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Q2 2025
ISSUE

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Your 2025 MBCA Board

PRESIDENT: John Nguyen

VICE PRESIDENT: Michelle Miller

TREASURER: Lam Ha

SECRETARY: Morgan Anwar

DIRECTOR & CONSTABLE LIAISON: Erica Jordan

DIRECTOR: Adrian Amjadi

DIRECTOR: Jennifer Blackburn

Meetings are held the second or third Tuesday of each quarter 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@leyendeckergroup.com.

A Message from the President *Summer Smiles and Friendly Faces*

Welcome new neighbors and long-standing residents. Our volunteer Board members are committed to fostering a strong, inclusive community where we work together to maintain and enhance our home values.

As winter departs and summer arrives, I look forward to bustling street activities, with kids biking, more swimming meets, tennis and pickle ball tournaments, and neighbors walking and biking in the evenings. With these activities, please be mindful of the speed of your vehicles in our neighborhood.

The MB Board members received your comments on the revised proposed Declaration and have made some changes to reflect your concerns. The "red-line" Declaration version is on the Memorial Bend website for your review and was emailed to you by Leyendecker Management Services. Please review and forward all comments to Kim Wilkinson at kwilkinson@leyendeckergroup.com for compilation by June 30, 2025.

Please take a moment to review our newsletter for more information about community events and activities. Have a memorable summer, and stay safe and healthy.

*Warm regards,
John Nguyen
President, Memorial Bend Civic Association*

Constable update >>>

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.

Please try not to park on the streets so that first responders can easily drive through the community and read house numbers.

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 constable's dispatch number on your phone



IMPORTANT INFO:

Constable Precinct 5 dispatch
281-463-6666

Vacation watch form:

<https://constablepet5.com/vacation-watch/>

Request a mail hold:

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

- Erica Jordan, Constable Liaison

Constable Update Spring 2025

Good news! The suspects who were responsible for the recent house break ins have been caught. They were apprehended on the trails. Big thanks to HPD and the Constables for being diligent in catching these guys. A homeless camp off South Sam Houston Tollway on the West side close to the Deerwood toll booth, behind the apartments that back up to the bayou, has been dismantled by the Constables. Memorial Bend and surrounding neighborhoods continue to have attempted car break ins. Last month, there was a burglary on the East side. Many items were stolen. The homeowner was not home from work and their ring camera was not working. Due to construction projects, pool installations etc., there are a lot of "visitors" in our neighborhood. Please keep your cameras working properly!!

Yards of the Quarter >>>

*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, 203 Faust and 12939 Hansel, for taking extra pride in their homes' appearance. Winners receive a gift card and **major** bragging rights!*



203 Faust



12939 Hansel

Realtor Spotlight *with Michelle Miller*



The Memorial Bend real estate market has seen notable activity over the past 90 days. Rental listings have ranged from \$3,100 to \$8,800/month, while recent lot sales have closed between \$750,000 and \$1,250,000. Currently, there are seven homes either on the market or under contract, priced from \$625,000 to \$2,399,999. Additionally, five homes have sold within this period with sale prices ranging from \$475,000 to \$1,625,000. Despite ongoing economic uncertainty, the market has experienced a rebound in sales, and inventory levels have reached their highest point since June 2011. Trends indicate a shift toward a buyer's market, marked by increased price reductions and longer listing times, while rental demand continues to rise. Home price growth has slowed, influenced in part by tariff-related rate changes. These dynamics present valuable opportunities: buyers benefit from more options and stronger negotiating power, while sellers can engage with a pool of motivated buyers. Whether you're looking to buy, sell or simply explore your options, now is a strategic time to take action.



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Super Neighborhood News

Super Neighborhood 16 update: The Super Neighborhood (SN) 16 is a nonprofit organization supported by the City of Houston. The aim of the SN is to connect with neighbors and learn about the neighborhood's goals and issues. Meetings are open to the public and held on the last Monday of each month, except in July and December. In June, we hope to have Mano DeAyla, District 133 State Representative, as the guest speaker. We always have participation by HPD and HFDP, our District G city council representative, and our Harris County Commissioner also sends a rep. This is a great venue to gather answers for your community. Memorial Bend is looking for an Alternate Delegate to represent our Association. Please let a Board member know if you have any interest.

President

Robin Menuet



Memorial Bend Club News

The Memorial Bend Club is a members-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. Hope to see you at the Club.



ARC Update



Memorial Bend is seeing a great number of new homes being 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. With summer here, we have had several neighbors wanting to spruce up their properties and we encourage this. If you are just replacing fencing with the same or applying a new coat of paint on a front door using the same color, there is no need for prior ARC approval. After a rough rainy season, I'm sure we all have some of that to do.

Summertime reminders

School is out! 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.