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Q3 2024  
**ISSUE**



Quarterly Neighborhood Newsletter

# Memorial Bend



*New and Notable >>>*

## **Your 2024 MBCA Board**

PRESIDENT: John Nguyen

VICE PRESIDENT: Michelle Miller

TREASURER: Lam Ha

SECRETARY: Jennifer Blackburn

DIRECTOR & CONSTABLE LIAISON: Erica Jordan

DIRECTOR: Adrian Amjadi

Meetings are held the second or third Wednesday of each quarter at 7:00 pm. For more information, go to [memorialbend.org](http://memorialbend.org).

Please direct any questions or comments to Kim Wilkinson at Leyendecker Management Services: [KWilkinson@levendeckergroup.com](mailto:KWilkinson@levendeckergroup.com).

## *A Message from the President*

**It's time for our annual National Night Out! Join us for a neighborly evening at the Memorial Bend Club. As we end the third quarter of the year, we are faced with the challenges and opportunities that the summer season brings to Memorial Bend. With the Fall weather upon us, we must all stay vigilant and safe and check on our neighbors, especially the elderly and vulnerable members of our community.**

**Hurricane season is also upon us, so it's a good time to review our emergency preparedness plans and ensure that we are ready for any potential storms that may come our way. Let's all stay informed and prepared in case of any severe weather.**

**With the Fall season of celebration on the horizon, we look forward to coming together as a community to celebrate and enjoy the long weekends. Let's plan our activities with safety in mind and consideration for our neighbors.**

**In addition to these festivities, let's also keep in mind the safety of our neighborhood. With school back in session, there will be an increase in pedestrian and vehicle traffic. Let's all do our part to ensure that our streets are safe for everyone, especially children going to and from school.**

**The board members are working diligently on many projects to increase safety and maintain the value of our subdivision. I'm looking forward to a safe, enjoyable, and community-focused third quarter here in Memorial Bend. Let's all do our part to make it a great one! Stay cool, stay safe, and stay silly.**

**- John Nguyen, President**

## Constable update >>>

Please remember to keep car doors locked at all times and check that your garage doors are closed. Over the Summer the Bend has experienced several car break ins and a car theft. Most were easy targets due to doors being unlocked and keys left inside!

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.

Please try not to park on the streets to allow for first responders to drive thru easily and ensure house numbers are visible. Also please make sure your house number on the curb is legible. Constable has noticed almost half of the neighborhood's house numbers are faded or non existent.

If you do not have a Memorial Bend sticker or need a new one ( stickers are only for permanent residents, not day workers, housekeepers) please contact Erica Jordan 713-409-0222

The Board has approved three flock surveillance cameras. This will take about 4-6 weeks for installation. Mary Nan's office has waived the new service fees for all the cameras. Thank You Mary Nan!!

We had received many inquiries from residents about having the cameras. One will be placed on the East and West side of the Boheme bridge, and one on the West side at Butterfly and Beltway 8 feeder road.

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/](http://www.constablepct5.com/index.php/vacation-watch/)

Request a mail hold:

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

- Erica Jordan, Constable Liaison

## Yard of the Quarter



210 Faust

*It was hard to select the homes for Yard of the Quarter! So many beautiful decorated home's to choose from. Board members select two homes each quarter, one from each side of the beltway. Congratulations to the winners 210 Faust for taking extra pride in their home's appearance. Winners receive a gift card and major bragging rights!*

# Realtor Spotlight *with Marie Dupres*



Welcome Fall! **What's going on in Memorial Bend?** In the past six months 4 homes have sold in the Bend. Please welcome your new neighbors at 458 Faust (likely new construction), 12731 Memorial Dr., 12847 and 12827 Butterfly Ln. There are currently two lots for sale on Boheme and Electra and 6 homes for sale ranging from \$625,000 to \$1,979,000. Leases have recently ranged from \$3500 to \$9000/month.

## **What's going on in the real estate market?**

At the same time last year, Houston was a seller's market. Right now, Houston is predominantly a neutral market, which means prices tend to be reasonable and homes stay on the market for a typical length of time. Some experts say that we are headed towards a buyers' market, as more houses are being listed and the number of days that a home is on the market has increased a bit.

Besides the supply of homes, mortgage rates play a key role in sales. As the economy experiences disinflation and a cooling labor market, the Federal Reserve may lean towards the continued cutting of interest rates. If the rates continue to drop, some buyers and sellers who have been sitting on the sidelines will re- enter the market.

## **What are the recent practice changes by the National Association of Realtors?**

Buyers represented by an agent are now required to sign a representation agreement to formalize the relationship before touring properties and buyer's agent compensation can no longer be advertised on the MLS. These changes have been made to clarify the cost, value and scope of the services provided by your realtor. Please reach out if you have any questions. I'm your neighbor and always happy to answer any questions!

[Dupresrealestate@gmail.com](mailto:Dupresrealestate@gmail.com) 832-978-3380



## **Super Neighborhood News**

Super Neighborhood is a non-profit organization that works to bring information to our communities here in west Houston. We have 23 active HOA's that participate and send delegates to our monthly meetings. We have several guests from the City of Houston, including Councilman Huffman's office, HPD, Harris County representatives, and our State Representatives. All can attend our meetings; they are open to the public. We meet on the 4<sup>th</sup> Monday of the month except for July and December. The meetings are held at 6:30 pm Nottingham Forest Club 325 Kickerillo Dr. You can find information on meetings and agendas @ [memorialsn.org](http://memorialsn.org)



# 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](mailto: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



Memorial Bend is seeing a great number of new homes built throughout the Bend as well as some large renovation projects. The Bend has the benefit of an excellent location including great shopping and dining. We have also been admired and complimented for our beautiful trees and streets. If you notice properties without construction fencing, silt fencing and/or uncovered Port-o-pottys, or anything you notice that should be reported, please send a photo and email to our management company, Leyendecker Management Services, at [kwilkinson@leyendeckergroup.com](mailto:kwilkinson@leyendeckergroup.com). With Fall here, we have had several neighbors wanting to spruce up their properties and we encourage this. If you are just replacing fencing or applying a new coat of paint on a front door using the same color, there is no need for approval. After a rough rainy season, I'm sure we all have some of that to do.



Join your Memorial Bend board members, Precinct 5 Constables, and friendly neighbors for our

**MEMORIAL BEND NATIONAL NIGHT OUT!**

Ice cream cart, refreshments, & pizza provided by MBCA & Marie Dupres

Tuesday, October 1st, 2024

Time: 5:30 - 7:30pm

Memorial Bend Pool  
12850 Boheme Dr. (pool will be closed)



It's almost Halloween! We are so excited to celebrate this fun holiday with you and your families. Due to the increased traffic and activity on Halloween day (10/31), the MBCA board is suggesting that we as a neighborhood celebrate the day before on Wednesday, October 30th so our neighborhood children can enjoy the holiday without the added traffic. You are welcome to participate both days, or if you prefer to just celebrate with our neighborhood that is fine too. We hope to see all our children out on October 30th in their scariest costumes

## 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.