



"What the new year brings to you depends a great deal on what you bring to the new year."

— Vern McLellan

** Howdy Neighbors, Happy 2025! **

Maintenance Assessments

The 2025 maintenance assessments were mailed to homeowners last month. If you did not receive an invoice, contact Property Masters @ 281.556.5111 ext. 102. If you have not yet paid your 2024 annual assessment you are past due and should contact Lesha Leighton at Property Masters (PMI) to setup a payment plan. Or to make an electronic payment for either your 2024 or 2025 assessments go to www.missionbendhoa.gmbac.com then go to the Residents Page and select Online Payments. You can also go to www.propertymastersinc.net.

You can also go to www.propertymastersinc.net then go to the homeowner portal link.

Note: Property Masters has launched a new private and secure online portal for homeowners to view their account, provide information, and stay connected to the association. Once you register, you will have 24/7 access to your account for viewing current and outstanding balances, payment dates, legal charges, etc. **Please note you have a NEW account number!!**

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

Do Not defer taking action as the HOA Board will refer all unpaid assessments to the Association attorney for legal action. To avoid legal fees and court costs please make sure your account is current or you have reached out to Property Masters.

Neighbors:

Per HOA guidelines, 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.

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

Attention!

The semi-annual homeowners meeting held in October did not have a quorum. Therefore, there was no official business held. However, the Board walked through the financials and shared other community information to all homeowners who attended. Because of the upcoming holiday season, no formal items for proxy votes, and costs to recall the meeting, the board decided to not reschedule the meeting, but rather wait until March.



**WE WANT
YOU!**

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? Call Property Masters at 281- 556-5111 ext. 100, email Jodi Rohrer at Property Masters or Contact Us on the website. – www.missionbendhoa.gmbac.com.

Upcoming:

The Semi-Annual Homeowners Association Meeting will be in March. A formal notice will be sent to all homeowners with actual date and agenda.



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

Announcements:

Guidelines for Christmas Tree Recycling

CHRISTMAS TREE RECYCLING



The holiday season has ended and if you have not done so already, it's time to recycle your Christmas tree. Recycled trees are used to make mulch, compost or other landscape materials. Trees can be taken to a dedicated recycling facility or placed on the curb for pickup during your normal recycling collection. Both options have rules you must follow.

- Drop off location services are for homeowners only.
- Ensure no lights, ornaments, or other decorations remain on the tree.
- For curb side pickup you must follow the current bundle requirements. No longer 3x3.
- Cut trees in half that are over 5 feet
- Flocked and artificial trees are not recyclable.

The drop off locations below are nearest to the Mission Bend community. Drop off dates are Dec 26th – Jan 24th

- **Southwest Neighborhood Depository – 10785 SW Freeway**
- **Westpark Consumer Recycling Center – 5900 Westpark Dr**



Girl Scouts Cookie Time: February 8th

Houston-area residents can soon indulge in the irresistible Girl Scout cookies that have become a beloved tradition nationwide.

The Girl Scouts of San Jacinto Council (GSSJC) will officially launch their highly anticipated annual Girl Scout Cookie Program on February 8, with cookie booths popping up in starting February 14.

This year's cookie lineup includes fan favorites like Thin Mints, Caramel deLites, and Peanut Butter Patties, along with other iconic options such as Adventurefuls, Lemonades, Trefoils, Toast-Yay! Peanut Butter Sandwich, and Caramel Chocolate Chip. Each box is \$6. Notably, the Toast-Yay! cookie will retire after this season.



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.** Examples include, but not limited to child care, hospice care, performing car repairs at your home, selling cars from your home, storing commercial vehicles for use, storing hazardous materials or building materials, etc. 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.

Help Feed the Mission Bend Community

Are you looking for a way to support your community? There are many ways to make a difference, but look no further than 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 has operated in Mission Bend since 1982.



Don't hesitate, donate.

Recipe Corner

HOT CRAWFISH DIP



Ingredients

- 2 Tbsp. salted butter
- 1/2 cup diced green bell pepper
- 1 small yellow onion, diced (about 1 cup)
- 1/2 cup diced celery
- 3 garlic cloves, chopped
- 1 jalapeño chile, diced
- 1 tsp. kosher salt
- 1/2 tsp. black pepper
- 2 tsp. paprika
- 1/2 tsp. cayenne pepper
- 1 lb. frozen peeled crawfish tails, thawed according to package directions
- 8 oz. cream cheese, softened
- 1/4 cup heavy whipping cream
- 2 Tbsp. Creole mustard
- 1 Tbsp. Worcestershire sauce
- 2 tsp. hot sauce
- 2 Tbsp. fresh lemon juice
- 2 Tbsp. chopped fresh flat-leaf parsley
- Crackers, toasted baguette slices

Directions:

1. Melt butter in a large sauté pan or skillet over medium. Add bell pepper, onion, celery, garlic, jalapeño, salt, and black pepper, and cook 6 minutes. Add paprika and cayenne pepper, and cook 1 more minute
2. Stir cream cheese and cream into the bell pepper mixture, Creole mustard, Worcestershire sauce, and hot sauce. Add the crawfish tail meat and simmer, stirring occasionally, for 10 minutes. Season with salt to taste. Serve immediately with toasted bread slices and hot sauce. Garnish with the green tops of the onions, if desired
3. Reduce heat to low. Stir in lemon juice and parsley; serve with crackers or toasted baguette slices.



It's Time to Rodeo!

The 2025 Houston Livestock Show and Rodeo will run from March 4-23, and the 2025 World's Championship Bar-B-Que Contest is scheduled for Feb. 27th - Mar 1st.

The entertainment lineup for the 2025 Houston Livestock Show and Rodeo was announced Jan. 9th and includes artists such as Luke Bryan and Post Malone

Ticket prices will start at \$25 plus a \$4 convenience fee. Need more info go to www.rodeohouston.com.



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

Alief ISD Earns State's Highest Fiscal Accountability Rating

Alief Independent School District's officials announced that the district received a rating of "A" for "Superior Achievement" under Texas' Schools FIRST financial accountability rating system. The "Superior" rating is the state's highest, demonstrating the quality of Alief ISD's financial management and reporting system.

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. You pay for this service as part of your trash pick-up!



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.....	Michilla Cade.....	281-804-6953
Vice President	Lynn Alwine	281-933-3741
Operations Manager	Lynn Alwine	281-933-3741
Treasurer	Jon Lee	281-221-5240
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..... 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.



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

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