



Maplewood Civic Club, Inc.

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

MaplewoodCivicClub.org

April 16, 2012

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Dear Maplewood Resident:

Enclosed is a resend of the Deed Restriction Amendment that we sent at the beginning of the year. The Amendment creates mandatory Permanent Regular Dues for the standard things the Maplewood does such as mosquito spraying, landscaping, insurance and administration, etc. It also allows Maplewood property owners to vote for mandatory Special Assessments that would be used for special projects, such as Security Patrol contract services.

A polling of Maplewood property owners showed that approximately 70% of respondents would support mandatory assessments for a security patrol. Most Meyerland/Maplewood area civic associations already have such mandatory dues to pay for security patrols and their property owners strongly support them. Also, realtors have told us that security patrols and mandatory dues create higher resale values.

This amendment will take effect when 50%+ of the owners of each of the 13 sections of Maplewood approves it. Permanent Regular Dues will start the next year. Any Special Assessments would be individually voted on. Proposals for Special Assessments would be mailed to all owners, with all facts and figures, and with a notice of voting date. Owners would be able to vote on the proposal by mail ballot to be returned by a set date, or in person at a special voting 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 is 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, new buyers in Maplewood, will receive notification at closing and be subject to traditional real estate liens.

You can get the Amendment notarized at your bank and return it by mail or come by our **Maplewood Hot Dog event on Saturday, April 28th at St. Philips Methodist Church** and someone can do it there. You can also call me or any other Maplewood Officer and we will arrange a time for someone to come by to notarize and collect your amendment form.

Approving the Deed Restriction Amendment itself will not immediately bring about any Special Assessments. Again, you will have a vote on each and every Special Assessment and what it will be used for.

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Maplewood cannot have a new security contract negotiated without a mandatory funding vehicle to support it and this amendment is absolutely necessary for MCC to be able fund any future patrol services or emergency measures.

The MCC Board believes that approval of this amendment is the right choice for Maplewood and your families. Hope to see you on the 28th.

Thanks,

Phil Kunetka

President

P.S. As always, please forward any new or changed email address with every correspondence or send it to me at pkunetka@aol.com or to any officer. We are constantly updating the database and hope to start sending out email messages as we get more folks on the list.