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Q3 2023
ISSUE



Quarterly Neighborhood Newsletter

Memorial Bend



New and Notable >>>

Your 2023 MBCA Board

PRESIDENT: John Nguyen

TREASURER: Lam Ha

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

It's time for our annual National Night Out! Join us for a neighborly evening at the Memorial Bend Club.

Welcome new neighbors, families, and long-time residents. As your Homeowner Association's president, I must remind you that hurricane season is upon us. And let's face it, the only thing scarier than a hurricane is the possibility of your neighbor's Halloween decorations being blown onto your lawn. So please secure your outdoor decorations and make sure your insurance policies are current.

In other news, it's still hot as heck out there. I'm sweating like a turkey on Thanksgiving, and I saw my lawn melting the other day. But don't let the heat get to you. Stay cool and hydrated. And remember, there is a water restriction in Houston.

Also, let's remember safety. Whether it's checking your smoke detectors, locking your doors, or simply being aware of your surroundings, let's all do our part to keep our neighborhood safe and sound. Stay updated on the projects that the Board is working on to maintain the value of our community through this newsletter.

Finally, mark your calendars for National Night Out on Tuesday, October 3. It will be hosted from 5:30 - 7:30 pm at the Memorial Bend Pool. We hope to see you all there.

Stay cool, stay safe, and stay silly.

- John Nguyen, President



Constable update >>>

Constable Shift Update

Memorial Bend has had a few attempted car break ins this summer. Please remember to keep car doors locked at all times.

As a reminder, night shift patrol will be from Tuesday through Saturday. There will be no coverage Sunday & Monday.

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.

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.



IMPORTANT INFO:

Constable Precinct 5 dispatch
281-463-6666

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

We look forward to seeing everyone at National Night Out!

- Erica Jordan, Constable Liaison



422 Isolde

Yards of the Quarter >>>

Fall is Underway

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 Isolde and 12806 Hansel for taking extra pride in their home's appearance. Winners receive a gift card and major bragging rights!

Halloween in the Bend

Tuesday, October 31st

6:30pm – 9:30pm

If you plan to participate in handing out candy, please leave your porch lights on. Once you are finished, turn them off.



12806 Hansel

Realtor Spotlight *with Marie*



Why do people move?

I was reading an article the other day on why people move, and the top reasons given were to get a better or larger home, to take a new job, or to get into a better neighborhood. We are blessed in “the Bend” as we have both original and new construction homes available, we are close to a lot of major employers, and we have a vibrant community coupled with exemplary schools!

What’s going on in the real estate market?

According to the NAR’s chief economist, the two main factors driving home sales are inventory availability and mortgage rates. Nationally this year, there

are a million less homes on the market than last year. This low level of inventory has pushed some home prices higher in desirable neighborhoods like ours.

The high mortgage rates have caused hesitation by some buyers and sellers resulting in less homes bought and sold this year compared to last year. Interestingly, cash buyers have played a larger role in the 2023 market than in the last few years.

The good news is that most homeowners continue to enjoy large wealth gains from recent years of appreciation. From 1990-2023, single family home appreciation has gone up by 311%. Since 2000, it has gone up by 172%, and since 2020 it has gone up by 33.2% (NAR). In West Memorial, our average sales price is \$759,000, up from an average of \$677,000 last year.

How is the market in Memorial Bend?

In “the Bend” we currently have 4 homes for sale, 2 pending/under contract and 6 sold in the past 6 months. The most expensive new construction home sold for over \$2M. Original home sales prices ranged from \$550,000 to \$935,000, and this price differential largely depends on the location of the home in our neighborhood and recent improvements made to the home.

If you have any questions about your home’s value or are thinking about selling or purchasing, I am always available to help, and answer any questions you may have about the process.



Dupresrealestate@gmail.com

832-978-3380

Super Neighborhood News

The Super Neighborhood 16 typically meets the last Monday of the month at 6:30 pm at the Nottingham Forest Club (except July and December). The meeting is open to all residents, and we have a robust agenda. To see the agenda and minutes from past and upcoming meetings you can go to www.memorialsn.org.

We have had several guest speakers who have informed us about City of Houston activities, and our City Council member for District G Mary Nan Huffman is a regular speaker. This month, City Council Member at Large Sallie Alcorn will be our guest speaker. We also have a regular security update from our HPD liaison, and will have Houston Fire Department Safety Captain Matthew Holloway from Fire Station 57. We also had the opportunity to have our District 133 Congressman Mano DeAyala share the congressional activities that affect our community. We also have our Houston Dept of Neighborhood’s, Rene Ruiz, as a regular speaker. Please feel free to join us on September 25.



Memorial Bend Club News

You may have noticed our new look! The Memorial Bend Club has newly renovated tennis and pickleball courts as part of our huge capital improvement project. Next up: the new pavilion complex. We can't wait. Members, keep an eye out for pickleball socials and learn-to-play events.

For those new to the neighborhood, the Memorial Bend Club is a private nonprofit social club adjacent to the Memorial Bend neighborhood. We offer year-round swimming, a May/June swim team, tennis, pickleball, and playground.

And best of all, we are just a short walk from your house. If you are interested in enjoying our facilities, we have two membership levels.

If you are looking to join the Memorial Bend Club, go to www.memorialbendclub.org or contact us at memorialbendclub@gmail.com. See you at the Club.

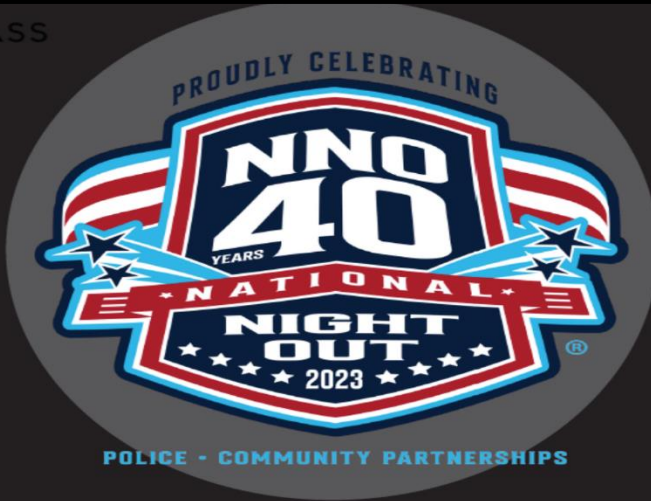
PICKLEBALL AND TENNIS COURTS

THEY'RE OPEN!

THE MEMORIAL
BEND CLUB



COMPASS



Please join your Memorial Bend board members, Precinct 5 Constables and your neighbors for our

ANNUAL NATIONAL NIGHT OUT!

Ice cream cart and pizza provided by Memorial Bend Club & Marie Dupres

Tuesday, October 3rd, 2023

Time: 5:30 - 7:30pm

Memorial Bend Pool
12850 Boheme Dr.

(pool will be closed for swimming)

Around the Bend

Beltway 8 Frontage Improvement | The TxDOT project to reconstruct the southbound frontage road of Beltway 8 from Boheme Drive to Queensbury Lane is well underway. A 3-phase project with an estimated completion date of February 2024, it is meant to improve safety, mobility, and the overall look of the roadway for all the residents, businesses, and commuters. More information can be found [here](#).

ARC Volunteer Needed | The architecture committee for Memorial Bend is looking for another volunteer member to add to our team. The ARC meets once a month in the evening, with meetings no longer than an hour. The team is dedicated to reviewing plans, including minor projects, major renovations, and new constructions. They are entrusted by the Board to implement our architecture guidelines. If you have an interest, please contact our architecture chair at Rmmenuet@gmail.com.

Fall Women's Club Social | Save the date for a holiday-themed social on Wednesday, November 8 at 7 pm. More details will be shared on Facebook ("Memorial Bend Womens Club") and over email. Not on the email distribution list? Contact memorialbendwomensclub@gmail.com.

Water Conservation | As of August 27, 2023, the City of Houston is in Stage Two of the drought contingency plan. For single-family residential customers, outdoor water is limited to twice a week between 7 pm and 5 am (Sundays & Thursdays for even numbered street addresses, Saturdays & Wednesdays for odd numbered street addresses). Get the latest updates [here](#).

Reporting Non-Emergency Issues | there is now a new and improved Houston 311 mobile app to report non-emergency issues. The app allows users to create service requests, submit cases, set up watch areas, and receive notifications about their reports and issues in their community. Search for "Houston 311" in the app store.



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.