

Community Meeting
January 11, 2025

Live In-Person Meeting and
Virtual Meeting via Teams

Binglewood Civic Association

Teams Meeting Link:

Binglewood Civic Association Community Meeting

Saturday, January 11, 2025

10:00 AM – 11:30 AM (CST)

Meeting link: [Binglewood Civic Association Community Meeting | Microsoft Teams | Meetup-Join](#)

Binglewood Civic Association

CIVIC ASSOCIATION

Meeting Agenda

- Pledge of Allegiance - All
- Welcome, New Neighbors! - Bridgett
- Summary of Last Meeting - Kim
- Treasurer's Report-Recap of 2024 - Aaron
- Social Committee-2025 Plans - Bridgett
- Neighborhood Projects-2025 - All
- Annual Ballot by Mail - Kim
- Jury Duty - Ann
- Political Signs - Beverly
- Solid Waste Schedule - Ann
- Brickhouse Gully-HCFCDD - Ann
- Prepare for the Freeze - Ann
- Solar Panels - Ann
- Bullet Train-Update - Ann
- Neighborhood Issues - Anyone

Next Meeting-Weds. Eve. March 26, 2025

"I pledge allegiance to the Flag of the United States of America and to the Republic for which it stands, one nation, under God, indivisible, with liberty and justice for all."





Welcome, New Neighbors!

Let us know if you are new to
Binglewood or to our
Civic Association!

Binglewood Civic Association



Summary of Last Meeting

Kim Johnston, Secretary

Binglewood Civic Association



Treasurer's Report

Aaron Serraino, Treasurer

Binglewood Civic Association

Profit & Loss

January through December 2024

	Jan - Dec 24
Ordinary Income/Expense	
Income	
Membership Dues-2024	8,325.00
Membership Dues-2023	200.00
Membership Dues-2022	50.00
Membership Dues-2021	50.00
Late Fees Section 6	30.00
Newsletter Advertising Income	100.00
Donations	1,835.00
Planting Project	25.00
Transfer Fees	525.00
Interest Income	9.32
Total Income	11,149.32
Gross Profit	11,149.32
Expense	
BookKeeping	200.00
Bank Service Charge	0.00
Clover Processing Fees	12.65
Email Management	1,105.16
Filing Fees	43.62
Insurance	1,117.00
IT Services	269.95
Marketing-Logo	580.20
Maintenance	
Miscellaneous	905.00
Esplande Maintenance	5,940.00
Park Sign Landscaping	1,782.91
Sign Maintenance	3,675.00
Total Maintenance	12,302.91
Paypal Fees	174.54
Postage, Mailing Service	1,291.61
PO Box Renewal	216.00
Registered Agent Fees	370.00
Supplies	
Pet Waste Bags-Park	1,120.31
Signs	388.89
Social Events	315.98
Total Supplies	1,825.18
Zoom	170.46
Total Expense	19,679.28
Net Ordinary Income	-8,529.96
Net Income	-8,529.96

11:40 AM

Binglewood Civic Association, Inc

01/08/25

Balance Sheet

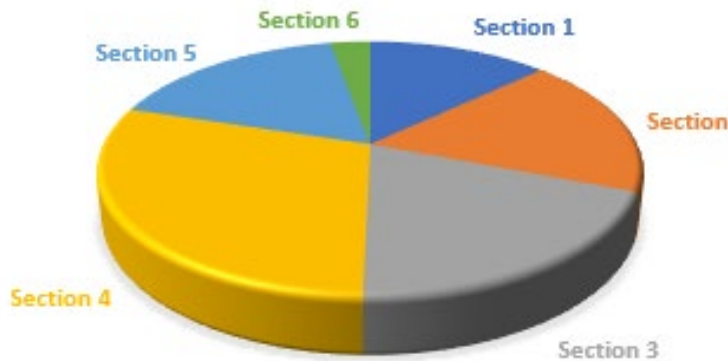
Accrual Basis

As of December 31, 2024

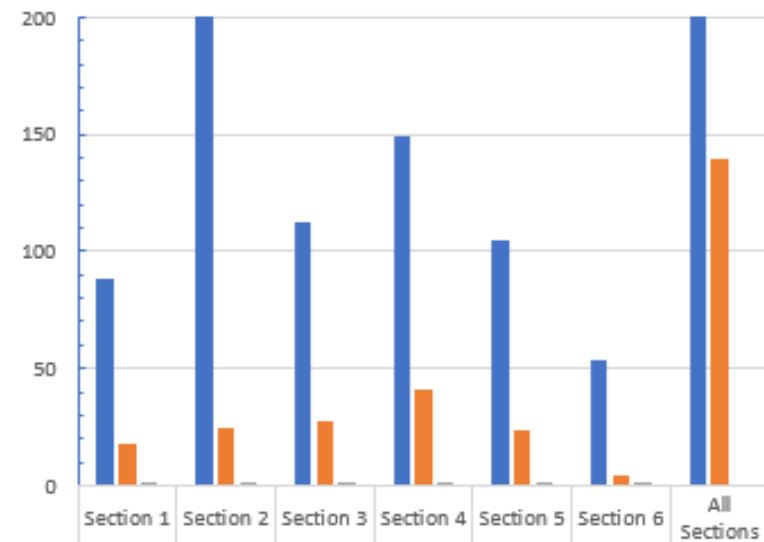
	Dec 31, 24
ASSETS	
Current Assets	
Checking/Savings	
Amegy Operating	17,573.23
Constable Bank Funds	3,388.18
Total Checking/Savings	20,961.41
Accounts Receivable	
Accounts Receivable	5,160.00
Total Accounts Receivable	5,160.00
Total Current Assets	26,121.41
TOTAL ASSETS	26,121.41
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Dues Revenue 2024	1,780.00
Deferred Dues Revenue-2023	1,030.00
Deferred Dues Revenue 2022	1,460.00
Deferred Revenue 2021 Dues	740.00
Deferred Revenue-Transfer Fees	150.00
Total Other Current Liabilities	5,160.00
Total Current Liabilities	5,160.00
Total Liabilities	5,160.00
Equity	
Unrestricted Net Assets	29,491.37
Net Income	-8,529.96
Total Equity	20,961.41
TOTAL LIABILITIES & EQUITY	26,121.41

2024 Dues Collections (by Section) as of December 31, 2024

**BINGLEWOOD-DUES PAID BY SECTION
(AS OF DECEMBER 31, 2024)**



Binglewood-Dues Paid (December 31, 2024)



	Section 1	Section 2	Section 3	Section 4	Section 5	Section 6	All Sections
Total Homes	88	206	112	149	105	54	714
Total Paid	18	25	27	41	24	4	139
Percentage	20.45%	12.14%	24.11%	27.52%	22.86%	7.41%	

■ Total Homes ■ Total Paid ■ Percentage

Dues are Due!

ANNUAL DUES

BCA Annual Dues of \$50 are typically collected in January. You may pay in person at a community meeting, via PayPal using the bar code below, on our website at: <https://www.binglewood.com/payment/> or you may mail this form with your check or credit card information using the enclosed self-addressed envelope.



Send your payment today!

BCA DUES SUBMISSION FORM

Name (Required): _____

Address (Required): _____

Section (Required): _____

Email (Required): _____

#1 _____

#2 _____

☐ Enclosed is my check for dues.

☐ I prefer to pay my dues by credit card in the amount of \$ _____

➤ Card No.: _____

➤ Exp. Date: _____

➤ CVV: _____

➤ Name on Card: _____

➤ Phone No. (for card purposes only): _____

Signature (Required): _____



CONTACT INFORMATION & SOCIAL MEDIA

Email: contact@binglewood.com
Website: www.binglewood.com

Instagram: Binglewood_Community

X (formerly Twitter): @BinglewoodComm

Facebook: Binglewood_Community

NextDoor: Binglewood Group

Mail: PO Box 430943
Houston, TX 77243-0943

P.O. Box 430943
Houston, Texas 77243-0943
www.binglewood.com

BINGLEWOOD COMMUNITY

Binglewood was established in the 1950s as a deed-restricted community of mostly single story, ranch-style homes with large lots and mature trees. There are 741 homes within six sections, the last having been developed in the late 1990s. We are located within the Spring Branch area west of Bingle and east of Blalock, and between Clay Rd. on the north and Kempwood Dr. on the south.

Residents enjoy easy access to I-10, US-290, the 610 Loop and the Sam Houston Tollway. Binglewood is close to shopping and dining districts, as well as medical services located in and near Memorial City Memorial Hermann Hospital Campus. We are also very fortunate to have James W. Lee Park, a beautiful City of Houston park, in the heart of our neighborhood, with playground equipment, picnic benches and a walking trail.

BINGLEWOOD CIVIC ASSOCIATION, INC.

Our residents take exceptional pride in their homes and community. As each section was built, the developers established deed restrictions intended to maintain the high standards of the community.

The Binglewood Civic Association, Inc. was established as a property owners association to oversee maintenance of these standards, as well as encouraging a sense of community among its residents by planning and organizing social events.

AN ACTIVE CIVIC ASSOCIATION BENEFITS BINGLEWOOD

The Binglewood Civic Association (BCA) has been an active organization since it was first created. Due to the hard work of our volunteers, social activities have included a wide array of family-friendly activities. The efforts of our Board Members and Officers have been indispensable in helping to maintain the standards of the neighborhood by establishing and maintaining strong relationships with our local government officials and agencies.

The deed restrictions are essentially the same for Sections 1-5. Since the BCA By-Laws were established, residents have been encouraged to support the civic association by paying annual dues. Voluntary annual dues of \$50.00 apply to Sections 1-5. When Section 6 was built, the developer established deed restrictions different from those for Sections 1-5 and established mandatory annual dues which are currently only \$50.00. BCA then became a combination property owners association and homeowners association. Binglewood Civic Association, Inc. represents both.

BCA functions are important to the entire neighborhood. The dues collected support the activities of community volunteers and the elected officers and directors who work on behalf of all of the residents of Binglewood.

MEMBER BENEFITS

Members in good standing may run for office and have a vote in elections for the three Board Member positions and the five Officer positions. These volunteers are responsible to the Binglewood community and must use their best judgment in arriving at decisions that are fiscally responsible, improve Binglewood, increase its property values, and enhance the quality of life.

BENEFITS TO RESIDENTS

All Binglewood residents benefit from BCA activities including the following:

- Educate and inform our residents via:
 - Binglewords newsletters.
 - BCA community meetings.
 - Notices and reminders of events.
 - Our website and social media
- Beautification and maintenance projects that increase property values.
- Landscape maintenance along Hollister, Clay Road, & Section 6 mailbox area.
- Signage maintenance and landscaping.
- Pet waste stations at the park.
- Advocate on behalf of Binglewood with government agencies for projects that affect the neighborhood.
- Family-friendly and grown-ups-only social activities.
- Volunteer opportunities.

Have I paid my Binglewood Dues?

- Now you can go to our website and see if you have already paid your dues for this year.
- Listed by address—not names. Date of list is on top left.
- Go here:
<https://www.binglewood.com/payment/>
- Click on "Click here to see if you have already paid your dues."



Make your dues payment using our online payment system.

Dues are only \$50 per year!

Use this QR Code to pay via PayPal on your mobile device:



OR

click on the "Pay Now" button below

If you would prefer to pay by check or credit card, please download and print [this form](#).

Thanks for your support!



If you would prefer to pay by check or credit card, please download and print [this form](#).

To send us a note about your payment via PayPal or by check or anything else you want to tell us, please fill in form below and click, "Send."

[Click here](#) to see if you have already paid your dues.

[Click here](#) to see if you have already paid your dues.



Social Committee – Plans for 2025

Bridgett Macias

BINGLEWOOD
CIVIC ASSOCIATION

Social Committee – Plans for 2025

- Spring and Fall Community Garage Sales
 - Saturday, April 19th
 - Saturday, October 18th
- Just for Seniors
 - February 18th
 - April 15th
 - June 17th
 - August 19th
 - October 21st
 - December 16th
- 4th of July Parade
- Food Truck Sunday
 - April or May
- Easter Egg Hunt
 - Saturday, April 19th
- Trunk or Treat – Halloween
 - Friday, October 31st

Social Functions-Next up



JUST FOR SENIORS!

*ATTENTION BINGLEWOOD
SENIOR CITIZENS/RETIREES*

Gather for the Binglewood
"Just for Seniors" Club.

Tuesday, February 18, 2025
10am - 11:30am
Mytiburger, 9405 Kempwood

Future 2025 Dates:

(Third Tuesday of even numbered months)

April 15

June 17

August, 19

October 21

December 16

Just for Seniors Club is intended to provide an opportunity for Binglewood retirees to socialize, make new friends, share useful information, and do some fun things together. Please join us when you can. Times, locations and activities will vary depending on the preference of attendees.

Please email your name and phone number to agent2@binglewood.com by the preceding Friday if you think you might attend. Include **Just for Seniors** in the subject line.

THANK YOU, VOLUNTEERS, FOR YOUR SUPPORT!

- Our volunteers have helped in so many ways.
- Without the help of our volunteers, we would not be able to offer all that we do.
- If you would like to be added to our team of volunteers, please send an email to contact@binglewood.com
- We look forward to offering opportunities to get to know our neighbors and have fun!
- Volunteers needed to implement new social activities: Help is needed with planning, loan of equipment, and families (parents and kids) interested in participating in the functions. Contact Bridgett or Kim if interested: contact@binglewood.com





Neighborhood Projects-2025

- Binglewood Signs-Replace two Clay Rd. median signs where we landscaped last year.
- Detention Pond at Vacant Lots on Hollister-We continue to pursue detention ponds and adding a park area or community garden as well as adding additional lots.
- Tree Canopy-Establish a tree canopy along either side of the entrance on Peppermill and on Sonnevile with donated live oak trees.

Neighborhood Projects-2025



- Drainage Project Engineering Plans-We have met with the City of Houston engineers to add a missing pipe to the west side of Hollister St. so water can drain directly into Brickhouse Gully. The storm sewer system was not built according to the as-built drawings and we could not find the connection from the storm sewer serving Sonneville to Brickhouse Gully. A CCTV/vactor truck (used to clean sewers and perform sewer system maintenance and repairs that includes Closed Circuit Television equipment) was dispatched to do a more thorough investigation. Future plans are pending but we are pushing for resolution in 2025 prior to Hurricane Season!

Neighborhood Projects-2025

- Rail Crossing Clean-up-We continue to petition Union Pacific to clean up the drainage ditches and fix the drainage pipes throughout their easement along Hempstead Road.
- Street Panels Over Railroad Tracks at Clay Rd. and Hempstead Rd.-Approved by Union Pacific and in the budget for 2025. It's currently a rough ride over Clay Road across Hempstead.



Neighborhood Projects-2025



- Cameras or Patrol?—We are considering hiring an hourly security patrol on different days and different hours to patrol around the park OR installing two or more Flock license plate-reader cameras.

Neighborhood Projects-2025

- Kempwood at Hollister Median—We have adopted the median so we can clean up the landscaping and add a mini-mural painted on the traffic control box (which is to be replaced soon) so the median leading into our neighborhood from Kempwood is a positive reflection on Binglewood.



Really Early Voting



TENESHIA HUDSPETH

COUNTY CLERK

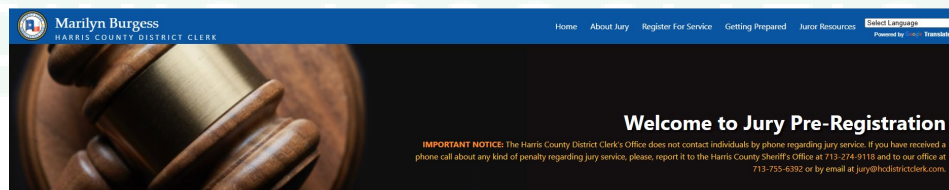
Recording the Major Events of Your Life

ELIGIBLE VOTERS MAY APPLY FOR ANNUAL BALLOT BY MAIL FOR ALL 2025 ELECTIONS STARTING JANUARY 1

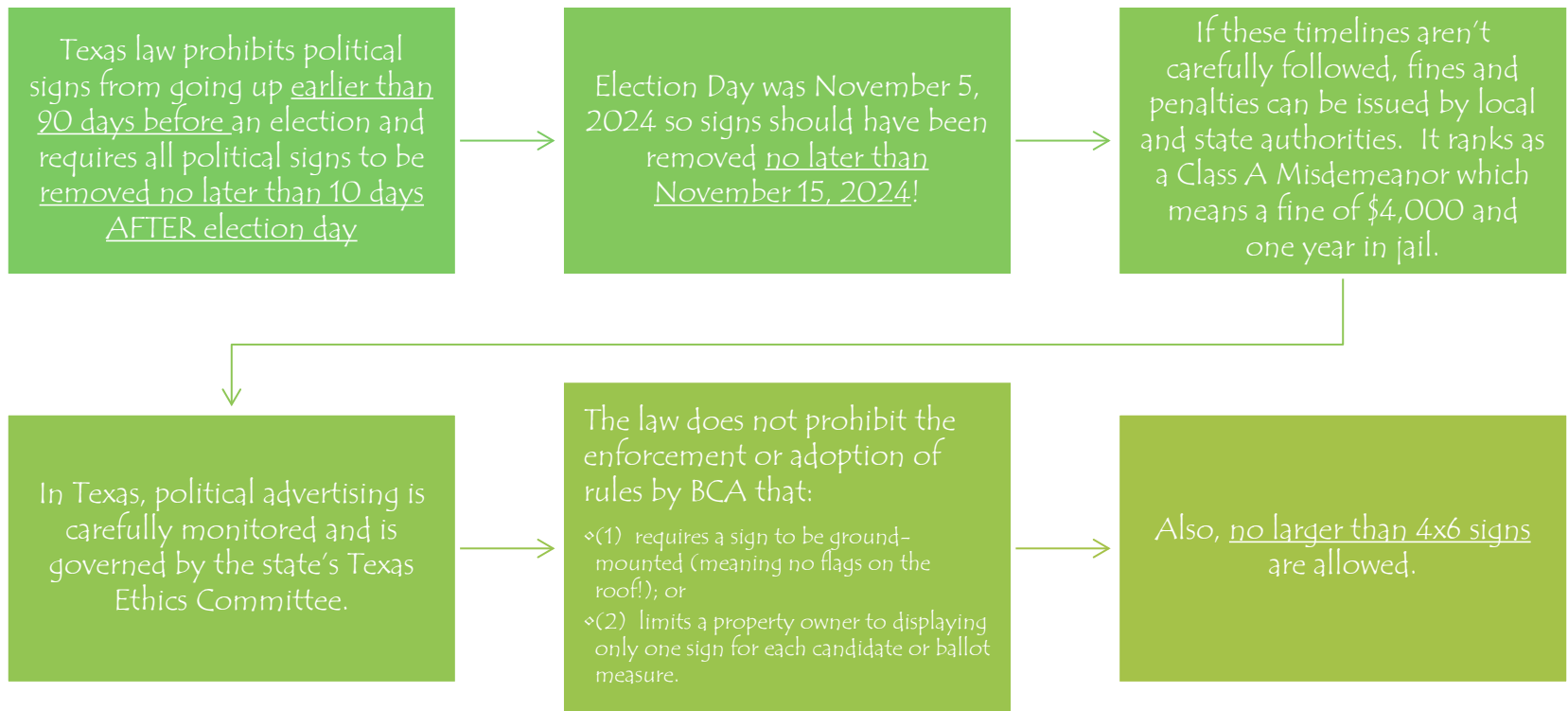
- The Harris County Clerk's Office reminds voters eligible to vote by mail that applications for an annual ballot by mail for all 2025 elections are now being accepted. Registered voters who are 65 or older, have a disability, or meet other requirements under Texas law may submit an annual application starting January 1, 2025.
- "An annual ballot by mail ensures that eligible voters can conveniently participate in elections throughout the year," said Harris County Clerk Teneshia Hudspeth. "It's essential to complete the application accurately to avoid any delays in receiving your ballot."
- *What is an Annual Ballot by Mail?* Eligible voters can mark "annual" on their application to receive a mail ballot for all 2025 elections held within their jurisdiction. This includes the May uniform election date, any resulting runoff elections, the November general election, and any subsequent runoff elections.
- *Application Expiration.* The application will expire on December 31, 2025, unless the voter cancels it, their voter registration is canceled, or they register in a new county.
- *Choosing Specific Elections.* Voters who prefer to vote by mail in specific elections but do not wish to apply for an annual ballot can submit individual applications. Each election has a deadline for applying to vote by mail.
- *How to Apply.* Download the application at [HarrisVotes.com](https://www.harrisvotes.com), complete it, and return it to the Harris County Clerk's Office.
- *Ballots are not sent automatically to all registered voters in Texas and there is no same-day voter registration.*

Jury Duty

- ✓ According to the Texas Judicial Branch, jury service is a civic duty and privilege for citizens to participate in and influence the justice system. Over 2.7 million people are eligible to serve in over 100 Harris County courts.
- ✓ Harris County now has 2,752,109 potential jurors!
- ✓ The jury wheel is reset every two years, which is why some Houstonians may feel they are never called to jury duty.
- ✓ The "jury wheel" is a database from which residents are randomly selected to serve on various courts and grand juries. "When the wheel is randomized and set, you may be at the bottom of the wheel. And we may not get to you before we reconstitute the wheel. On the other hand, if you say you get summoned all the time, bear in mind not only do we call jurors, but the federal courts call jurors, as well as the municipal court," Clerk Burgess said.
- ✓ Burgess said the frequent resets help add new citizens, remove those who have moved out and add updated addresses to the jury system.
- ✓ Harris County Sheriff Ed Gonzalez warned there have been some scams popping up where impersonators of local officials ask for money from constituents.
- ✓ Gonzalez said officials would not call a juror to ask for money or offer gifts such as gift cards. Texas Courts say citizens are mailed a summons to report for jury service.



Posting Political Signs





New Officers and Directors for 2025

Binglewood Civic Association

Your Current Civic Association Officers and Board Members/Terms of Office

Officers: (no more than ten total years in any one office)

- President, Ann Cowper (served three years)
- Vice President, Nick Scott (served one year)
- Treasurer, Aaron Serraino (served one year)
- Secretary, Kim Kennedy (served one year)
- Board Liaison Officer, Bridgett Macias (served three years)
- Board Members: (staggered three-year terms; no more than four total 3-year terms)
 - Mike Bartniski, Position One (2024)
 - Jonathan Vanegas, Position Two (2025)
 - Beverly Collins, Position Three (2028)

Solid Waste Schedule

January Recycling Schedule:

January 10th, 24th

February Recycling Schedule:

February 7th and 21st

- TREE Waste – Odd Months
- JUNK Waste – Even Months
- 4th Thursday of the Month

Tree Waste Schedule:

Thursday, January 23rd

Junk Waste Schedule:

Thursday, February 27th



Please place bins at the end of driveway or yard, not on sidewalk or curb where cars can hit them.

Leave at least 3 Feet between the trash and recycling bins, and any other objects so the trucks have enough room to pick up and empty your bin.



For more details:

www.houstontx.gov/solidwaste/holiday.html

Download the HTX App for Trash and Recycling Schedule

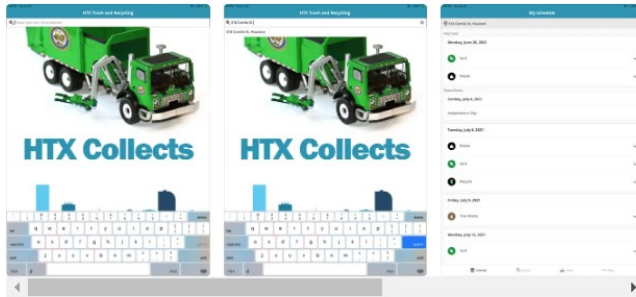
App Store Preview

Open the Mac App Store to buy and download apps.



HTX Trash and Recycling 
City of Houston
Designed for iPad
★★★★★ 4.3 • 517 Ratings
Free

Screenshots iPad iPhone



HTX Trash and Recycling

City of Houston - 311

4.3★
286 reviews

5K+
Downloads

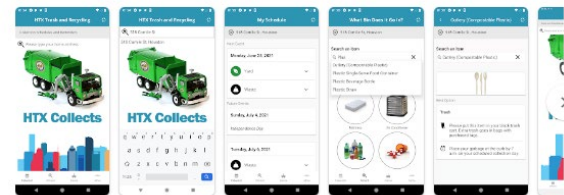
Everyone 0+

Install

Share

Add to wishlist

 You don't have any devices



App support

More by City of Houston - 311 →

 Houston 311
City of Houston - 311
4.2★

 Houston Airports
City of Houston - 311

Garbage / recycling schedules, Plus Reminders for City of Houston.

View your garbage / recycling schedule and receive collection notifications all from within this app.

Go here to download the App on iPhone or Android:

<https://houstontx.gov/solidwaste/htxcollects.html>

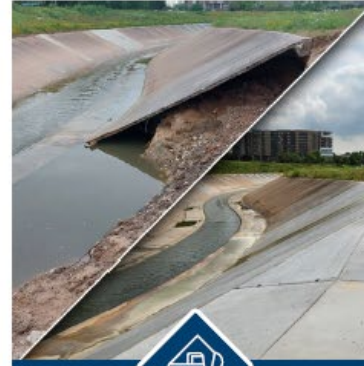
Brickhouse Gully-Service Requests



PREVENTATIVE
maintenance



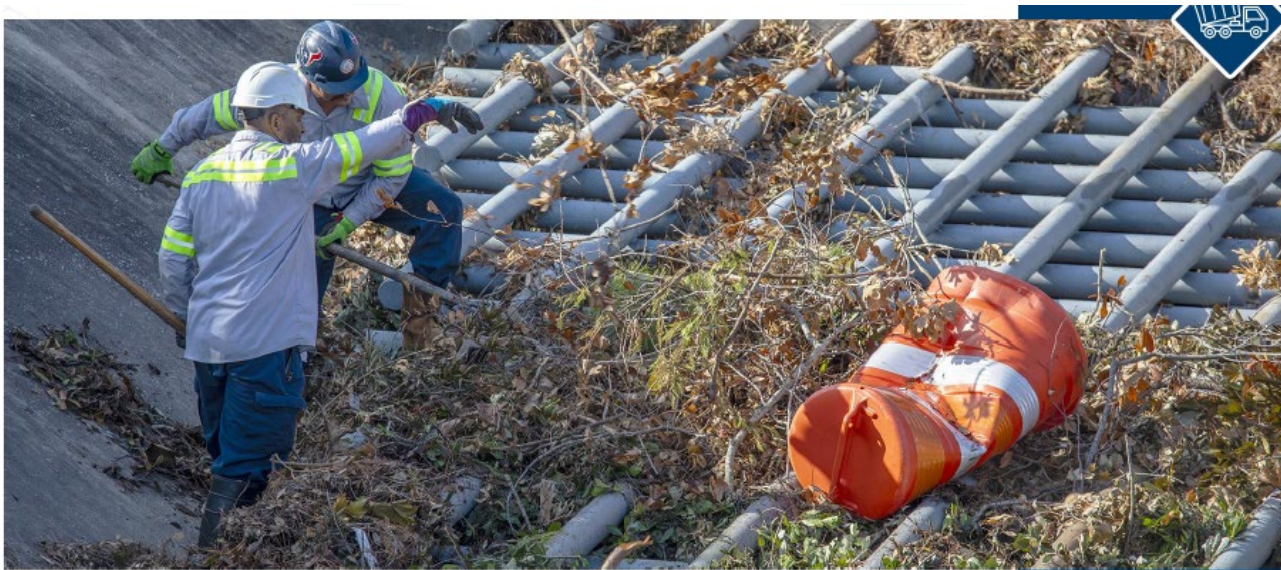
FORWARD-LOOKING
maintenance



REPAIR & REPLACE
maintenance



SERVICE REQUESTS
maintenance



If you see
something like this,
make a call or file a
request online!

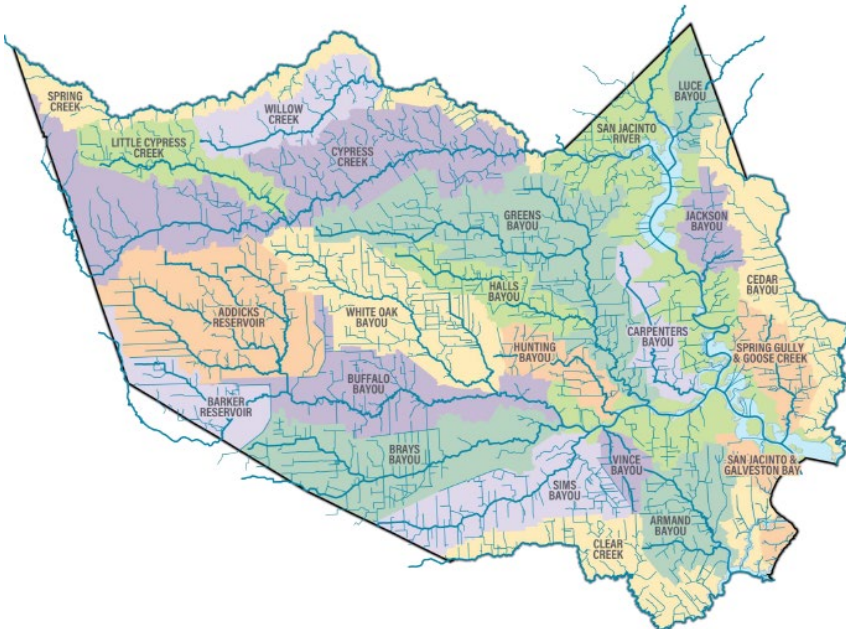
Brickhouse Gully-Service Requests



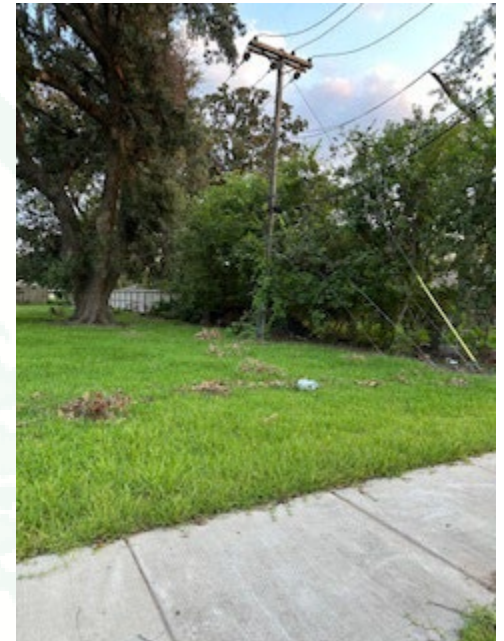
- Harris County Flood Control District is responsible for maintenance of Brickhouse Gully in Binglewood
- If you see debris that can clog water flow or people hanging out in the Gully that should not be there, call in a Service Request

FOR BRICKHOUSE GULLY SERVICE REQUESTS

Call Harris County Flood Control District at 346-286-4197 or use their online tool at:
www.hcfcfd.org/Service-Request



Brickhouse Gully-Service Requests



- Harris County Flood Control District is responsible for the two empty lot at Sonneville and Hollister and we requested removal of a dead tree, tree trimming and branches removal and general clean up of the lots in October
- Work was completed and ticket closed on January 7th

Events in Our Area



HARRIS COUNTY PRECINCT 4
COMMISSIONER
LESLEY BRIONES

MARTIN LUTHER KING JR.
DAY OF SERVICE

JOB FAIR

MONDAY, JANUARY 20, 2025
11 A.M. - 1 P.M.

BAYLAND COMMUNITY CENTER
6400 BISSONNET ST.
HOUSTON 77084

- CAREER OPPORTUNITIES
- EDUCATIONAL OPPORTUNITIES
- APPRENTICESHIP ADVANTAGE PROGRAM

IN PARTNERSHIP WITH:

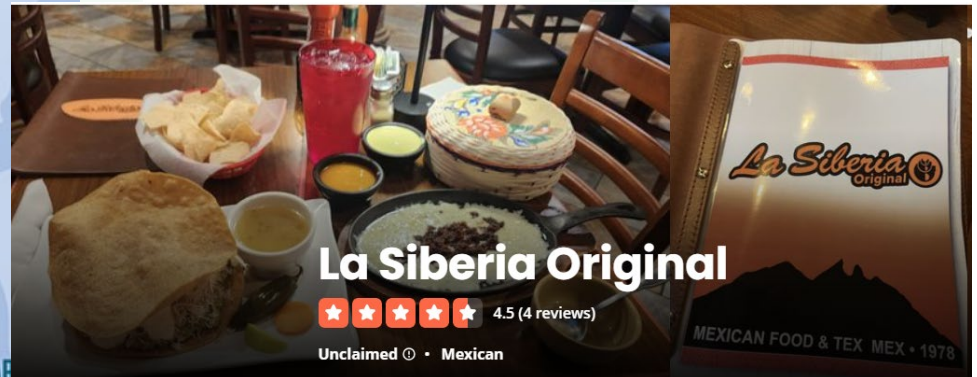


FARMER'S BAZAAR

ST. CHRISTOPHER'S EPISCOPAL CHURCH
1656 BLALOCK RD HOUSTON, TX 77080

New Hours

10 AM 2 PM	2ND SATURDAY OF EVERY MONTH FREE ADMISSION & PARKING	RAIN OR SHINE <i>Indoor</i> <i>Outdoor</i>
---------------	---	--



La Siberia Original

★ ★ ★ ★ ★ 4.5 (4 reviews)

Unclaimed © • Mexican

MEXICAN FOOD & TEX. MEX • 1978

@hccprecinct4

RSVP And Learn More Here:
bit.ly/mlk-flyer



Prepare for the FREEZE!

Freeze Warning Tips

- When temperatures dip below 32°F, your water pipes can freeze, potentially bursting and causing costly damage. Try these tips:
- 1. *Let Your Faucets Drip*-Run both hot and cold water in a very fine stream from all of your apartment's faucets—kitchen sink, bathroom sinks, bathtubs, showers, etc. This helps prevent pipes from freezing by keeping the water moving.
- 2. *Open Your Cupboards*-Leave the cabinet doors under all sinks open so that the pipes are exposed to warm air. It's also a good idea to leave bathroom and kitchen doors open to help the airflow.
- 3. *Heat Your Home*-If you're leaving for the day, make sure the heat is still on. Set it to the lowest setting (60-65°F is recommended). Don't turn off your heat completely, as this can cause your pipes to freeze.

Stay safe and warm during the cold weather!



Solar Panels

- Salespeople tell us to take out a loan, get solar rooftop panels installed, and your savings on energy can more than make up for the monthly debt payments.
- The state grid and CenterPoint's transmission lines have failed us. No wonder that from 2011 to 2023, home rooftop solar installations have surged from 1,300 to 271,000, according to the Solar Energy Industries Association. It helped that federal solar tax credits were raised to 30% by Congress.
- BCA has some reasonable rules in its Policies and Guidelines but State Law allows you to install them if they will fulfill 10% of your energy demands
- Backyard pergolas as used in Arizona and New Mexico work well. Cost is \$10-15K





Solar Panels

- Here are five tips:
 - Don't go with an offer from a door-to-door salesperson. Contact nonprofits such as Solar United Neighbors or the Texas Solar Energy Society.
<https://solarunitedneighbors.org/locations/texas/> [Schedule a call with their help desk and ask for a review of any bids you've received. The nonprofit provides free education and will share names of installers selected by their co-op members in the past.]
 - Get multiple proposals--three bids.
 - Check the installer's references. They should be local.
 - If the installer offers a loan, compare its terms to those you could get elsewhere.
 - Be sure that you understand the terms — especially if you're getting it through an installer.
 - Double-check any claims about tax credits.

Email Drive-Do you want to help?

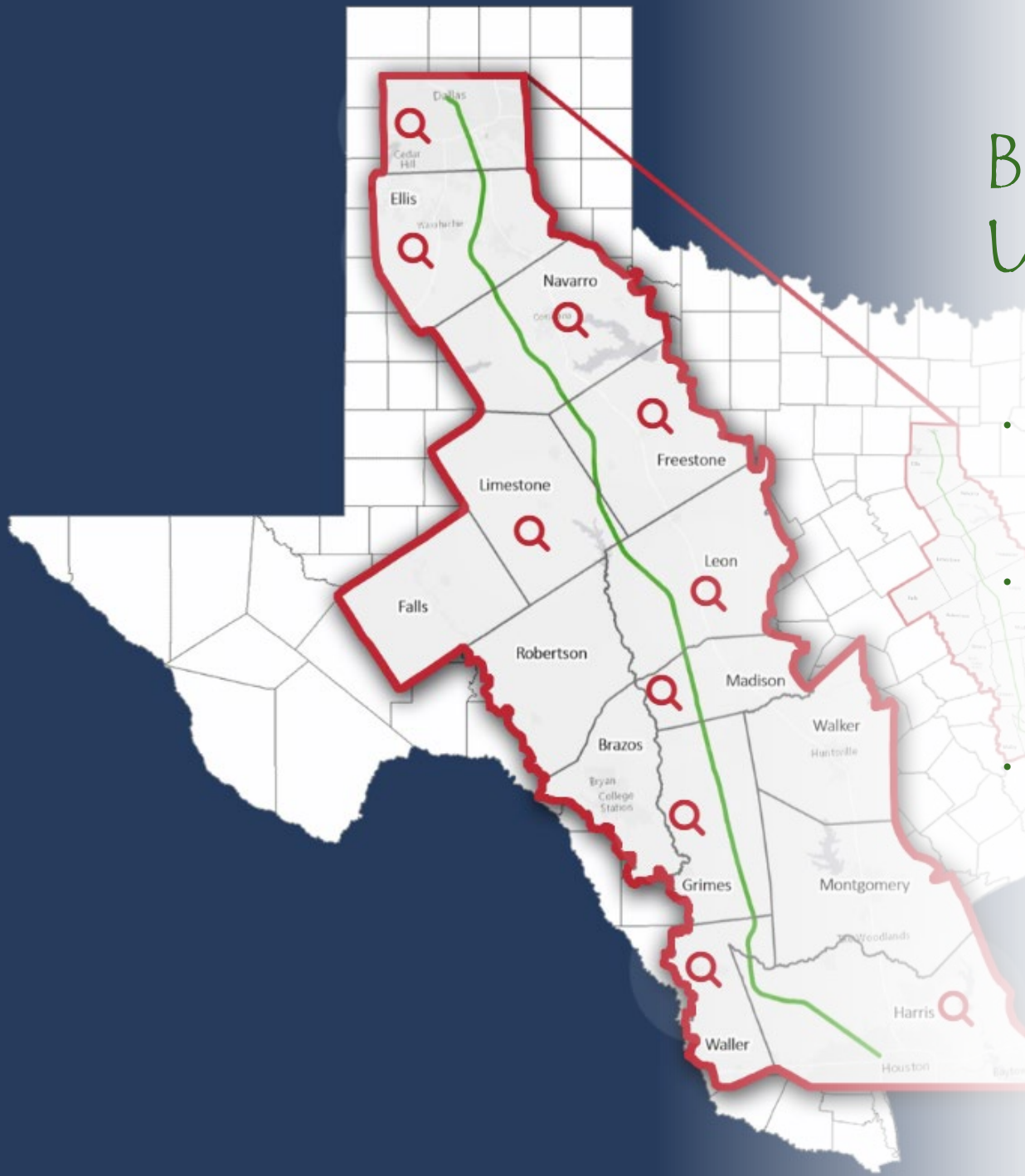


Help us improve communications throughout Binglewood!

REWARD OFFERED FOR EVERY 25 EMAILS YOU BRING TO US!

- Your Civic Association is looking for volunteers to simply visit the neighbors on your block to make sure we have their current email address.
- We want to be sure that we are not leaving anyone out of important communications from the Civic Association about what is going on in Binglewood.
- You only need to visit your block or another block in your section if you choose. Now that the weather is better, it's a great time to visit your neighbors! It will take maybe a couple of hours of your time on a weekend or weeknight. Couples and groups and families are all welcome!
- If you want to help, please email: contact@binglewood.com.

Bullet Train- Update



- Northwest Mall along Hempstead Road was going to be made into the bullet train station with shops and restaurants, etc. for the train between Houston and Dallas.
- At our last meeting, while discussing the double decker proposal for Hempstead Road, our neighbors wanted to know what has happened to the progress being made on the bullet train??
- It was originally a private venture buying property between Houston and Dallas and they were met with a lot of opposition from long-time landowners and the private company ran out of money with a very few holdouts left.

Bullet Train-Update



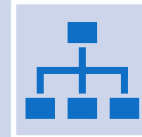
AMTRAK is working on the project along with Texas Central.



The bullet train is still projected to run from Dallas to Houston with the end of the rail line to be located in Houston at the abandoned Northwest Mall.



The proposed approximately 240-mile route would offer a total travel time of less than 90 minutes between Houston and Dallas.



They are working on studies and planning everything that they need.



Financially, they are also still applying for grants (all of the money is not there yet) but there are federal grants that they are applying for.



Currently, there is no start date or any concrete plans.





Neighborhood Issues Anyone

Binglewood Civic Association

Board and Member Meetings for 2025

Member Meetings

❖ Dates for 2025:

- ❖ Saturday, January 11th at 10:00 a.m.
- ❖ Wednesday, March 26th at 6:30 p.m.
- ❖ Saturday, May 17th at 10:00 a.m.
- ❖ Wednesday, July 16th at 6:30 p.m.
- ❖ Saturday, September 20th at 10:00 a.m.
- ❖ Saturday, November 15th at 10:00 a.m. (Elections)

❖ Meetings will last an hour

❖ Held in Room A of the Activity Center at St. Jerome's

Board Meetings

- ❖ Board Meetings will be held on the second Wednesday of each month in which a Member Meeting will take place and will be open to the public.

Next Meeting – March!



Next meeting is Wednesday, March 26, 2025 from 6:30 p.m. to 7:30 p.m.



NOTE: We moved to Microsoft Teams so check the Meetings page on our website for sign-in details



We will also discuss ongoing projects and social activities!

Binglewood Civic Association