

in this issue >>>

President's Message
Security Update
Realtor Spotlight
Yard of the Quarter
ARC Update and more...

Q4 2022
ISSUE



Quarterly Neighborhood Newsletter

Memorial Bend



New and Notable >>>

Welcome to our 2022 MBCA Board

PRESIDENT: Erika Sorsby
VICE PRESIDENT: John Nguyen
TREASURER: Van Durboraw
SECRETARY: Jennifer Richman
SECURITY: Erica Jordan
DIRECTOR: Michelle Miller
DIRECTOR: Ed Tsang

Meetings are held the third Monday of each month.

Please direct any questions or comments to
Leyendecker Group
Kim Wilkison: KWilkison@leyendeckergroup.com

For more information on meetings go to:
www.memorialbend.org



A Message from the President The Bend: The Next Generation

Things have been moving along in th Bend. As you have all noticed, we continue to have lots of new construction projects, the Memorial Drive reconstruction project is wrapping up (finally!) and we have selected a new management company. With change, there sometimes comes a sense of unease, but for your current board we see a bright future ahead with new families and nice roads breathing life back into our neighborhood after some rough years. And with the old and new coming together, it is nice to see we are still the same friendly Memorial Bend we are known to be.

There is something about the holiday season that fosters a generous spirit. Personally, I love helping out the sweet kids in our neighborhood when they're selling wreaths or cookies. Let's show off our patriotic spirit and help out our local Boy Scout Troop 642 led by Memorial Bend resident, Vince Rapp.

Boy Scout Troop 642 at MDPC sponsors a flag program, where flags are deployed several times per year. The program is available in several nearby neighborhoods, and the troop is excited to expand into Memorial Bend in 2023!

The link to our Troop's website is: <https://www.troop642.org/flag-fundraiser.html>

The link to our Flag subscription form is: <https://forms.gle/7Gs78CMj33n3edQu8>

The flags are 10' tall and flown ~ 90 days per year during these events: President's Day, Memorial Day, Flag Day, Independence Day, Labor Day, Patriot Day, and Vetrans Day. Troop 642 has Scouts living in Memorial Bend that will manage the flag program.

I hope to see you all at our annual meeting in February 2023. Until then, Happy New Year!

Erika

Security update >>>

If you see something, say something

Hello Residents

I want to thank all the residents that joined us for National Night Out in October!

We had a great turnout with the families and our constables.

There was criminal theft of a catalytic converter from a pick up truck parked in the homeowners driveway. Incident happened around 4:30 am during the week.

Please keep cars locked, park in driveway if possible, remove valuables, remember to close garage doors at night.

If you anything suspicious contact the Constable dispatch, try and give a good description of the person or vehicle. Remember see something say something !

The Bend is being patrolled by Constable Precinct 5 by Deputy Antonio Hernandez. He is doing a great job keeping us safe.

If you see anything suspicious please let the constable know by either flagging him down or call the dispatch- they will give him the message. Be sure to take a picture of the vehicle or person or be able to give a good description.

Below are suggestions on how to better protect your property:

- Have an alarm system installed in your home, alarm systems should have a glass breakage alarm.
- 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.



IMPORTANT INFO:

Constable Precinct 5 dispatch
281-463-6666

Vacation watch form:
www.constablepct5.com/index.php/vacation-watch/

~ Erica Jordan Security Director

Yards of the Quarter >>>

Happy Holidays in the Bend

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 the each side of the beltway. This quarter there were so many excellent choices, we have selected three homes! Congratulations to the winners for taking extra pride in their homes appearance. Winners receive a gift card and major bragging rights!



407 Faust



419 Isolde



414 Electra

Realtor Spotlight *with Marie Dupres*

Winter Freeze Coming



What's going on with the housing market? *

Sales of single-family homes have slowed down from last year by about 31% due in part to rising interest rates. Homes are also taking a bit longer to sell than a few months ago (from 35 to 48 days). However, inventory has increased, meaning there are more houses for sale than last year.

Despite some of this bad news, Houston is weathering the downturn better than many other markets. We have a diversified economy, and we are still a growing city due to impressive job opportunities, a low cost of living, zero income tax and warm weather year-round.

Is it a buyers' market or a sellers' market? **

A 6-month supply of houses is considered a balanced market. Since we now have 2.9 months of inventory (compared to 1.5 months of inventory a year ago) we are moving towards a balanced market and away from a market where multiple offers were common.

What does this mean for you?

With more houses on the market and longer days on market, as a buyer you may have more negotiating power. As a seller, it is important to list at an appropriate price, make sure your home has curb appeal and trust the expert advice of your realtor.

Remember that all homes sell whether in an up market or down market as everyone needs housing. The difference may be the sales price, time on the market and number of offers received.

What about Memorial Bend?

We are a premier community that continues to attract new families due to our exemplary schools, convenient location...and awesome neighbors!!! We currently have 8 houses for sale, 1 under contract and 6 that have sold in the last 6 months. The homes for sale range from \$580,000 to \$ 2.2M. The homes that have sold ranged from \$431,000-\$1,725,000.

What are the opportunities in this market?

It may be a good time to buy an investment property to lease out, as rental rates have increased, and some prospective buyers have shifted to the rental market until the economy and interest rates improve.

Any helpful tips?

If you purchase a property, consider asking the seller to contribute funds to lower your interest rate. This is called a buy down. This is advantageous to a buyer because it lowers their interest rates for a couple of years. It is also advantageous to a seller as it makes their property more competitive by offering buyers a lower interest rate. Also, many mortgage companies will refinance free of charge in order to get your business, which will be useful when the interest rates decline.

As a resident and #1 sales agent in our area, I am honored to be of service to our community. If you have any questions about your home or are thinking about selling or purchasing, I am always available for you.

Dupresrealestate@gmail.com

832-978-3380

*National Association of Realtors

**Houston association of Realtors

Here are a few tips to help you winterize your garden and home this coming freeze!

It is important to drain your sprinkler system lines and deactivate your sprinkler before the freezing temperatures arrive this Thursday. Cover your plants (shrubs, flowers, and vegetable garden) with frost cloths, sheets or blankets and be sure to tuck them in at the bottom. Any potted plants should be brought inside if possible. Don't forget to cover any exposed exterior pipes as well!



Welcome LMS!

After many months of review, the board has hired a new management company, Leyendecker Management Services (LMS). Join us in welcoming them!

LMS provides management and marketing services for property owner associations. We look forward to their expert assistance to keep our neighborhood functioning efficiently! They have hit the ground running already. You may have received a letter from them with a n Owner/Tenant Form. If you have time to fill that out and send it in to them to update their info, we would be grateful to you.

Please reach out to our Community Association Director, Kim Wilkinson via email or phone with any issues you may have:

Kim Wilkinson
kwilkinson@leyendeckergroup.com
713-975-6600

around the Bend...

The Memorial Bend Women's Group had a fun time at their Annual Holiday Party and gift exchange. Women of all ages are welcome and encouraged to our neighborhood group. Please email: memorialbendwomensclub@gmail.com to be added to our blast list. No membership fees, just fun and companionship!



Save the Date:
MBCA Annual Meeting
Will be held at the
Memorial Drive United Methodist
On February 21st, 2023

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.