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Q2 2023
ISSUE

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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@leyendeckergroup.com

A Message from the President

Welcome to summer, everyone! I hope you are all enjoying the warm weather and long days. As we head into the summer months, we can expect more kids playing outside, family vacations, block parties, and hot weather. I want to remind everyone of some important safety and maintenance tips.

- If you are going to be away for more than a few days, please ask a neighbor to check on your home periodically or let the constable know.
- Please lock your car doors at all times. There have been several car burglaries in our community, with unlocked car doors.
- With rising temperatures, water your lawn and plants early morning to prevent fungus growth.
- Prepare early for another active hurricane season.
- Please drive slower when bikers, kids, and walkers are in your view.

Also, the city's upcoming repair work may cause disruptions to traffic flow and safety. Please register your email using [this link](#) to help us communicate important information that may affect you.

Thank you for your continued support of our community.

Sincerely,

John Nguyen



Constable update >>>

Constable Shift Change Effective in July

Memorial Bend has not had any criminal activity since the prior newsletter. Construction sites still continue to be of some concern for theft, and it is recommended that private security be secured.

Please take caution when on the Terry Hershey trail. There was an incident last month, and constables have advised not to venture the trails alone, especially at night.

The constable has mentioned that most of the homes addresses on the curbs are not fully legible. Please make sure your home address is adequately marked. This helps law enforcement, the fire department, and ambulances locate homes quickly.

Due to increased criminal activity at night, the new constable shift will be from 10 pm - 6 am Tuesday through Saturday. There will be no coverage Sundays and Mondays. The shift change will start July 15, 2023.

Many thanks to Deputy Anthony Hernandez, who has kept The Bend safe during his tenure with us.

Lastly, car decals are available to residents living on property. The decals help the constables to identify residents that 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.



IMPORTANT INFO:

Constable Precinct 5 dispatch
281-463-6666

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

- Erica Jordan, Constable Liaison



Beautiful 422 Gretel

Yards of the Quarter >>>

Summer is in full bloom 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 each side of the beltway. Congratulations to the winners 422 Gretel and 12922 Figaro for taking extra pride in their home's appearance. Winners receive a gift card and major bragging rights!

Are you ready for hurricane season?

Hurricane season is upon us, and below are some key tips to be prepared:

- Stay informed with emergency notifications. Download the FEMA app [here](#).
- Protect your property by keeping your gutters and drains free of debris, having emergency protective materials readily available, and getting flood insurance.
- Make an emergency plan, including knowing your evacuation routes, emergency shelter locations, gathering supplies ahead of time, and keeping gas tanks half-full at all times.

For more tips, check out FEMA's Hurricane Preparedness Guide [here](#).



Gorgeous 12922 Figaro

Realtor Spotlight *with Marie*



What's going on in the Houston real estate market?

Houston tends to appeal to a wide variety of buyers. It's one of the more affordable major cities in Texas with lots of amenities, a vibrant economy, diverse population and is one of the country's top job creators.

However, according to the Houston Association of Realtors, housing in Houston and across the U.S. is "still suffering the lingering effects of economic uncertainty with mortgage interest rates still in flux." Despite this, the Houston market has shown resiliency, even as single family home sales declined 18.4% between April 2022 and April 2023 (but only 4.7% compared to pre-pandemic levels). Houston has seen an increase in home values over the

past year and it is predicted to continue over the next 12 months. Houston's rate of appreciation also continues to be slightly above the national rate. Currently, rental units have strong demand because many would-be homebuyers have decided to continue leasing due to uncertainty about the economy. Inflation, interest rates and the health of the economy will ultimately determine how the market fares this quarter.

What's going on in West Memorial?

It is not gloom and doom since real estate is LOCAL. In our area, the market is HOT! We are facing a shortage of homes on the market. Why? Many folks are not moving out of their homes due to the low interest rate they currently have. With less people moving out of their homes, there is now less inventory available. With fewer homes on the market, almost every desirable home that goes up for sale receives multiple offers within just a few days. So, if you need to move, don't hesitate, as your home will likely sell quickly and you can refinance it within a year or so when the interest rates go down.

How is the market in Memorial bend?

Home sales typically pick up in the Spring and I would say that Memorial Bend and the surrounding neighborhoods are currently in a seller's market. This means prices tend to be higher than a buyer's market and homes sell faster. We live in a highly desirable community with new families seeking to move into our community due to the exemplary schools, central location, proximity to jobs and awesome neighbors! Currently we have 2 homes for sale, 2 homes under contract and 6 homes that have sold in the past 6 months for \$520,000 to \$2,100,000. The homes built from 1957-1965 have sold for \$520,000 to \$650,000, and the homes built from 2007-2019 have sold for 1M to 2.1M.

If you have any questions about your home's value or are thinking about selling or purchasing, I am always available to answer any questions.



Dupresrealestate@gmail.com
832-978-3380

Super Neighborhood News

A huge thank you to our Super Neighborhood Representative, Robin Menuet, for keeping us in the loop! Here are some highlights from their last meeting.

1. The City has a new program to remove diseased trees or branches that might be threatening your property. Call 311 or submit a request through the 311 app (download [here](#)).
2. Harris County is looking to make Flock Cameras more accessible for communities. This technology uses license plate reading to provide monitoring for police departments, homes, businesses, and neighborhoods.



Memorial Bend Club News

The 2023 Swim Season is underway. Thanks to all the wonderful neighbors who attended the "School's Out for Summer" Party. Big thanks to our fabulous ice cream sponsor Marie Dupres with Compass Real Estate. Of course the start of summer brings along the swim team. The Memorial Bend Barracudas are having a blast competing against our area neighbors Wilcrest and Plaza Oaks. The energy is high and the smiles are countless.

We have more events planned as we move through the summer and into fall. We would love to have you join us. The Club turned 65 this year and it is getting a big makeover. We will break ground on Tennis/Pickleball renovations this summer and the new Pavilion is just around the corner. Very exciting stuff going on at the MBC.

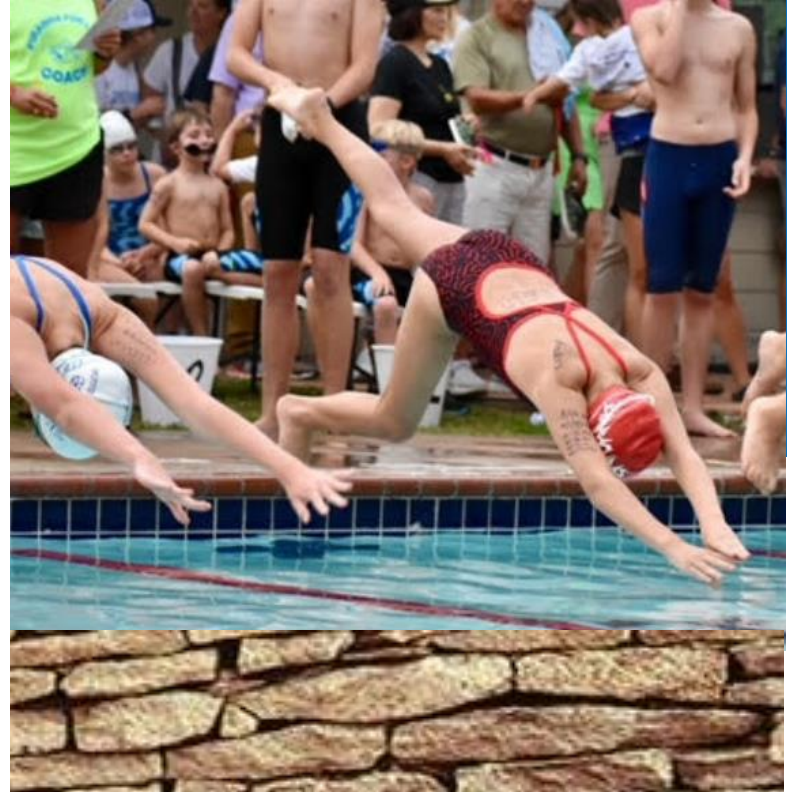
If you are looking to join the Memorial Bend Club, please contact us at MemorialBendClub@gmail.com and we will get you started.



2023

**JOIN US
4TH OF JULY**

The Memorial Bend Club
Neighborhood-wide event
9:30am Gather for Decorated Bike/Wagon Parade
10-2pm Swimming, Ice Cream, Hot Dogs, Fun
Memorialbendclub.org



Around the Bend

Scout Flag Fundraiser | Troop 642 is offering an annual flag subscriptions service, with donations ensuring a flag will be displayed in your front yard 7 times a year, including the upcoming Independence Day, Labor Day, Patriot Day, and Veteran's Day. Sign up for the subscription [here](#).

Kendall Library & Movie Nights | Located at Eldridge just south of Memorial Drive, the public library is a great destination for this summer. Learn more [here](#). Also, don't forget to mark your calendars for the Summer Movie Series, with events coming up [July 21](#) and [August 11](#).

July 4th | While fireworks are not legal in incorporated areas of Harris County, including Memorial Bend, there are plenty of places to celebrate and enjoy a fireworks display. View local events [here](#).

Bend Communications | Homeowners will receive a request for updated contact information in the mail. It is important that we can contact you with community information, notices, etc. Even if your information has not changed, please submit your form at the July 4th neighborhood event or via the pre-paid envelope. For those that submit the form, the Association will be drawing winners for **(5) \$50.00 gift cards** on September 4th.



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.