 22 vacant lots left where irreparable houses were cleared.

Time of Transition

During this time of transition, the MBCA's Architectural Compliance Committee has been busy working to assure that newly constructed homes comply with guidelines pertaining to lot area covered by buildings and impermeable surfaces, height, materials, preservation/addition of trees, and proper maintenance of construction sites. Volunteers on the committee include two trained architects. Plans are reviewed at monthly meetings and the committee strives to provide feedback on approvals or required changes within 45 days of submittal.

The AVR Management Company also helps the MBCA to monitor compliance with the neighborhood's deed restrictions in order to maintain the quality of the neighborhood. If you receive a letter from AVR identifying a problem, please correct it promptly or respond to AVR directly to explain the situation or point out that the problem has already been resolved.

Volunteer for Your Community

The Memorial Bend Civic Association needs homeowners to volunteer on the board of directors. While the current board's two year term does not end until February 1, 2020, it's not too early for residents to put their names in the hat for the board election that will take place at the January annual general meeting. While several current members of the 13-person board will be standing for re-election, several others are "retiring."

The board meets once a month and manages the association's budget, the Precinct 5 Constable patrol, maintenance of areas along Beltway 8, relationships with local government, and enforcement of the deed restrictions and architectural guidelines. Board members deserve our thanks for their time and effort on behalf of the Bend.

Serving on the board is a good way to get to know your neighbors and to stay abreast of issues affecting our neighborhood. If want to volunteer, or you'd like more information about the board's work, please contact me at ron.bitto@gmail.com.

In addition, as noted in the article below, the MBCA is seeking block captains to rekindle the traditional network to keep residents up to date on happenings in the neighborhood. Robin Menuet is leading the effort to recruit block captains, so please contact her at rmmenuet@gmail.com if you would like to be one of the captains.

Best regards,

Ron Bitto
President
Memorial Bend Civic Association

Security Update for the Bend

Over the summer there have been many incidents including, home break ins, criminal mischief,

and various solicitors. Not only in Memorial Bend but the surrounding neighborhoods as well. In most cases, the homes either did not have alarm systems, Ring doorbell or cameras.

If a home has an alarm system it should have glass breakage. Two of the homes did not have glass breakage and suspects went through the glass without opening a door or window therefore not setting off the alarm. If an alarm is set and the interior motion option is off to accommodate a pet, the home is not entirely secure. Glass breakage helps with this.

The constable is doing a great job keeping an eye on things but as residents we need to do the same. If you see something say something.

Due to abundance of new construction, there will be more traffic, workers, etc, so be aware of anything suspicious whether a person or vehicle. Please call the constable, take a picture and try to give a good description.

Below are some suggestions on how you can better protect your property.

- *Alarm system

- *Ring doorbell, ring.com

- *Cameras

- *Adequate outdoor lighting

- *Keep hedges trimmed

- *Keep garage doors closed

- *Lock gates to backyard

- *Put the constable's number in your phone

Vacation Watch form available on line at:

www.constable5.com/index.php/vacation-watch/

Constable Precinct 5 dispatch 281-463-6666

Erica Agostini-Jordan Security Director

Memorial Bend Architecture update

We've had two(2) build sites (Faust and Mignon) where, inexplicably, builders ripped out all the

sidewalks during demolition or early construction. Per our architectural guidelines and construction rules, existing sidewalks must be preserved during construction until such time as replacement is imminent. Preservation of existing sidewalks serves a number of purposes beyond avoiding ugly aesthetics. Keeping sidewalks allows safe passage for foot traffic by children, people waiting for school buses, families with baby strollers, people walking dogs, mail carriers, etc. By removing sidewalks, these builders have created a situation where people must enter the street to walk or cross to the other side to traverse those streets. That presents safety issues on top of convenience issues. Moreover, preserving existing sidewalks helps prevent mud and other debris from entering the street and storm drains because they have a dam effect. Removing them dislodges surrounding soil and sod. Both projects have been noticed regarding these violations. We will work with them via AVR to bring them into compliance by restoring the sidewalks within the next 30 days.

If you see a problem please contact AVR our management team:

#281-481-8062

kament@avrmanagement.com

Griffin Vance Architecture Committee

Memorial Bend Real Estate Market

A quick look at Memorial Bend real estate market:

Current active listings on the market:

2 original homes that did not flood at lot value \$450,000-\$478,900

4 original homes that flooded offered at lot value \$499,000-599,000

1 remodeled older home that flooded \$675,000

1 remediated newer home \$1,100,000

9 new/newer homes that did not flood \$850,000-\$1,625,000

Last 6 months of sales:

1 fire damaged home, no flooding for lot value \$360,000

2 original homes, no flooding \$430,000-\$437,000

3 flooded homes for lot value \$450,000-487,500

1 remodeled older home \$560,000

1 flooded/remediated newer home \$1,250,000

1 new home \$1,275,000

Thanks to Cindy Boyd with Remax Real Estate for this update.

713-438-4747

Events in the Bend

National Night out - October 1st -planned gathering at the Memorial Bend club that evening for all residents.

FYI

*Links to Harvey information <https://www.harriscountyfemt.org/>
<https://www.hcfc.org/media/2678/immediate-flood-report-final-hurricane-harvey-2017.pdf>
<https://www.twdb.texas.gov/flood/index.asp>

*Brad Chin heading up petition on adding road bumps on some of our streets to try and slow our traffic in the neighborhood! Contact Brad via email if you would like to sign aggie96whoop@hotmail.com

*Email blast list to keep our community informed of events etc. If you would like to be included on this list please send your email to kament@avrmanagement.com or rmmenuet@gmail.com

*Drain at Figaro and Electra has been completed, finally have a new functioning drain, still working with Greg Travis's office (city council member for West Houston) to work on damaged drain on Electra and Isolde.

*As Ron mentioned we are revamping the block captain program to increase our communication and make our neighborhood more inclusive. If you would like to participate please contact me at rmmenuet@gmail.com

Robin Menuet, At Large Communications

The newsletter will be available on the Memorialbend.org website under

announcements