



The Semi-Annual Homeowners Meeting will be held at 7:30 p.m. on Tuesday, March 19th at the Mission Bend Club House located at 6945 Addicks Clodine Rd.

During the March 2024 semi-annual meeting there will be an election for two Board members so all Homeowners are asked to attend in person or by proxy.

If you cannot attend, please **mail in your proxy** as soon as possible. **If the membership requirement for a quorum of 144 is not met, the association will incur an expense to hold another meeting.** Proxies should start to arrive in your mailboxes soon.

There are multiple ways to get your proxy to us.

- Take a picture of your signed proxy and email it to information@missionbendhoa.gmbac.com
- Mail the proxy to Property Master Houston as indicated in the mailer
- Give the proxy to a neighbor or Board member who will attend the meeting
- Drop off your proxy during the meeting

If you are interested in volunteering on the board please call Property Masters at 281-556-5111 ext. 100, or email information@missionbendhoa.gmbac.com and include in the email a **brief** bio summary and why you wish to serve.

Pool Gate Guards Needed

The HOA is looking for residents 18 years and older to help with pool registration and assist with pool monitoring to keep a safe, clean, fun, family environment. Pool Gate Guards are **paid positions** with great flexible hours and would be great for recent high school graduates, college students home for the summer or anyone looking to meet new neighbors. Earn up to \$500 from June - August. If you are interested **Contact Us** or send an email to information@missionbendhoa.gmbac.com.



Seeking Newsletter Volunteers

Newsletter volunteers are needed. Newsletter volunteers are responsible for composing and editing the newsletter, encouraging area businesses to advertise, as well as working with our Newsletter publisher. This will be a great opportunity to get involved and have a voice in your community. Interested? Contact us at information@missionbendhoa.gmbac.com or via our website www.missionbendhoa.gmbac.com for more details.



Maintenance Assessments

HOA Assessments for 2024 are due! If you require more time to pay your assessments contact Lesha Leighton at Property Masters (PMI), 281.556.5111 ext. 102 to setup a payment plan. 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

If your 2023 assessments are not paid in full and you have not setup a payment plan, the Board will refer you to the Association Attorney for legal action. To avoid legal fees and court costs that will be added to your account **Do Not** defer taking action.

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



Greater Mission Bend Area Council (GMBAC)

The annual Mission Bend Community Plant Swap is coming! Get those plants, seeds, seedlings, and other garden goodies ready to swap. The Swap will be at George Bush Park same as previous years. Date & Time information coming soon! If you are interested in signing up go to <https://plantswap.gmbac.com>.



If you want to know more about the GMBAC check out their website at www.gmbac.com

Architectural Control Committee

Any exterior changes to your residence or lot requires submission of a Home Improvement Request Form which must be submitted to Property Master's office 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.



Rodeo 2024 is here through – March 17th. It's the time when all Houstonians and other Rodeo supporters wear Western attire, use Western-themed décor. The annual World's Championship Bar-B-Que Competition will feature live music and more than 250 barbecue teams competing. Did you attend Rodeo Uncorked! Roundup & Best Bites Competition, where nearly 450 wines were sampled and more than 120 Houston-area restaurants participated in a culinary competition. Go on! Get out there and enjoy a concert or two and have a little fun. If food and wine is not for you then attend one of the livestock or horse shows.



Precinct 4 Work Order Request

Do you have a question or want to report an issue in your Precinct? You can request info or issue a work request for road repairs, drainage issues, bridge & guardrail repairs, flashing signals, sink holes, traffic signs and even road improvements. Don't let precinct issues impact your day to day travels. Go to <https://azapps.hcp4.net/trackingrequests> to submit an inquiry or request.

Miniature horses & donkey

TEXT 832-752-6259 to reserve now!
Rent or volunteer for a local nonprofit: OASIS Family. Animals available for private parties, church events, equine therapy, special needs and riding lessons.



Volunteers Needed:

Seeking energetic residents who would like to make a difference. Use your time and talents to and become active in our community. Sign up to volunteer on one of our committees on the Residents page.



PLEASE RECYCLE

Do not throw cans, glass bottles, or plastic containers out with your trash. Use the small blue rectangular container for these items. You pay for this service as part of your Tuesday pick-up! Reminder! Heavy trash days are Wednesdays only.



Recipe Corner

Overnight Blueberry French Toast Casserole

INGREDIENTS:

- Cooking spray
- 14-16 oz. loaf challah, cut into 2-inch cubes
- 1 ½ cups fresh blueberries
- 8 oz. cream cheese, at room temperature
- 8 large eggs
- 2 ½ cups half-and-half
- ½ cup, plus 2 tablespoons, granulated sugar, divided
- 1 Tbsp. vanilla extract
- 1 tsp. ground cinnamon
- ¼ tsp. salt



Blueberry-Maple Syrup

- 1 ½ cups maple syrup
 - 2 cups fresh blueberries, divided
- Finely grated zest and juice of 1 lemon
Pinch of salt

DIRECTIONS:

Lightly coat a 9- x 13-inch baking dish with cooking spray. Spread two-thirds of the bread cubes in an even layer in the prepared dish. Top with the blueberries, followed by the rest of the bread. Tuck rounded teaspoonfuls of cream cheese between the bread cubes.

Whisk the eggs until the whites and yolks are well combined. Whisk in the half-and-half, 1/2 cup sugar, vanilla, cinnamon, and salt. Slowly pour over the bread, letting it seep down into the bread. Cover and refrigerate overnight.

Preheat the oven to 350°F. Uncover the casserole, and let sit at room temperature for 15 minutes. Just before baking, sprinkle the top of the casserole with the remaining 2 tablespoons of sugar. Bake 45 to 50 minutes or until puffed, golden, and set. A knife inserted into the center should come out moist, but clean.

Cool in a wire rack for 20 minutes before serving warm with the Blueberry-Maple Syrup.

How to Make Blueberry-Maple Syrup

Stir together the syrup and 1 cup of blueberries in a small saucepan. Bring to a boil over medium-high heat, reduce the heat, and simmer for 10 minutes, stirring occasionally. Remove from the heat, stir in the remaining berries, lemon zest, lemon juice, and salt. Serve warm.

Pickleball Courts are near ready! Lines are painted and nets are available.

We will update you when they are ready for use.



New Communities: Homeowner Associations Expect Continued Growth in 2024

The number of new communities and homeowners' associations is expected to increase by more than 3,000 in 2024, according to projections by the Foundation for Community Association Research. Community associations, also known as homeowners' associations, are home to 75.5 million Americans and represent more than 30% of the U.S. housing stock. The Foundation estimates the number of U.S. community associations will grow from 365,000 to as many as 370,000.

While optimistic about the continued growth of community associations, the dramatic increase in U.S. home prices and mortgage rates that have cooled in the market is being closely monitored.

The [2022 Homeowner Satisfaction Survey](#), a biennial, nationwide report contained the following metrics on how homeowners feel about homeowners associations. Some highlights include:

- 89% rate their overall experience as very good (38%), good (28%), or neutral (23%).
- 87% say members of their elected governing board serve the best interests of their community.
- 76% say property managers provides value and support to residents and their association.
- 89% their association's rules protect and enhance property values

The Value of the HOA Legal Counsel

The association legal counsel (attorney) is one of the most important people, other than the volunteers and residents, involved in our association. The Attorney is a paid and integral member of our association team and is familiar with what is happening in our community. And because community association law is complex and ever changing our association's attorney is knowledgeable in a wide variety of practice areas that can affect our association.

The attorney does not represent the board, individual board members, individual homeowners, any group of homeowners or the Property Management company. The Attorney represents the association as a whole. As such, the Board has designated Property Masters as the liaison and primary point of contact with our legal counsel.

In addition to acting on our association's behalf in legal matters, our attorney also advises the board on its responsibilities and obligations. They help the Board provide continuity in policy making and operations as they pertain to deed restrictions and the association covenant, conditions and rules (CC&R).

HOA monthly board meetings are held the second Monday of each month at the Mission Bend Clubhouse located at 6945 Addicks Clodine Rd. at 7:00 pm. Homeowners are welcome to attend!



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

TITLE	NAME	PHONE
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.....	Renee Perez	713-772-1115 <i>Habla Espanol</i>
Secretary	Open	

PROPERTY MASTERS

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



MBHOA COMMITTEE CHAIR POSITIONS

Publicity Chair



NEXT NEWSLETTER

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



RICHARD ELKOWITZ

The MISSION
"BEND MEISTER"
281-932-8032

- No One Sells More Homes In Mission Bend!
- I Buy Homes In All Conditions!
- Certified Distressed Property Expert
- Selling Homes In Houston Since 1981

ALWAYS A FREE MARKET ANALYSIS

Re/Max Signature

www.RichardElkowitz.com
richardelkowitz@westsiderealtors.com



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

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