



## Maplewood Civic Club, Inc.

PMB 280, 5300 N. Braeswood Blvd. #4, Houston, Texas 77096-3307

MaplewoodCivicClub.org

February 1, 2012

### President

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Dear Maplewood Resident

Enclosed are Deed Restriction Amendments that would create mandatory Permanent Regular Dues for the Maplewood Civic Club (for mosquito spraying, landscaping, insurance and administration, etc.) and allow Maplewood property owners to also vote for mandatory Special Assessment to be used to pay for special projects, such as Security Patrol contract services.

Recently, Maplewood property owners were polled and approximately 70% of respondents indicated that they would be willing to pay mandatory dues to get another security patrol. Most Meyerland/Maplewood area civic associations have such mandatory dues to pay for security patrols and their property owners strongly support them. Buyers in the area generally want and expect contract security and realtors have told us that funded civic associations and security patrols create higher resale value.

The Permanent Regular Dues will take effect when 50%+ of the owners from each of 13 sections of Maplewood approve these deed restriction amendments. Special Assessments would be individually voted on by Maplewood property holders. Proposals for Special Assessments would be mailed to all owners, with all facts and figures, and with a notice of election date. Owners would be able to vote on the proposal by mail ballot, returned by a specifically set date, or in person at a special election meeting. All ballots would be counted at that meeting and a simple majority of ballots submitted would determine the outcome.

Maplewood and your property values cannot prosper unless all its members contribute. Payment of Dues and Special Assessments will be mandatory and MCC will be legally required to collect. If unpaid, dues plus interest and legal costs could be collected via Justice of the Peace legal judgments. There would be no foreclosures or real estate liens for existing owners. However, after the rules take effect, new buyers in Maplewood will sign agreements at closing and be subject to real estate liens for non-payments.

We will have a final meeting at **7:00pm on February 16 in Rm. 101 of St. Philips Methodist Church** to once more discuss this proposal with owners. Members will also be able to sign the Deed Restriction Amendment form at that time. If you cannot come, you may also sign the Deed Restriction Amendment form, have it notarized at work or your bank, and return it in the enclosed envelope. Please remember to have all legal owners sign – see them listed on your deed or property tax records.

Approving the Deed Restriction Amendments itself will not immediately bring about any new Special Assessments. Again, each Special Assessment and correlated proposed expenditure will require its own election.

There can be no new security contract negotiated without a mandatory funding vehicle to support it and these amendments are absolutely necessary for MCC to be able fund any future patrol services or emergency measures.

The MCC Board believes that approval of these amendments is the right choice for Maplewood and your families.

Thanks,  
Phil Kunetka  
President

P.S. Please send your email address to me at [pkunetka@aol.com](mailto:pkunetka@aol.com) or to any officer. We are updating the database and hope to send out more frequent news and information via the internet in the future!