



Maplewood Civic Club, Inc.
PMB 280, 5300 N. Braeswood Blvd. #4, Houston, Texas 77096-3307
maplewoodcivicclub.org

October 19, 2018

President

Phil KUNETKA
832-215-3233

Treasurer

Marilyn RAMBOW
713-664-4484

Secretary

Janice MILLER
832-763-3891

Deed Restrictions

Bob BAUMGARTNER
713-541-9545

Landscape & Mosquito Control

Greg CHILEK
713-663-7166

Security

Jerry HEBERT
281-739-0535

Dear Maplewood neighbors,

The Maplewood Civic Club will hold its regular annual meeting on Thursday, November 8, 2018 at 7:00 p.m. in the Fellowship Hall of St. Philip's United Methodist Church at 5501 Beechnut St, Houston, TX 77096.

Following the annual meeting, we will hold a second meeting at 8:30 p.m. to count ballots voting on the special assessment for a security patrol in 2019.

We will start the night with the annual election of officers of the Board of Directors and two positions on the Architectural Committee. The slates are:

Board of Directors:

Phil KUNETKA – President

Bob BAUMGARTNER – VP, Architectural Committee

Marilyn RAMBOW – Treasurer

Greg CHILEK – VP, Landscaping

Janice MILLER – Secretary

Jerry HEBERT – VP, Security

Architectural Committee:

Warren RICH – Position 3

John DONOVAN – Position 4

The board members will report on their areas of assignments and discuss the following:

- Annual dues assessment for 2019 which will remain \$55
- Super Neighborhood 31
- Braes Bayou Association
- Airbnb short term rentals in Maplewood
- Legal action against members delinquent in paying annual dues and special assessments
- Proposed special assessment for a security patrol in 2019

Because the deed restrictions require owners to pay all assessments the board is taking legal action in Justice of the Peace Court to collect delinquent assessments. At this time twenty-nine owners are delinquent. Hopefully, that number will be reduced by November.

The proposed special assessment is for a security patrol contract in 2019 with Harris County Commissioners Court Precinct 5 Constable Ted Heap. It will levy a \$185 assessment on the owners of each lot in Maplewood. It will be payable on January 1st and late after March 31st. Patrol services will run from March 1, 2019 to February 28, 2020.

We hope to have a representative from Constable Heap's office present to take your questions and comments about the daily patrol.

The second meeting of the evening will start at 8:30 p.m. It will count mailed and hand-delivered ballots voting on the proposed special assessment. There will be no other business conducted at the meeting. See the particulars of the voting on the ballot included herein.

Whether you favor or oppose this proposal, we ask every property owner to vote. We hope to see you there!

The Board of Directors of the Maplewood Civic Club

Ballot for 2019 Special Assessment for Maplewood Civic Club

Your Maplewood property address: _____

A proposal is made for a special assessment of \$185.00 on each lot in the various sections of the Maplewood subdivision to cover the costs associated with establishing and maintaining a security contract to patrol Maplewood beginning on or about March 1, 2019.

A majority of votes cast by the property owners shall constitute acceptance or rejection of the proposal. If approved, payment of the assessment is the legal obligation of each owner or owners of each lot in Maplewood.

The owner or owners of each lot are entitled to one vote per lot.

Vote by placing an X: _____ **FOR the assessment or**
_____ **AGAINST the assessment**

Print owner(s) name: _____

Signature of owner(s): _____

Mailing address of owner(s): _____

Phone: _____ Email: _____

Return the ballot by mail to the Maplewood Civic Club, PMB 280, 5300 N. Braeswood Blvd., #4, Houston, TX 77096-3307 postmarked no later than Tuesday, November 6, 2018.

or,

Bring the ballot to a meeting of Maplewood property owners on Thursday, November 8, 2018 at 8:30 p.m. in the Fellowship Hall of St. Philip's United Methodist Church at 5501 Beechnut St., Houston, TX 77096.

No other business will be conducted at the meeting. It will close at 8:45 p.m.

Board of Directors, Maplewood Civic Club