



HAPPY NEW YEAR!

2024

*Wishing you strength, courage,
and resilience this New Year!*



Holiday Decorations

Please take care to remove *all* holiday decorations by **January 31st**. This includes holiday lights on mailboxes, eaves, trees, support posts, etc. Keeping decorations up too long after the holiday season detracts from the neighborhood.



Maintenance Assessments

Good News! The 2024 assessment invoices were mailed last month. If you did not receive an invoice, contact Property Masters @ 281.556.5111 ext. 102. All assessments are due by January 31, 2024. If you need to setup a payment plan contact Lesha Leighton at Property Masters (PMI). To make an electronic payment go to www.missionbendhoa.gmbac.com then go to the Residents Page and select Online Payments. You can also go to www.propertymastersinc.net.

Note: when paying online make sure you have both the **Management Company ID: 6872 and Association ID: MB.**

If you have not paid your 2023 assessment, it is now past due. Contact Property Masters, Inc. to make a payment arrangement promptly. **Do Not** defer taking action. The HOA Board will refer all unpaid assessments to the Association attorney for legal action. To avoid legal fees and court costs please bring the account current.

Keeping You in the Loop

During the October semi-annual meeting the Board agreed to put up holiday decorations around the clubhouse. Unfortunately, the Board was unable to secure a contractor due to timing and budget. As a result, the Board has added holiday decorations to the 2024 budget and plan to secure a company earlier in the year before the holiday season begins.



Seeking energetic volunteers to join the HOA Board. Board members serve a two-year term and may spend about 5 hours per month working on HOA duties. Board meetings are held on the second Monday of the month. Responsibilities include upholding the bylaws, enforcing deed restrictions, and managing finances to pay bills and maintenance upkeep of pool, playground, tennis courts, and other common areas. Joining the board is a perfect opportunity to help improve and maintain your neighborhood. **Interested?** If so, please send a short personal biography why you want to serve on the board to [Jodi Rohrer at Property Masters](mailto:Jodi.Rohrer@PropertyMasters.com) or [Contact Us](mailto:ContactUs@MissionBendHOA.com) on the website. – www.missionbendhoa.gmbac.com.

Your biography will be sent to homeowners for awareness of your interest in the March semi-annual meeting. Don't wait! Get that info to us **before Jan 31st**.

**Don't be a bystander in your community ...
Get Involved and Take Action!**

Are Your Pets Roaming Without You?



There are lots of walkers and bike riders in the neighborhood. However, there has been an up-tick of four-legged walkers without their owners. **Do Not** let your dogs roam. Harris County has a leash law.

"All dogs and cats must be kept under restraint while in the unincorporated areas of Harris County, Texas."

Besides the leash law, neighbors are uneasy around free-roaming dogs and some dogs are uneasy around strangers. Neither knowing if the other is friendly. However, if there's an incident, the dog's owner could be held liable for any potential harm to the homeowner or the homeowner's property.

Let's make sure homeowners are safe and comfortable. Keep your pets properly contained. If you see stray pets roaming without their owners, contact Animal Control: Harris County: 281-999-3191 or Ft. Bend County: 281-342-1512



Support Your Local Food Bank

Support the local Mission Bells Food Pantry. The Mission Bells Food Pantry is located at 15325 Bellaire Blvd, operating from within Christ the King Episcopal Church. The food pantry is a 501(c)3 non-profit organization that has operated and assisted families in

Mission Bend since 1982. Donations can be food, money, or volunteerism. Send monetary donations to the above address; send food donation inquiries, drop-offs or pick-ups to jrklvk@att.net or vpk@missionbells.org.

Types of foods needed are: Peanut butter, jelly, canned meat, canned fish, canned vegetables, crackers, cereal, macaroni & cheese. **Opened and outdated foods are not accepted.**

PLEASE RECYCLE

Do not throw beer cans, soda cans, glass bottles, milk containers out with your Trash. Use the small rectangular blue container for these items. Recycle service is part of your Saturday trash pick-up!



Greater Mission Bend Area Council (GMBAC)

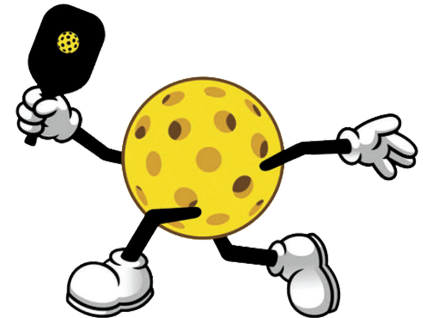


Greater Mission Bend Area Council (GMBAC)

is focused on increasing visibility and socializing the importance of building community relationships.

Want to know more about GMBAC?
Check out their website at www.gmbac.com

Pickleball! Are You Ready to Play?



The Board is moving forward with adding Pickleball to our Tennis Courts. To see more about the rules and how the courts will be shared, check out https://missionbendhoa.gmbac.com/?page_id=187

Operating a business out of your home is a deed restriction violation.

Doing so detracts from the neighborhood, degrades home values, and causes undue frustrations for neighbors. The HOA board will take necessary measures and legal action to prohibit homeowners from operating a business at their home. Advertising your commercial business as your residential address is also a violation.

Vehicle Violations:

- Do Not store commercial vehicles or vehicles purposed for commercial use, mobile homes, recreational vehicles, boats, trailers, etc. in your driveway. These vehicles should be properly stored
- Do Not cover vehicles with a cloth cover in the driveway. This is **not allowed**.



- Vehicles with expired tags, flat tires, on jacks or blocks whether parked in your driveway or on the street is not acceptable and is a deed restriction violation. Vehicles will be ticketed or towed by Harris or Fort Bend County at owner's expense.

Recipe Corner

Marry-Me Chicken



- 4 (3-oz.) chicken breast cutlets (about 1/2-in. thick)
- 2 Tbsp. olive oil
- 3 Tbsp. unsalted butter, divided
- 1 tsp. kosher salt
- 1/2 tsp. ground black pepper
- 1 large shallot, finely chopped
- 1/2 tsp. crushed red pepper
- 1 tsp. dried oregano
- 1 tsp. fresh thyme leaves
- 4 cloves garlic, minced
- 1 Tbsp. tomato paste
- 1/2 cup dry white wine (such as Pinot Grigio or Sauvignon Blanc)
- 1/2 cup chicken broth
- 1/2 cup sun-dried tomatoes, chopped
- 1/2 cup heavy cream
- 1/2 cup grated Parmigiano Reggiano, plus more for garnish
- 1 tsp. balsamic vinegar
- Basil leaves, for garnish

Directions

1. Season chicken to taste with salt and pepper. Add olive oil and 2 Tbsp butter to a stainless steel or enamel cast iron skillet over medium-low heat.
2. Add chicken to the skillet once the oil and butter are hot and cook until outsides are lightly browned (about 2 – 3 minutes). Then remove and cover chicken on a plate.
3. Add shallot, red pepper flakes, oregano, and thyme to the skillet and cook until the shallot starts to soften, about 3 minutes.
4. Add garlic and sun-dried tomatoes to the skillet and cook 1 minute, or until the garlic becomes fragrant.
5. Add tomato paste to the skillet and stir to coat the vegetables. Cook 1 minute, or until fragrant. Pour the white wine and chicken broth into the skillet and cook, scraping up any flavorful bits from the bottom of the skillet.
6. Reduce the heat to medium-low and add the heavy cream to the skillet. Stir to combine and simmer until the sauce begins to thicken, about 2 minutes.
7. Return the chicken cutlets to the skillet and simmer in the sauce until the sauce clings to the chicken (about 4 minutes). Remove the skillet from the heat and stir in the grated Parmigiano Reggiano.
8. Add the remaining tablespoon of butter and the balsamic vinegar to the skillet and stir until the butter fully melts into the sauce.
9. Garnish with grated Parmigiano Reggiano and fresh basil leaves.

COUNTIES VOTE ON ADDING METRO TO GULF COAST RAIL DISTRICT

The **Gulf Coast Rail District (GCRD)** is a cooperative between Fort Bend, Galveston, Harris, Montgomery and Waller counties alongside the city of Houston to consider potential high-speed railroad projects in the Greater Houston area. Currently, the Metropolitan Transit Authority of Harris County (**METRO**) serves in a nonvoting capacity on the GCRD.



The GCRD is part of a larger cooperative formed in 2022 called the **Houston Area Rail Transformation (HART)** project with a goal of producing a collaborative and programmatic approach to leverage public and private funding opportunities for railroad projects in the region.

METRO, Galveston County and Waller County officials voted to approve adding METRO as a member in early December. Later in the month, **Harris County** Commissioners voted and approved to add a full voting board seat for METRO. However, Montgomery County voted against adding the METRO board seat. Fort Bend County and the City of Houston will vote during their respective next meetings.

Under the latest Texas Transportation Code signed by Gov. Greg Abbott in November, governing bodies like the GCRD can exercise powers as intermunicipal commuter rail districts that can make decisions related to commuter rail facilities, other types of passenger rail services or intercity rail services.

The GCRD will be governed by 15 directors and according to the GCRD ordinance, no board actions related to the location of new rail lines can be made within any of the cities, counties or municipalities without the approval from the Director representing the city, county or municipality. Any county may withdraw from the GCRD for any reason, and the District may also be dissolved in accordance with the Texas Transportation Code.

Architectural Control Committee

Any external changes to your residence or lot requires submission of a Home Improvement Request Form at least **ONE MONTH** prior to the date you plan to commence the work. **Work must not begin until you have been given approval** by the ACC.

The **MBHOA** is diligent in trying to maintain standards in the subdivision, so that property values are maintained. To obtain a Home Improvement Request Form from the **ACC**, please contact Property Masters at 281-556-5111 or visit our website www.missionbendhoa.gmbac.com and go to the Residents page.



Who Do I Call?

Ft. Bend & Harris County Emergency	911
Ft. Bend Sheriff's Non-Emergency	281-341-4665
Community Volunteer Fire Dept.....	281-498-8806
Harris Co. Commissioner Briones.....	713-755-6444
Ft. Bend Co. Commissioner McCoy	281-980-2235
Harris County Sheriff	713-221-6000
Fort Bend Sheriff.....	281-342-6116
Si Environmental (water repairs & billing)	832-490-1600
Animal Control Harris County.....	281-999-3191
Animal Control Fort Bend County.....	281-342-1512
Mayor's Anti-Gang Office	713-247-1576
Texas Pride (Trash Pick-Up).....	281-342-8178
MBHOA Clubhouse Rental	281-879-0892

MBHOA Clubhouse Rentals

To Reserve: Call **281.879.0892** Leave a Message with Date & Time desired; your name & phone number; Calls are returned once or twice a week, so **PLAN AHEAD.**

Who can Rent:

- 1) Adult residents of our MBHOA
- 2) An Adult Chaperon is required for ALL youth functions.

Rental Fee: \$325 with \$200 damage deposit, paid in advance.

Payment: Cashiers' Check or Money Order.

Damage Deposit: Refunded if the clubhouse is properly cleaned and there is no damage to the property.

NOTE: The MB Pool is not included in the Clubhouse rental.

Need Help?

If you need help maintaining your lawn or with outdoor chores, the following are available to do work at reasonable rates:

Aron Pond: 281-568-1909

Kimmi Cannon: 832-512-3456

(Landscaping Only, no lawn care)

MBHOA Officers

<u>TITLE</u>	<u>NAME</u>	<u>PHONE</u>
President.....	Jon Lee	281-221-5240
Vice President	Michilla Cade.....	281-804-6953
Operations Manager	Lynn Alwine	281-933-3741
Treasurer	Terry Blair.....	713-819-1130
Parliamentarian.....	ReneePerez	409-419-8119 <i>(text only)</i>
Secretary	Open	

Property Masters

(281) 556-5111
11281 Richmond, Suite J-110
Houston, TX 77082

MBHOA Committee Chair Positions

Publicity Chair

Volunteer needed

Next Newsletter

The next newsletter will be published in March.
To place ad or article, please call or send an email to Michilla Cade mcade@gmbac.com by February 10th.



Newsletter Designed by **iCreate Graphics** ★ 832-651-7937 ★ www.iCreateGraphics.net

WE ARE A DEED RESTRICTED COMMUNITY • WE ARE A DEED RESTRICTED COMMUNITY