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Q1 2023
ISSUE

Quarterly Neighborhood Newsletter

Memorial Bend

New and Notable >>>

Your 2023 MBCA Board

PRESIDENT: John Nguyen
VICE PRESIDENT: Erika Sorsby
TREASURER: Ed Tseng
SECRETARY: Jennifer Blackburn
CONSTABLE LIAISON: Erica Jordan
DIRECTOR: Michelle Miller
DIRECTOR: Jody Lee

Meetings are held the second or third Tuesday of each month at 7:00 pm. **For more information, go to www.memorialbend.org.**

Please direct any questions or comments to Kim Wilkinson at Leyendecker Management Services: KWilkinson@levendeckergroup.com



A Message from the President *The Bend: Our Journey Together*

A wise person once told me that life is like a roll of toilet paper; it spins faster near the end. This year is just rocketing by fast. I am John Nguyen, the Board of Directors President at the Memorial Bend Civic Association for 2023. Welcome new, current, and lifelong MB homeowners to our Spring newsletter.

Our Board of Directors is a team that volunteers to look after our community. Here in the Memorial Bend community, we have dedicated our time and spirit to making the best possible financial decisions and providing growth of the value of houses in the HOA. We also take our time to provide recreational and social opportunities to our HOA members.

This year will be a productive year for board members. We have several exciting events planned for 2023 to bring the community together and get to know each other. We have committees to review and update our governance document, architectural compliance, and changes to our constable shift. Every resident and committee member will make their mark on our community and play a significant role in making it a healthy, peaceful, and beautiful place.

We welcome our new management company Leyendecker Management Services (LMS). Under their guidance, we aim to improve efficiency, accuracy, and timeliness. LMS will assist us significantly in moving from good to great.

Please help us by visiting our website www.memorialbend.org so you get the latest information, templates for essential letters, and the minutes from our latest meetings.

Have a blessed day.

John Nguyen

Constable update >>>

Constable Shift Change

While The Bend continues to be careful, recent reports included theft from a construction site and vehicle burglary. Thieves broke the lock and stole lumber. While the incident was caught on a homeowner's camera, this will continue to be a problem with the number of new houses being built brings in more workers, traffic, etc. There have also been several catalytic converters stolen. Most recently, an attempted car break in overnight was thwarted by the car alarm and the owner immediately calling the constable. The owner's vigilance combined with the quick response by the constable led to the arrest of the suspect.

Due to the thefts happening between 12:00-6:00 am, the Board has voted to move the constable shift change from day shift to night shift: 10:00 pm – 6:00 am.

This will take effect in the next few months.

Below are suggestions on how to better protect your property:

- Have an alarm system installed in your home
- Ring doorbell or similar
- Cameras
- Adequate Outdoor lighting
- Keep hedges trimmed
- Lock gates to backyard
- No Solicitor sign
- Call for vacation watch
- Put constables dispatch number on your phone.
- Lock your vehicle at all times and remove valuables
- Park in driveways as opposed to the street



IMPORTANT INFO:

Constable Precinct 5 dispatch
281-463-6666

Vacation watch form:

www.constablepct5.com/index.php/vacation-watch/

Erica Jordan, Constable Liaison



Beautiful 338 Electra

Yards of the Quarter >>>

Ready for Spring!

It was hard to select the homes for Yard of the Quarter! So many beautiful yards to choose from. Board members select two homes each quarter, one from each side of the beltway. Congratulations to the winners 338 Electra and 407 Faust for taking extra pride in their homes appearance. Winners receive a gift card and major bragging rights!

Get your MB car decals

Car decals are now available to residents living on property. The decals help the constables to identify residents that belong to the neighborhood. Note that these are not to be extended to housekeepers or relatives that are not residing permanently in your home.

Text Erica Jordan at 713-409-0222 to retrieve your decal.



Gorgeous 407 Faust

Realtor Spotlight *with Michelle Miller*



Happy Spring! We have seen a tumultuous early spring market with interest rates fluctuating heavily, coinciding with the SVB collapse. The biggest question is whether interest rates will stabilize and if other banks will follow in the same path as the SVB. Although no single individual can claim to have all the answers, we as professionals take the data and information given to make the most accurate predictions about the future market.

As we now know, the Fed meeting from March resulted in a 25 basis point increase of the federal funds rate (which was expected), to a target range of 4.75%-5.0%. In lay man's terms the federal funds rate is the interest rate that banking institutions charge each other for overnight loans. In the long term, an

increase in the federal funds rate will curb borrowing and spending as the cost of accessing lending rises for consumers. The increase was necessary for two main reasons: 1. Slows banking institutions from overspending or borrowing deposits, which should work to prevent issues like the SVB collapse, and 2. Helps to continue to bring down inflation.

In the Houston housing market sales of existing homes, which make up ~70% of the market, were 31% lower year-over-year when compared to February 2022. And all housing segments saw a year-over-year sales decline in February. Our current months of inventory is 2.6-months, and the national average is currently 2.9-months. For reference, a 4.0-6.0-months supply is considered a balanced market. This is largely due to inventory shortages in homes for sale, combined with a high buyer demand. In areas such as the Memorial Villages, including Memorial Bend, this buyer demand will likely continue or rise as the Spring market ensues due to excellent schools and proximity to high paying jobs. It is expected that this type of market will continue through the early summer. For consumers, it will be important that we continue to keep a close eye on the banking sector as well as how the Fed continues to handle those issues in the future meetings. From a real estate point of view, it is an excellent seller's market in our area, and if you need to buy and sell it's important to realize that the sale and purchase will balance each other out.

If you have further questions about the market or would like to discuss the value of your home, my contact information is below. I would also like to extend my help to any friends or family that you have in the Houston and Galveston markets!

Michelle Miller

713-870-8098

michelle@michelleproperties.com

From the ARC >>>

1. The city of Houston will be getting updated flood maps, and the preliminary maps should be released by FEMA this year. These maps will very likely affect much of Memorial Bend. Residents should keep an eye out for these new maps and how they might change flood insurance rates.
2. A new COH ordinance now requires sidewalks for all new home builds and large renovations. You may apply for a fee in lieu of the sidewalk, but the final decision will be made by a COH committee for approval. Lastly, our very own Robin Minuet was voted in as President of Super Neighborhood 16.



Memorial Bend Club News

Looking for an easy way to cool down in the hot Texas summer? The Memorial Bend Club (MBC) is just down the block, a hidden oasis in the neighborhood.

The MBC has a May/June community swim team for 4-18 yrs, member social events, and is a great place to spend a summer evening. You may have heard that big changes continue at the Memorial Bend Club. We have completed Phase 1 of our construction project with new pool decking and a great playground. Phase 2 is underway with our new pavilion and

restrooms in the engineering phase. This is a great year to become a Regular Member and be part of the club.

To learn more about the swim team and/or becoming a pool member, visit www.MemorialBendClub.org or contact them at memorialbendclub@gmail.com.



JOIN US FOR
MAY DAY-PLAY DAY
SATURDAY MAY 6TH 1-3PM
THE MEMORIAL BEND CLUB
Hosted By: The Memorial Bend Women's Club
An afternoon of family fun

Sponsored by: Memorial Bend Women's Club | Memorial Bend Civic Association | Memorial Bend Club | Memorial Bend Homeowners Association



BIG CHANGES ARE HAPPENING!

TIME TO JOIN THE MEMORIAL BEND CLUB

Check out the website for current membership options and prices



www.memorialbendclub.org

Summertime reminders

School will be letting out soon! This is a friendly reminder to drive slow and keep an eye out for youngsters and pets out and about in the neighborhood. For those going on vacation, make sure to [submit a vacation watch form](#) and [request a mail hold](#). Consider deferring deliveries or asking neighbors to retrieve packages.

We want to remind all residents to conceal garbage and recycling bins on non-pickup days. Bins should not be visible from the street or from the view of neighboring lots, and warnings will be administered to violators. Also, as residents prepare gardens for the warmer temperatures, don't forget to administer fire ant killer to stop the mounds from forming.

And as always, please take extra caution when crossing Boheme and Beltway 8.



LET'S GET SOCIAL!

Be in the know by following us on Facebook! Search: "Memorial Bend: Residents' Group" and "Memorial Bend Womens Club" and request to join. This is a great place to meet neighbors, ask questions and find out what's happening in the Bend.