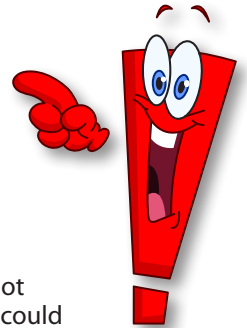


The Semi-Annual Homeowners Meeting will be held Tuesday, March 25th at 7:30 p.m. at the Mission Bend Club House located at 6945 Addicks Clodine Rd.



The Board was happy to see all those who attended in October, however there were not enough homeowners in attendance or by proxy for a quorum. As a result, some business could not be carried out. We need everyone next meeting as we need to have a Board election.

**** **PLEASE** plan to attend *** 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 and Board Elections will not happen.** Proxies should start to arrive in your mailboxes about two weeks prior to the meeting.

There will be an election of officers in March so your attendance or proxy is essential. There are multiple ways to get your proxy to us.

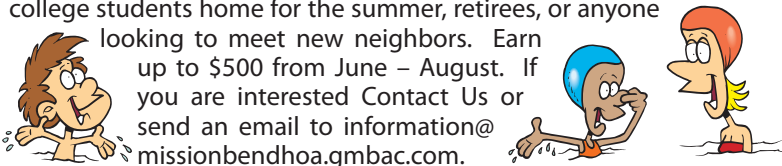
- Scan and email the signed proxy to information@missionbendhoa.gmbac.com
- Mail the proxy to Property Master Houston as indicated in the mailer
- Give the proxy to a neighbor or Board member who will attend the meeting

If you are interested in volunteering on the board please send a short 2 – 3 paragraph why you would like to serve and send to Property Masters, Jodi Rohrer at 281 - 556 – 5111 ext. 100, email Jodi@propertymastershouston.com or information@missionbendhoa.gmbac.com

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, retirees, 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.



Maintenance Assessments

HOA Assessments are now due! If you did not receive an invoice, contact Property Masters @ 281.556.5111 ext. 102. If you require more time to pay your assessments contact Lesha Leighton at Property Masters (PMI) 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 <https://home.propertymastersinc.net/login>. If not already registered please do so. The new site allows you to see any debts outstanding or send messages to the Board or Property Masters.

If your 2024 assessments are not yet 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. Your account number has changed. Make sure to reference it when making a payment.

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 via our website www.missionbendhoa.gmbac.com for more details.





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

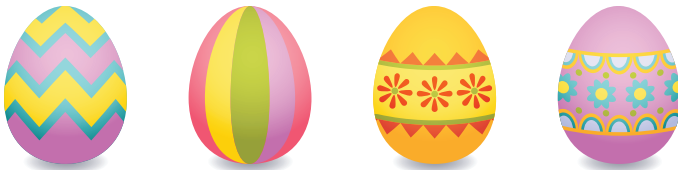
Announcements:

The GMBAC is ramping up to plan its 2025 activities. First on the agenda is the annual **Plant Swap** planned for May. The plant swap is a way for neighbors to meet and swap plants, seeds, seedlings, garden supplies, garden books, and more. No money changes hands. Only a good trade with your neighbor.



Next is the annual **Fireman's Luncheon** in March. Would you like to donate? If so, send an email to information@gmbac.com.

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



Do You Know How Easter Sunday is Determined?

Easter and other religious holidays related to it — Ash Wednesday, Palm Sunday, and Good Friday — are called “moveable feasts.” This means that they are not fixed dates on the calendar. Instead, these holidays are assigned according to what’s called a lunisolar calendar, which aligns the moon’s phases as well as the sun’s position in the sky.

Easter Sunday is the first Sunday after the Paschal Full Moon, which is the first full Moon of spring. It occurs on or shortly after the spring equinox (also known as vernal equinox). March 22 is the earliest Easter can occur in any given year, and April 25 is the latest. If the first spring full Moon happens to fall on a Sunday, Easter Sunday will be observed on the following Sunday . . . *Now you know.*



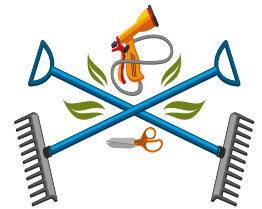
Spring Time is Garden Time: Get Those Gardens Ready

Gardeners, spring is about 45 days away with March 20th being the vernal equinox, which means equal intervals of daylight and night hours. The number of daylight hours begin to lengthen while nighttime hours diminish, allowing more time outdoors doing things you enjoy most -- gardening! Below is a list to start those gardening tasks.



Maintenance - Get prepared for spring's “hustle” by ensuring garden tools and equipment are in good working order. Perform necessary garden maintenance tasks now, before spring arrives, otherwise you will begin the season with an extended task list

Pruning - Perennials can be cut down to the ground with old wood removed because they regrow every year. Spring blooming plants should be pruned after they bloom. Prune roses with a goal in mind. They need air circulation for disease prevention.



Do Not prune spring-only blooming roses since buds will be removed. Knockout roses can be pruned back 1 or 2 feet.

Vegetables - In Southeast Texas, vegetable gardening begins in February, though not for sensitive plants like tomato or pepper, which require warm soil and will be severely injured by a freeze.

Trees, fruits and ornamentals - All potted perennials can be planted now. Summer and fall blooming perennial flowers, such as daylilies, can be divided and transplanted in preparation for spring growth.



Lawn Maintenance - It is too early, so do not fertilize yet. Wait until mid-April.

That's all for now fellow gardeners!

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.

Recipe Corner

SALTED CARAMEL BROWNIES



INGREDIENTS:

- 1 (18-oz.) pkg. brownie mix
(such as Ghirardelli Double Chocolate)
- 1/3 cup salted butter, melted
- 1/4 cup hot brewed coffee
- 1 tsp. vanilla extract
- 1 large egg
- 8 chocolate-covered sea salt caramels
(such as Sanders), roughly chopped
- 1/2 tsp. flaky sea salt
- Jarred salted caramel sauce, for serving

DIRECTIONS:

1. Preheat oven to 350°F. Line an 8-inch square baking pan with parchment paper, leaving a 2-inch overhang on all sides.
2. Stir together brownie mix, melted butter, coffee, vanilla, and egg until well blended. Spread batter evenly in prepared baking pan. Top evenly with caramels and flaky sea salt.
3. Bake in preheated oven until set, about 40 minutes. Cool in pan 30 minutes. Remove brownies from pan using parchment overhang as handles; place on a cutting board. Cut into squares, and drizzle with salted caramel sauce just before serving.

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 Masters' 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 www.missionbendhoa.gmbac.com and go the Residents page



Street Parking – Please **do not** illegally park vehicles on the street. **Do Not** park vehicles in front of road signs such as Stop Signs. **Do Not** block neighbor driveways. **Do Not** park vehicles in the intersection of a T crossing. Vehicles parked on the street with expired tags can be ticketed.

Pets – **Do Not** let dogs roam freely in the neighborhood. Harris County has a leash law which means dogs must be leashed or confined to a secure area when outside. Cats should be neutered to reduce roaming feral cats.

Farm Animals – Farm animals are **NOT** allowed.

Lawn Maintenance – Spring time is a good time to get the lawn in top shape. Aesthetically well-manicured lawns give presence and shows pride. Pleasing landscapes are also factors that drive home values.

Trees – Spring time is a good time to trim large overgrown trees before hurricane season starts. Low hanging branches over sidewalks or other public spaces should be cut back. Branches over power lines should be left for professionals - call Centerpoint.

Waste – large materials can be placed on the curb and picked up on your regular trash days. Make sure bagged items are properly secured. Branches and limbs are bundled and of proper size – no longer than 4 ft. For large items such as appliances or furniture call Texas Pride ahead of your next scheduled pickup to let them know.

Boats & Campers – Make sure large recreational vehicles are properly stored in the garage or behind a gate. Do Not leave in the driveway or parked on the street.

HOA Monthly Board meetings are held the second Monday of each month at the Mission Bend Club House located at 6945 Addicks Clodine Rd. at 7:00 pm. Homeowners are welcome to attend.

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.



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 May. To place ad or article, please call or send an email to Michilla Cade; mcade@gmbac.com by April 10th.



RICHARD ELKOWITZ

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281-932-8032

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- I Buy Homes In All Conditions!
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- Selling Homes In Houston Since 1981



ALWAYS A FREE MARKET ANALYSIS

Re/Max Signature

www.RichardElkowitz.com
richardelkowitz@westsiderealtors.com



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