

in this issue >>>

President's Message

Constable Update

Realtor Spotlight

Yards of the Quarter

Super Neighborhood and more...

Q4 2023
ISSUE



Quarterly Neighborhood Newsletter

Memorial Bend



New and Notable >>>

Your 2023 MBCA Board

PRESIDENT: John Nguyen

VICE PRESIDENT: Michelle Miller

TREASURER: Lam Ha

SECRETARY: Jennifer Blackburn

DIRECTOR & CONSTABLE LIAISON: Erica Jordan

DIRECTOR: Jody Lee

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

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



A Message from the President Fall Foliage and Friendly Faces

As crisp autumn air paints our neighborhood in hues of orange and gold, I can't help but feel a sense of renewal. Remember that Halloween trick-or-treat outing, the block parties, birthdays, and summer BBQ family gatherings? The laughter, the potluck spread fit for a king, and the impromptu dance party under the twinkling lights? That, my friends, is the essence of our community spirit.

Before us, we will be celebrating the end of 2023 and the beginning of 2024 with more eating, drinking, and family gatherings and taking 100s of pictures with our cameras that we will never develop (smile).

Like the leaves turning over, our community is also in a season of change, and I'm excited to share some of the "fruits" we've harvested together.

The MB Board has worked tirelessly to clean and repair our monuments and vetted and signed new contracts with landscapers, constables, and HOA management services while working closely with local officials and homeowners to keep our neighborhood safe.

Most importantly, we are working to update our HOA Governance document to reflect the current standards and be up to par with our surrounding communities. We plan to share this document with you in our January campaign.

So, as leaves fall and snowflakes dance (fingers crossed), let's remember the warmth and connection that defines our neighborhood. Let's rake in the memories, share the bounty, and turn the page to a new season filled with friendly faces and community cheer. Happy Winter!

- John Nguyen

Constable update >>>

Due diligence during the holidays

During the holiday season, please remember to keep car doors locked at all times and check that your garage doors are closed.

To early morning joggers, it is recommended to wear reflective clothing for your safety, as there are many vehicles that are driving through the neighborhood.

The new patrol night shift has begun 10:00 pm – 6:00 am from Tuesday-Saturday, with no coverage Sunday – Monday.

Lastly, car decals are available to residents living on property. The decals help the constables to identify residents who belong to the neighborhood. These are not to be extended to housekeepers or relatives not

residing permanently in your home. If you need a decal, text Erica at 713-409-0222.

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
- 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/

Request a mail hold:
<https://www.usps.com/manage/holiday-mail.htm>

- Erica Jordan, Constable Liaison

Yards of the Quarter >>>

Happy Holidays in the Bend

It was hard to select the homes for Yard of the Quarter! So many beautiful decorated homes to choose from. Board members select two homes each quarter, one from each side of the beltway. Congratulations to the winners 12851 Butterfly Lane and 411 Isolde for taking extra pride in their homes appearance. Winners receive a gift card and major bragging rights!



12851 Butterfly Lane

Winter freeze tips

To prevent potential water leaks due to frozen water pipes:

- Wrap exposed pipes located outside or in unheated areas of the home
- Remove garden hoses connected to outside faucets
- Turn off sprinkler systems and make sure they are not broken
- Open cabinet doors under sinks next to outside walls
- In unheated garages, shut off water to washing machines
- Take extra precautions to protect pipes that have frozen in the past
- Drain outside water faucets or leave home heating system on low



411 Isolde

Realtor Spotlight *with Michelle Miller*



Cooling Weather and a Cooling Market

Winter is officially here (in Texas!) and with it comes cooler temperatures. Not only has the weather changed, but the real estate market has changed as well. You may have read in recent headlines things like the real estate market is collapsing, and how high interest rates have completely killed buyer demand. But what media outlets fail to speak about is that the real estate market nearly always drops or cools in the fall/winter. This is a result of a few factors: 1. The school year has started,

and most families prefer not to move mid-year, and 2. The approaching holidays are causing distractions from the housing search. For those two reasons alone, we tend to nearly always see some drop in home sales.

HAR reported that this October marked the 19th consecutive month of negative sales activity, with year over year single family home sales down 3.4 percent. Looking back at previous years, sales were down 11.3 percent in pre-pandemic October 2019, and 4.6 percent in October 2018. Additionally, months of inventory expanded in October to a 3.6-months supply, with the national average sitting right around 3.4-months supply. All of this data suggests that, yes, the market has in fact cooled, but also that the recent rate hikes worked to slow buyer demand and stall price increases. And both are healthy indicators going into the Spring 2024 market.

Are home prices expected to fall? The short answer, yes and no. Currently home prices are falling in certain markets, but again this is expected in a “normal” fall season. It is expected that home prices will level out early next year, but the amount of leveling will be very market specific. Certain factors, specifically, schools and proximity to jobs will affect the level of change.

How is our market in Memorial Bend? We currently have 3 active listings, 2 pending, and 5 homes sold in the second half of 2023. The average days on market is 49 days and average sales price is \$893,460. Overall, our market appears quite stable, despite recent fluctuating interest rates.

What is expected in the Spring 2024 market? Possibly a slower start with interest rates hovering around the 6 percent range. But if inflation continues to slow as the Fed would like to see, then we may even see a drop in interest rates causing a new influx of buyer demand.

I hope you found this article helpful, and as always, I am happy to be a resource to you or your friends and family. Peace, joy and love to you all this holiday season!

Michelle Miller
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Broker Associate, Compass Memorial
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Super Neighborhood News

This month, we had a very inspiring meeting focused on the homeless in Houston. We have several agencies that participated, including HPD’s homeless outreach officer from the HOT team, a Metro officer from their C.A.R.E outreach group, and a Houston Food Bank outreach representative. We have more of our City partners coming to our January 22nd meeting. Please visit memorialsn.org to review the meeting agendas and sign up for the newsletter. All meetings are open to the public.



Memorial Bend Club News

The Memorial Bend Club is a member-only Social Swim and Racket club at the corner of Boheme and Beltway. Interested in becoming a member? Contact us at

memorialbendclub@gmail.com for information.

We would love to have you join us. Members enjoy year round access to the pool, playground, and courts. Plan a polar plunge for the new year with your friends and family or learn to play the fastest growing sport in America, Pickleball! We have a new partnership with a Tennis Academy to teach your young ones this lifelong sport.

And don't forget to keep an eye out for information regarding our May/June swim team for ages 4-18. This is a great way to meet neighbors from both the Bend and the Glen. We have fun competitions with other area pool clubs. Sign ups are in early April. Hope to see you at the Club.



ARC Update



The committee has been very busy with several new home builds, swimming pool projects, and major renovation projects. We are excited to have new neighbors coming to the Bend. If you see an issue with a build site, please reach out to KWilkinson@levendeckergroup.com to report. If there is a problem with the public street, contact the city. They have a new app where you can take a picture and immediately send in a report. The city will then take the case and pass it along to the appropriate agency. Once passed along, they will close the 311 report.

around the Bend...

The Memorial Bend Women's Group had a fun time at the Fall Gathering and Annual Holiday Party & Gift Exchange. We welcome women of all ages to our neighborhood group. Please email: MemorialBendWomensClub@gmail.com to be added to the email list.



SAVE THE DATE!

**The 2024 MBCA Annual Meeting
will be held on
Tuesday, February 13
at Memorial Drive United Methodist (in Wesley Hall)
from 6:30 – 7:30 pm (check in starts at 6:00 pm)**