

Community Meeting
March 26, 2025

Live In-Person Meeting and
Virtual Meeting via Teams

Binglewood Civic Association

Teams Meeting Link:

Binglewood Civic Association Community Meeting

Wednesday, March 26, 2025

6:30 PM – 7:30 PM (CST)

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

Meeting ID: 9334024554564

Password: h4eB3w

Binglewood Civic Association

CIVIC ASSOCIATION

Meeting Agenda

- Pledge of Allegiance – All
- Welcome, New Neighbors! – Bridgett
- Summary of Last Meeting – Kim
- Treasurer's Report – Aaron
- Social Committee-Update – Bridgett
- Property Value Update – Bridgett
- Crime Report for Binglewood Area – Ann
- Amending Deed Restrictions – All
- Binglewood Tax-Deductible Foundation – Ann
- Solid Waste Schedule – Ann
- Neighborhood Issues – Anyone

Next Meeting-Saturday morning, May 17, 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

Binglewood Civic Association, Inc

Collections

January 1 through March 10, 2025

	Act. Revenue	
Section 1		
8745 Blankenship Dr.	50.00	
8713 Greiner Dr.	50.00	
8718 Greiner Dr.	100.00	
3302 Hollister St.	50.00	
Total Section 1		250.00
Section 2		
8922 Blankenship Dr.	150.00	
8923 Greiner Dr.	300.00	
9015 Greiner Dr.	50.00	
9023 Greiner Dr.	50.00	
3119 Knoll St.	50.00	
Total Section 2		600.00
Section 3		
9007 Colleen Rd.	200.00	
9011 Colleen Rd	50.00	
3510 Mona Lee Lane	50.00	
3519 Mona Lee Lane	50.00	
3602 Mona Lee Lane	50.00	
8907 Opelika St.	50.00	
8826 Sonnevile Dr.	200.00	
Total Section 3		650.00
Section 4		
3802 Mona Lee Lane	100.00	
3806 Mona Lee Lane	50.00	
3907 Peppermill Rd.	50.00	
8911 Pitner Rd.	50.00	
8918 Pitner Rd.	100.00	
9007 Pitner Rd.	50.00	
9026 Pitner Rd.	50.00	
8918 Railton St.	50.00	
9015 Springview Lane	50.00	
9019 Springview Lane	100.00	
Total Section 4		650.00
Section 5		
4110 Birchton St.	100.00	
4206 Birchton St.	75.00	
9030 Eldora Dr.	50.00	
4207 McKean Dr.	100.00	
4215 McKean Dr.	50.00	
4111 Mona Lee Lane	50.00	
Total Section 5		425.00
Section 6		
3518 Colleen Woods Cir.	50.00	
Total Section 6		50.00
TOTAL		2,625.00



4:47 PM

03/09/25

Accrual Basis

Binglewood Civic Association, Inc

Profit & Loss

January 1 through March 10, 2025

	Jan 1 - Mar 10, 25
Ordinary Income/Expense	
Income	
Membership Dues-2025	1,800.00
Membership Dues-2024	50.00
Donations	925.00
Transfer Fees	75.00
Total Income	2,850.00
Gross Profit	2,850.00
Expense	
Clover Processing Fees	100.85
Email Management	125.87
IT Services	231.38
Maintenance	
Esplande Maintenance	1,425.00
Total Maintenance	1,425.00
Paypal Fees	48.41
Registered Agent Fees	130.00
Total Expense	2,061.51
Net Ordinary Income	788.49
Net Income	788.49

4:46 PM

03/09/25

Accrual Basis

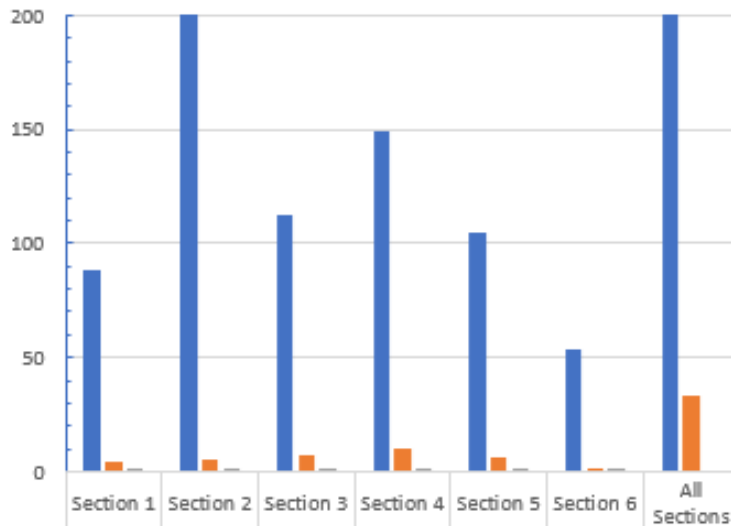
Binglewood Civic Association, Inc**Balance Sheet**

As of March 10, 2025

	<u>Mar 10, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Amegy Operating	18,361.72
Constable Bank Funds	3,388.18
Total Checking/Savings	21,749.90
Accounts Receivable	
Accounts Receivable	5,260.00
Total Accounts Receivable	5,260.00
Total Current Assets	27,009.90
TOTAL ASSETS	27,009.90
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Dues Revenue 2024	1,730.00
Deferred Dues Revenue-2023	1,030.00
Deferred Dues Revenue 2022	1,460.00
Deferred Revenue 2021 Dues	740.00
Deferred Revenue-Transfer Fees	300.00
Total Other Current Liabilities	5,260.00
Total Current Liabilities	5,260.00
Total Liabilities	5,260.00
Equity	
Unrestricted Net Assets	20,961.41
Net Income	788.49
Total Equity	21,749.90
TOTAL LIABILITIES & EQUITY	27,009.90

2025 Dues Collections (by Section) as of March 10, 2025

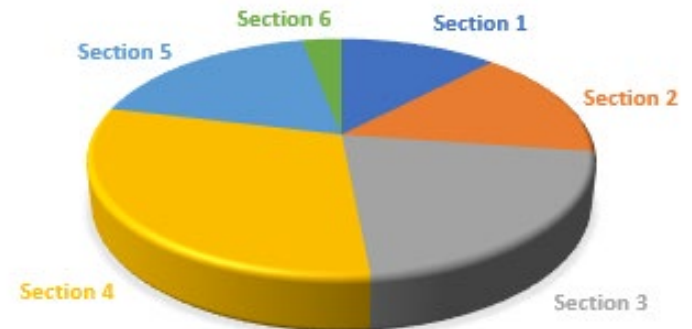
Binglewood-Dues Paid (March 10, 2025)



Total Homes	88	206	112	149	105	54	714
Total Paid	4	5	7	10	6	1	33
Percentage	4.55%	2.43%	6.25%	6.71%	5.71%	1.85%	

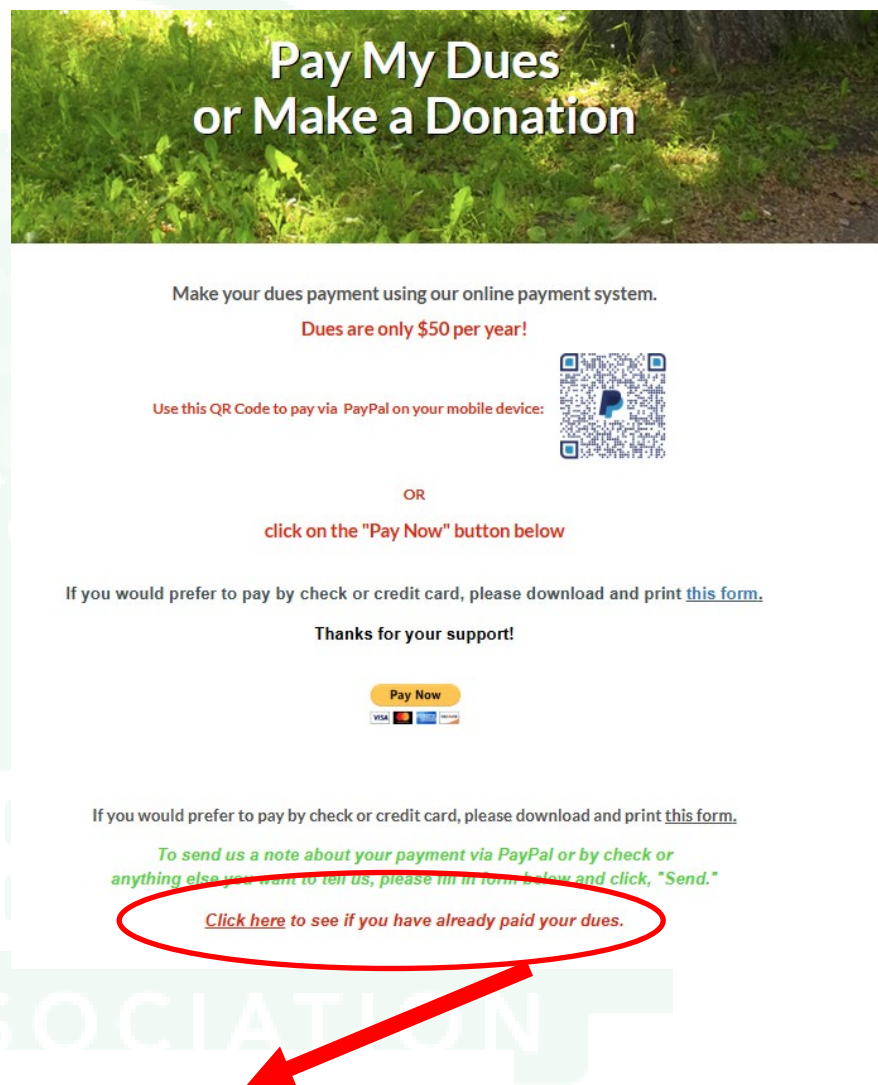
■ Total Homes ■ Total Paid ■ Percentage

BINGLEWOOD-DUES PAID BY SECTION
(AS OF MARCH 10, 2025)



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."



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



Social Committee – Upcoming Events

Bridgett Macias

BINGLEWOOD
CIVIC ASSOCIATION

Egg Hunt
Saturday, April 19th
10:00 am – 11:30 am

For Seniors
April 15th
June 17th
August 19th
October 21st
December 16th

JUST FOR SENIORS!
**ATTENTION BINGLEWOOD
SENIOR CITIZENS/RETIREES**

Gather for the Binglewood
"Just for Seniors" Club.

Tuesday, April 15, 2025
10am – 11:30am
Mytiburger, 9405 Kempwood

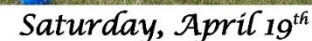
Future 2025 Dates:
(Third Tuesday of even numbered months)
June 17
August 19
October 21
December 16

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.

- 
- JUST FOR SENIORS!**
**ATTENTION BINGLEWOOD
SENIOR CITIZENS/RETIREES**
- Gather for the Binglewood
"Just for Seniors" Club.**
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- 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.



James Lee Park



Social Committee – Update



Annual Community Spring Garage Sale

Saturday, May 3rd
7:30 a.m. until 4:00 p.m.

At various locations throughout Binglewood



To include your address on the **Garage Sale List** for publication on our website and other social media, send your name, address and phone number to contact@binglewood.com by Wednesday, April 30th. Use **Spring Garage Sale** on the subject line.

If you anticipate donating remaining items, please contact your preferred charity to make advance arrangements for pick-up services.

- Spring Community Garage Sale
– Saturday, May 3rd
- Fall Community Garage Sale
– Saturday, Oct. 18th

BINGLEWOOD
CIVIC ASSOCIATION

Social Committee – Update

- Garden Tour–Let us know if you want to participate!
 - May 25th
- Food Truck Sundays
 - June 2nd
 - September 22nd
- Binglewood Social Hour–Local Bar or Restaurant
 - June 19th





Binglewood Property Values-Update
Bridgett Macias

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Recently Closed

	New	Pending	Closed
Number of Properties	3	2	8
Lowest Listing Price / Est.Value	\$290,000	\$400,000	-
Median Listing Price / Est.Value	\$325,000	\$418,500	\$291,000
Highest Listing Price / Est.Value	\$437,500	\$437,000	\$465,000
Average Price / sqft	\$192	\$203	\$113
Median Price / sqft	\$199	\$203	\$157
Average Days in RPR	10	38	58
Median Days in RPR	3	38	35
Total Volume	\$1,052,500	\$837,000	\$1,739,000
Source	Listings	Listings	Public Records & Listings

Binglewood in Houston, TX

Property Details

New

Source: Listings



New: 3 properties

		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 3807 Peppermill Rd Houston, TX 77080 MLS ID: 97161973 ● Active / For Sale <i>Listing Courtesy of Keller Williams Memorial</i>	Single Family	3/2	1,901	10,200 sq ft	1960	3/21/2025 3 days	\$437,500 \$230/sq ft
2	 8927 Greiner Dr Houston, TX 77080 MLS ID: 47189040 ● Active / For Sale <i>Listing Courtesy of RE/MAX Partners</i>	Single Family	3/2	1,634	9,600 sq ft	1955	3/22/2025 2 days	\$325,000 \$199/sq ft
3	 3202 Hollister St Houston, TX 77080 MLS ID: 47657057 ● Active / For Sale <i>Listing Courtesy of Caryn Beard Properties</i>	Single Family	4/2	1,993	0.27 acres	1959	2/28/2025 24 days	\$290,000 \$146/sq ft

Binglewood in Houston, TX

Pending

Source: Listings



Pending: 2 properties

		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1	 9010 Springview Ln Houston, TX 77080 MLS ID: 24703546 Pending / For Sale	Single Family	4/2	2,196	9,360 sq ft 1960	1/28/2025	\$437,000 \$199/sq ft	3/20/2025 55 days
2	 8934 Colleen Rd Houston, TX 77080 MLS ID: 71483288 Pending / For Sale	Single Family	3/2	1,932	9,600 sq ft 1957	3/3/2025	\$400,000 \$207/sq ft	3/6/2025 21 days

Listing Courtesy of Lazo Realty

Listing Courtesy of RA Brokers

Source: Public Records and Listings

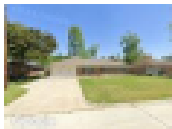
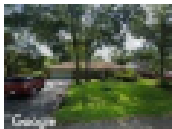


Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
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1		4103 Aruba Dr Houston, TX 77080 MLS ID: 11849325 Closed / For Sale	Single Family	5/2	2,261	7,794 sq ft 1965	1/18/2025 121 days	\$465,000 \$206/sq ft	↓ 3.95%
Courtesy of Keller Williams Memorial									
2		8906 Theysen Dr Houston, TX 77080 MLS ID: 66229815 Closed / For Sale	Single Family	4/2	2,023	0.34 acres 1956	2/14/2025 36 days	\$380,000 \$188/sq ft	↓ 2.54%
Courtesy of KMB Realty									
3		3627 Peppermill Rd Houston, TX 77080 MLS ID: 48730464 Closed / For Sale	Single Family	3/2	1,626	9,840 sq ft 1957	3/3/2025 211 days	\$312,000 \$192/sq ft	↓ 8.24%
Courtesy of Womack Development & Investment Realtors									
4		9003 Theysen Dr Houston, TX 77080 MLS ID: 5514348 Closed / For Sale	Single Family	3/2	1,632	9,600 sq ft 1956	2/21/2025 63 days	\$310,000 \$190/sq ft	↓ 3.12%
Courtesy of Keller Williams Realty Metropolitan									
5		4206 Namora Ln Houston, TX 77080 MLS ID: 65919216 Closed / For Sale	Single Family	4/2	2,166	7,839 sq ft 1966	2/13/2025 33 days	\$272,000 \$126/sq ft	↓ 13.65%
Courtesy of C.R. Realty									

Binglewood in Houston, TX



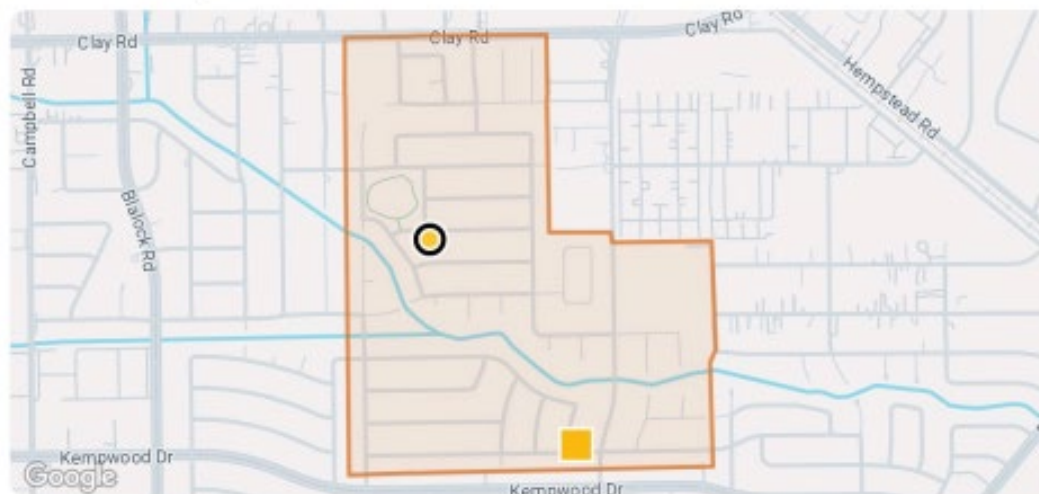
Closed: 8 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
6	 8934 Colleen Rd Houston, TX 77080 Closed / Public Record	Single Family	3/2	1,932	9,601 sq ft 1957	1/27/2025 – days	– \$186/sq ft	–
7	 3110 Mona Lee Ln Houston, TX 77080 Closed / Public Record	Single Family	3/2	1,664	9,348 sq ft 1955	2/5/2025 – days	– \$213/sq ft	–
8	 8830 Theysen Dr Houston, TX 77080 Closed / Public Record	Single Family	3/2	1,506	0.3 acres 1955	2/10/2025 – days	– \$189/sq ft	–



Binglewood in Houston, TX

Summary

For Lease Activity in the Last 3 Months



Legend

- For Lease Pending
- Recently Leased

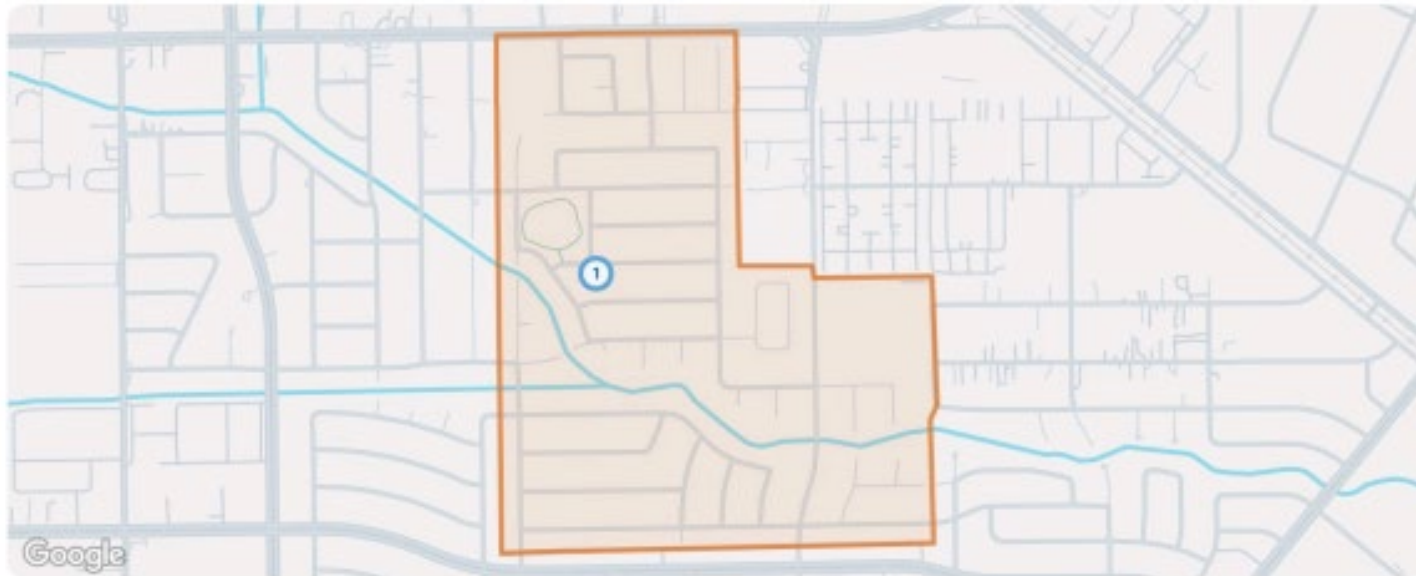
	Pending	Closed
Number of Properties	1	1
Lowest Listing Price / Est.Value	\$2,200	\$2,000
Median Listing Price / Est.Value	\$2,200	\$2,000
Highest Listing Price / Est.Value	\$2,200	\$2,000
Average Price / sqft	\$1	\$1
Median Price / sqft	\$1	\$1
Average Days in RPR	36	133
Median Days in RPR	36	133
Total Volume	\$2,200	\$2,000
Source	Listings	Public Records & Listings

Binglewood in Houston, TX

Property Details

Pending

Source: Listings



Pending: 1 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1	 9015 Autauga St Houston, TX 77080 MLS ID: 17024108 Pending / For Lease	Single Family	3/2	1,913	9,360 sq ft 1960	2/16/2025	\$2,200 mo. \$1/sq ft	3/17/2025 36 days

Courtesy of The Latrice Home Group

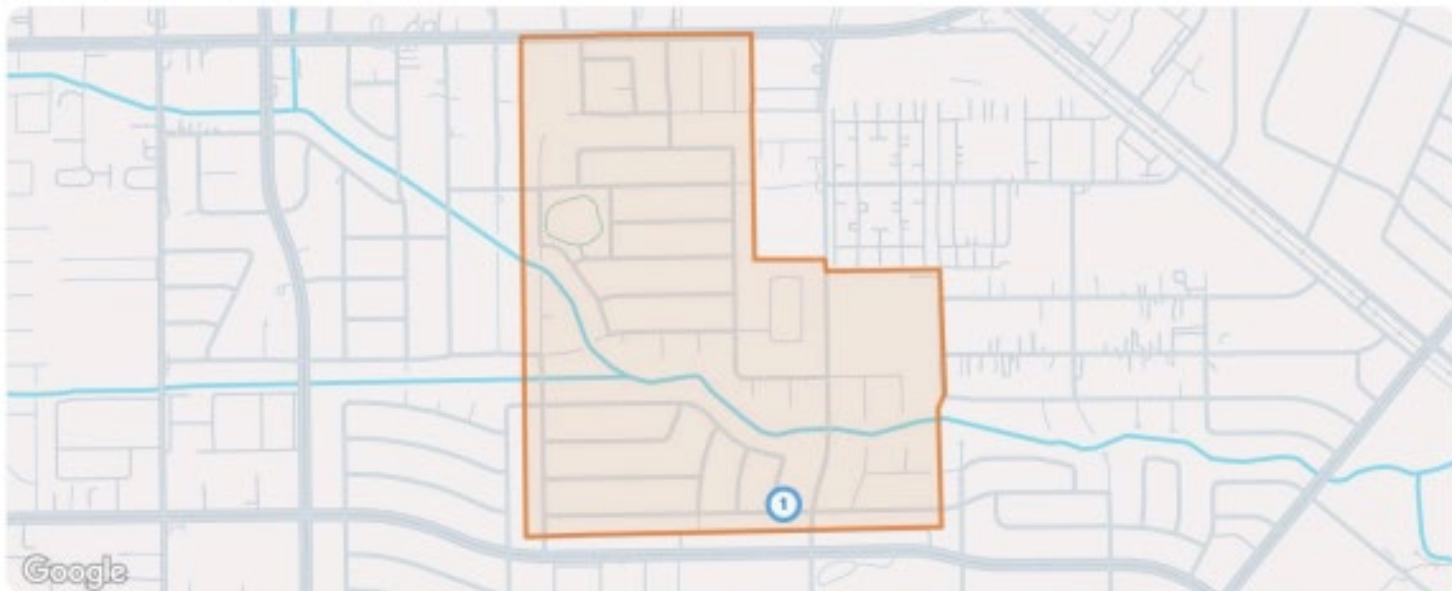
Binglewood April 24 2025 Report

Binglewood in Houston, TX

kw MEMORIAL
KELLER WILLIAMS, REALTY

Closed

Source: Public Records and Listings



Closed: 1 properties

1		3102 Knoll St Houston, TX 77080 MLS ID: 32151647	Single Family	3/2	1,578	9,496 sq ft 1953	2/21/2025 133 days	- \$1/sq ft	-
Closed / For Lease									

 Closed / For Lease

Courtesy of Houstonian Properties

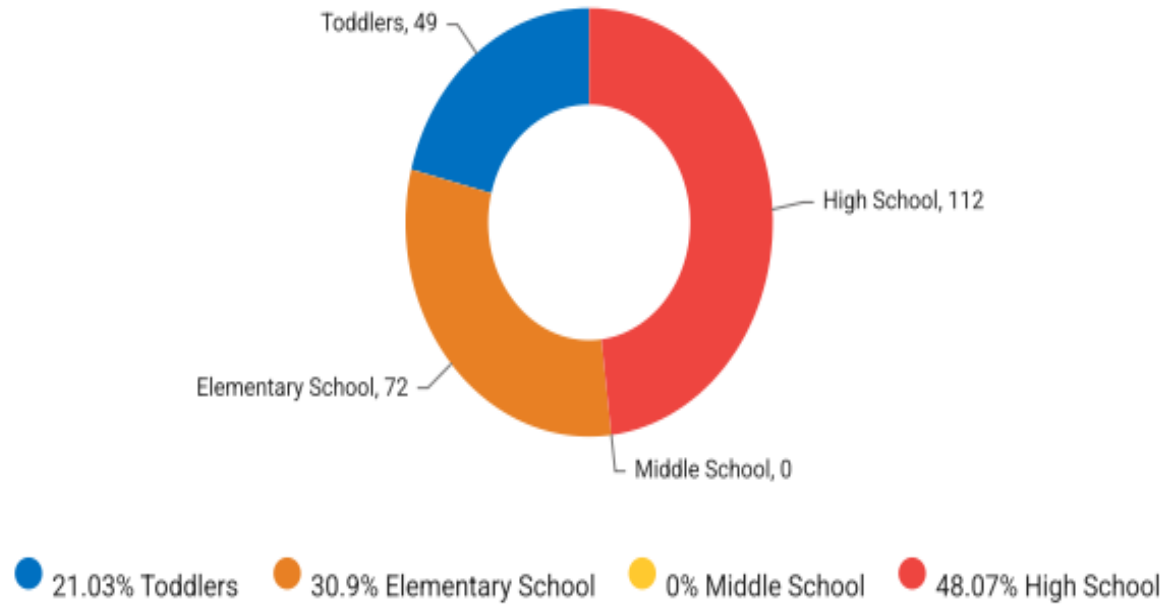
Binglewood in Houston, TX

Population of Children by Age Group in Binglewood

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Source: U.S. Census

Update Frequency: Annually



Amending Deed Restrictions

What are we doing?



WE NEED TO AMEND EACH SET OF DEED RESTRICTIONS TO ESTABLISH THE BINGLEWOOD CIVIC ASSOCIATION, INC. AS THE POA FOR THE SUBDIVISION AND GRANT IT TRUE COMPLIANCE POWER TO ENFORCE THE EXISTING DEED RESTRICTIONS AND ALL OF THE POLICIES AND GUIDELINES.



WE ALSO NEED TO ESTABLISH FUTURE FINANCIAL SECURITY BY MAKING DUES MANDATORY

Why are we doing this?

- Binglewood is an oasis in Spring Branch!
- Survival of the Civic Association and the character of our neighborhood
- Maintain our property values and quality of life
- With sufficient support, the Association can provide the support demanded by Binglewood residents and maintain our quality of life.

BINGLEWOOD
CIVIC ASSOCIATION

Amending Deed Restrictions

How many "yes" votes are required?

Section 204 requires 60% yes votes to create a POA

We have a total of 149 homes in Section IV so it would take 90 (89.4) total lot owners to vote to approve.

Once we use the Petition and First Amendment to bring the Association within Chapter 209 (which allows us to function as we currently operate), then we only need 67% of the vote to modify the other outdated deed restrictions and declarations (like "servants' quarters")

How much will the mandatory dues be?

- The Board agrees that it should be \$100 per year per lot
- Seniors or others who cannot afford this amount can set up a payment plan or ask the Board to waive their dues for the year
- The Association is required by law to have a Payment Plan Policy (available on our website)

Amending Deed Restrictions

What is the process?



Volunteers must go door-to-door with a Ballot (see next slide) and the Lot Owner (only need one if owned by two people) must sign in front of a notary.



We will also set up a table at the Park on weekends at certain hours so you can come by and sign and have your signature notarized



Section 4 will also be asked on a second form which security system they want their dues used for.



The process must be completed within one year

SINGLEWOOD
CIVIC ASSOCIATION

BALLOT FOR OWNER IN BINGLEWOOD SECTION IV SUBDIVISION

The undersigned, being a lot owner in the Binglewood Section IV Subdivision, casts his or her vote below on the following proposed amendments to Declaration of Covenants, Conditions and Restrictions for Binglewood Section IV Subdivision, Harris County, Texas. NOTE: Only one Lot Owner must sign this Ballot.

Proposed Restriction 1

"Binglewood Civic Association, Inc.," a Texas non-profit corporation, is hereby declared as the property owners association (the "Association") under Section 204 of the Texas Property Code, as amended, which will regulate and enforce the Restrictions and Policies and Guidelines governing Section IV for and on behalf of the Lot owners.

Lot Owner's Vote	For	Against
------------------	-----	---------

Proposed Restriction 2

There shall be an assessment of mandatory dues in the amount of \$100 annually per Lot ("Dues").

Lot Owner's Vote	For _____	Against _____
------------------	-----------	---------------

Proposed Restriction 3

All Lot Owners shall become Members of the Association upon payment of Dues.

Lot Owner's Vote	For _____	Against _____
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Printed Name(s):

Property Address:

Telephone: Email:

Owner's Signature:

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned Notary Public, personally appeared _____, known to me (or proved to me through a Texas driver's license) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that s/he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this ____ day of _____, 2025.

(SEAL)

Notary Public, State of Texas

SUMMARY OF PROPOSED AMENDMENTS

Proposed Amendment No. 1

"Binglewood Civic Association, Inc.," a Texas non-profit corporation, is hereby declared as the property owners association (the "Association") under Section 204 of the Texas Property Code, as amended, which will regulate and enforce the Restrictions and Policies and Guidelines governing Section 4 for and on behalf of the Lot owners."

Reason for this Amendment No. 1

The current deed restrictions *do not* name the Binglewood Civic Association (nor the previous name of Binglewood Civic Club) as the property owners association for Section IV. This is a legal requirement to establish BCA and grant it the powers it has been exercising for many years.

Proposed Amendment No. 2

"There shall be an assessment of mandatory dues in the amount of \$100 annually per Lot ("Dues")."

Reason for this Amendment No. 2

At present, payment of annual dues is voluntary. In 2023 less than 30% of homeowners in Section IV paid voluntary dues leaving the remaining homeowners to support the non-participants. Our current annual suggested dues are \$50.00, much, much lower than all of the subdivisions in Spring Branch. In fact, a neighborhood near Binglewood charges \$2,100.00 per year compared to our very affordable \$50.00 per year. The increased revenue resulting from mandatory assessments would be used by the Civic Association to increase security and upgrade signage at our entrances.

Proposed Amendment No. 3

"All Lot Owners shall become Members of the Association upon payment of Dues."

Reason for this Amendment No. 3

Texas State Law grants mandatory membership to Lot Owners living in a Section with Deed Restrictions with mandatory dues or assessments.

CIATION

Crime Report (as of 3/20/25)

Aggravated Assault	Residence, Home (Includes Apartment)	8650	PITNER
Aggravated Assault	Residence, Home (Includes Apartment)	8650	PITNER
Aggravated Assault	Residence, Home (Includes Apartment)	8520	PITNER
Destruction, damage, vandalism	Residence, Home (Includes Apartment)	3950	HOLLISTER
Simple assault	Parking Lot, Garage	3950	HOLLISTER
Theft from motor vehicle	Residence, Home (Includes Apartment)	4206	MONA LEE
Intimidation	Highway, Road, Street, Alley	8520	PITNER
Motor vehicle theft	Parking Lot, Garage	3950	HOLLISTER
Motor vehicle theft	Parking Lot, Garage	8520	PITNER
All other offenses	Highway, Road, Street, Alley	2017	PEPPERMILL
Drug, narcotic violations	Highway, Road, Street, Alley	2017	PEPPERMILL
Driving under the influence	Parking Lot, Garage	1760	CAMPBELL
Driving under the influence	Highway, Road, Street, Alley	8655	PITNER
Simple assault	Residence, Home (Includes Apartment)	8520	PITNER
Motor vehicle theft	Residence, Home (Includes Apartment)	8626	SONNEVILLE
Motor vehicle theft	Parking Lot, Garage	4000	HOLLISTER
Simple assault	Highway, Road, Street, Alley	8655	PITNER
Aggravated Assault	Highway, Road, Street, Alley	8729	GREINER
Destruction, damage, vandalism	Residence, Home (Includes Apartment)	4000	HOLLISTER
Intimidation	Residence, Home (Includes Apartment)	4000	HOLLISTER

Crime Report (as of 3/20/25)

All other offenses	Residence, Home (Includes Apartment)	9602	SPRINGVIEW
Aggravated Assault	Residence, Home (Includes Apartment)	4000	HOLLISTER
Intimidation	Residence, Home (Includes Apartment)	8642	SONNEVILLE
Identify theft	Residence, Home (Includes Apartment)	4000	HOLLISTER
Burglary, Breaking and Entering	Residence, Home (Includes Apartment)	9415	AUTAUGA
Aggravated Assault	Residence, Home (Includes Apartment)	8655	PITNER
Theft from motor vehicle	Residence, Home (Includes Apartment)	3514	MCKEAN
Theft from motor vehicle	Residence, Home (Includes Apartment)	3802	MONA LEE
Intimidation	Highway, Road, Street, Alley	2001	LAVERNE
Burglary, Breaking and Entering	Commercial, Office Building	8520	PITNER
Motor vehicle theft	Residence, Home (Includes Apartment)	4002	MONA LEE
All other larceny	Residence, Home (Includes Apartment)	8423	BLANKENSHIP
Theft from motor vehicle	Parking Lot, Garage	8520	PITNER
Motor vehicle theft	Residence, Home (Includes Apartment)	2322	PEPPERMILL
Theft from motor vehicle	Residence, Home (Includes Apartment)	8657	PITNER
All other larceny	Residence, Home (Includes Apartment)	8415	BLANKENSHIP
Aggravated Assault	Residence, Home (Includes Apartment)	1915	PEPPERMILL
Aggravated Assault	Residence, Home (Includes Apartment)	3958	HOLLISTER
All other offenses	Residence, Home (Includes Apartment)	3958	HOLLISTER
Aggravated Assault	Residence, Home (Includes Apartment)	8801	EMNORA

Benefits of Mandatory Dues



- Patrol or Cameras – Residents will get to decide if the mandatory dues go toward hiring an hourly security patrol on different days and different hours in THAT SECTION ONLY OR installing two or more Flock license plate-reader cameras.

Flock Security Cameras

Costs:

- Cameras are \$2,500 each per year-two-year minimum (reduced cost for non-profits).
- Choice of inbound or outbound.
- All cameras catch portions of opposite view so we may want to limit to major entrances for crime. Focus is on back of vehicle license plate but can see front as well.
- \$500 deductible by Civic Association if camera, pole, etc. is damaged (shot at, etc.). Flock will repair/replace.
- Inbound and outbound at same location would cost \$4,750 instead of \$5,000 total for two cameras.

Suggested Locations:

- Pitner
- Colleen
- Near/around the park

Security Patrol

- National Security Service—guardstogo.com
- Minimum is 6 hours at \$35 per hour but will agree to 4 hours if we agree to use them for 4 days per week. We can pick the times and days of the week. We don't have to pick the same time and days every week! (\$560/week)
- More flexibility than with constable program. We can cancel at any time.
- Have unarmed patrols in marked vehicles to provide a deterrence.
- Security patrols are able to handle anything s/he sees and secure the scene and call HPD.



Also have armed vehicle patrols for extra cost. The officers are not allowed to carry licensed guns unless they're part of the contract.

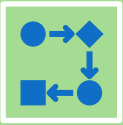
- Will patrol park as well as just certain blocks in mandatory dues sections.
- The marked patrol cars look like normal black SUVs with the security logo on the side of the vehicle.
- The security personnel wear uniforms.
- We would be provided with signage in the section to publicize our security patrol.

Amending Deed Restrictions

What if I want to amend the Deed Restrictions in my Section?



Each Section that wants to amend its Deed Restrictions must form a Petition Committee of 3 people



Let us know if you want to do this in your Section and we will follow through with you to get it done!



The First Amendment to the Deed Restrictions for all Sections 1 through 5 have to all be the same under Texas law



We will need 60% of the total lots in a Section to agree

Establish a Tax-Deductible Foundation

What do we want to do?

- We want to form a separate 501(c)3 charitable foundation so donations—not dues—are tax deductible called, "Binglewood Neighborhood Improvement Foundation, Inc."
- BCA is currently a 501(c)4 non-profit corporation and a Property Owners Association (POA) under Texas law and donations are NOT tax deductible.

Why are we considering this?

- Mandatory dues are NOT deductible BUT all other donations would be on your taxes each year
- We would also be eligible for grants and discounts from companies, vendors, etc.
- We could spend the money on any neighborhood improvement projects we want such as splash pads for the park or neighborhood signs or anything else we agree on as a community

Establish a Tax-Deductible Foundation

What is the process?

- Draft and file Articles of Incorporation with the Texas Secretary of State.
- Foundation would have 3 board members and a President and Treasurer.
- Apply for 501(c)(3) with the IRS.
- The foundation must operate independently, and funds must be kept separate (similar to what we did with Constable Program).

We want volunteers!

- If you support this idea, please let us know if you want to serve as a Board Member or officer of the Foundation
- Meetings would be held at least quarterly
- The Board would decide how to collect and spend the money

Solid Waste Schedule

April Recycling Schedule:

April 4th & 18th



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

May Recycling Schedule:

May 2nd, 16th & 30th

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

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.

Tree Waste Schedule:

Thursday, March 27th

Junk Waste Schedule:

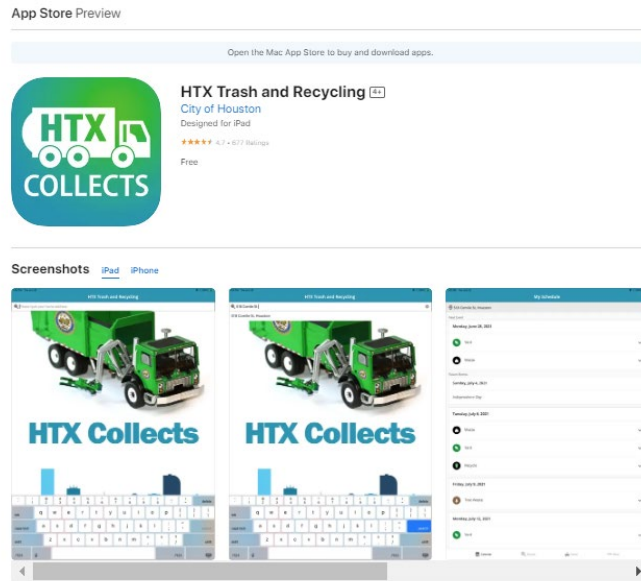
Thursday, April 24th



For more details:

www.houstontx.gov/solidwaste/holiday.html

Download the HTX App for Trash and Recycling Schedule



HTX Trash and Recycling

City of Houston - 311

4.3★
286 reviews

5K+
Downloads

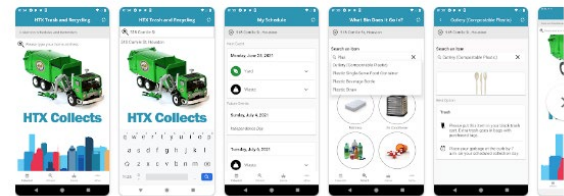
Everyone 0+

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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>



Fit
HOUSTON



HOUSTON
PARKS BOARD

HCA  Houston Healthcare®

March 1st Launch!
#WALK30 with Friends in
Spring Branch!
Saturdays at 10 a.m.

¡Caminata #WALK30 con amigos
en Spring Branch!
Los sábados a las 10 a.m.

Meet at Edgewood Elementary Parking Lot
¡Encuétranos en el área de estacionamiento
de la escuela Edgewood!
8757 Kempwood Drive
Houston, TX 77080



PJ's
COFFEE
of new orleans



TEXAS A&M
AGRILIFE
EXTENSION

getmoving@fithouston.org

the **women's HOME**
Building whole lives

Job Fair!

HOSTED BY: THE WOMEN'S HOME
WORKFORCE DEVELOPMENT TEAM

April 2

12-4p

MABEE WHOLELIFE SERVICE CENTER
1905 JACQUELYN DR
HOUSTON, TX 77055

SCAN TO
REGISTER:



****QUESTIONS? CONTACT:**
CHRISTIANA GARCIA
EMAIL: CGARCIA@THEWOMENSHOME.ORG
PHONE: 469-942-5990

Events in
Our Area



Stay Scam Free in Harris County

Consumer scams are a concern in Harris County, with thousands of residents unknowingly falling victim to phishing scams, social media hoaxes, and other deceptive practices every year. These scams not only cause financial loss but also damage the trust and safety of our community members.

6 Practical Tips for Protecting Yourself Against Scams

1. **STOP**, think, and verify before providing your personal information to a requestor.
2. **PROTECT** your digital accounts by using multi-factor authentication.
3. **KEEP** the software and security systems updated on your computer, phone, and other digital devices to guard against vulnerabilities.
4. **MONITOR** your financial accounts and statements for unusual or unauthorized transactions as well as credit reports for unauthorized activity.
5. **REPORT** any suspicious or unusual activities to the appropriate authorities.
6. **SUBSCRIBE** to [HCAO's monthly newsletter](#) as well as [consumer alerts from the FTC](#).

Visit the [Harris County Attorney's Office's website](#) to download their free consumer protection guide, to access additional resources, or to file a complaint.



HARRIS HUB SMALL BUSINESS COACHING PROGRAM

#HARRISHUB



Could your business use a \$5k grant?

Our expert coaches are here to help! We'll work with you to develop winning strategies and guide you through the process of applying for a \$5,000 grant—giving your business the boost it needs to recover and thrive.

Don't miss out! Scan the QR code now to check your eligibility!



EARN. LEARN. BELONG. BE WELL.

I was able to secure \$5,000 to grow my dog grooming business.

ACT NOW. THRIVE TOMORROW!



<https://bit.ly/HarrisApply>



Contact Information
opportunity@bakerripley.org

*Other program eligibility requirements may apply.
This program is funded by American Rescue Plan Act (ARPA) funds.

Of Interest



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. [ROOM CHANGE TO 104 ON WEST SIDE]
 - ◇ 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 – May 17th!

Next meeting is Saturday, May 17, 2025 from 10:00 a.m. to 11:00 a.m. in Room 104– ROOM CHANGE!

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

