



## Swimming Makes Summer Even Better!

*Come make a splash!*

The Mission Bend pool opening weekend is **Saturday & Sunday** before Memorial Day, **May 17 & 18** Memorial Day weekend, **May 24, 25 and 26**  
Opens for the season full time **May 28 through August 10th**.

When school restarts, the pool will be open weekends only **August 16th through September 1st**.

The pool closes for the season **September 2nd**.

Registration begins opening weekend. You **must** be an adult resident of Mission Bend HOA to register. The pool registration FEE is **\$5.00** per resident with proof of residency such as a driver's license, utility bill, lease agreement, etc. There will be a \$5.00 charge per guest, each day the guest uses the pool.



### 2025 Pool Hours are as follows:

<b>Monday &amp; Tuesday:</b>	<b>CLOSED</b>
<b>Wednesday to Saturday:</b>	<b>1 PM – 9 PM</b>
<b>Sundays &amp; July 4th</b>	<b>1 PM – 7 PM</b>
<b>Labor Day</b>	<b>1 PM – 7 PM</b>

For more information on pool rules, pool rental, and our guest policy visit our website [https://missionbendhoa.gmbac.com/?page\\_id=204](https://missionbendhoa.gmbac.com/?page_id=204).  
Go to the Residents page then select Pool.

Don't forget to sign up for  
**SPLASH DAY.**  
Drinks, snacks, and  
games will be provided.  
Come out, bring the kids,  
and have fun!

### Texas House Greenlights Bill for Public Schools Funds

On April 16th, Texas House lawmakers initially approved a bill to raise funding for public education by \$7.7 billion. House Bill 2 would increase base school funding by \$395 per student; overhaul how the state funds special education; and give school districts money for educator certification. The proposal would also direct schools to raise salaries for teachers and other staff. The House must vote on the school finance bill one more time before it is sent to the Senate.



### Pool Gate Guards Needed

Applications for pool Gate Guards are now being accepted. Gate Guards are **paid hourly positions** for the summer swim season May 17th – September 2nd.

Gate Guards will report to the Pool Manager, who is also responsible for the coordination of maintenance and all pool activities during the summer pool season.

Want to apply? Please call Property Masters at 281-556-5111 or send an email to <mailto:information@missionbend.gmbac.com>?subject=Gate Guard Interest.

### Semi-Annual Meeting

The **March Semi-Annual Homeowners Meeting** was held at the Mission Bend Club House, located at 6945 Addicks Clodine Rd. A quorum was met. Candidates Michilla Cade and James Young were elected to the Board. Other than the election, topics discussed during the March meeting were HOA financials, trash pickup, mosquito spray, and updates from the GMBAC.

Thanks to all who attended and sent in their proxy.



# 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](http://www.gmbac.com)

### Announcements:

**The GMBAC annual Plant Swap is on!** Get those seedlings, bulbs, seeds, and any plant accessories ready to swap. No money exchanges hands at the swap. Plants are the currency. Need something new for your garden? Then this is the place to come. Don't forget to register. You can even setup early swaps.

**Where:** George Bush Park,  
Pavilion #3,  
16756 Westheimer Parkway

**When:** Saturday, May 17th

**Time:** 9:00 am – 12:00 pm



### Ideas to Lower Insurance Rates

Car insurance along with everything else has steadily increased over the last four years, The average auto insurance cost per year in 2024 was 33% higher than in 2021. Inflation is one reason car insurance rates continue to climb. Costlier claims are also driving car insurance rates higher. Other key factors include broken supply chains, auto parts shortages, climate change – frequent catastrophic weather events resulting in floods, fires, storms – puts vehicles at risk for harm, increased auto thefts, etc.

How can you reduce your insurance rates? Below are a few tips.

- Increase your deductible
- Checks for discounts
- Improve your credit score
- Participate in low-mileage driving program
- Bundle your policies (home+car)
- Shop around
- Participate in a safe driving program / accident prevention program

**Home & Lawn Maintenance:** Spring and Summer are the most popular times to search for a new home. It's important our neighborhood reflect that through home and landscape upkeep and aesthetics. The MBHOA property values increased, therefore our community should reflect that. Not only would this be good for potential buyers, but it will have a positive financial impact for homeowners as well.

**Tree Trimming:** Now is the time to start your tree trimming projects before hurricane season begin. Trimmed tree limbs from power lines would reduce power outages and potential property damages

**Parking:** Please, park legally. **Do Not** block your neighbor's drive way. **Do Not** Park in front of a stop sign. **Do Not** Park too close to an intersection as it sometimes creates a blind spot or makes it difficult for cars turning. **Do Not** Park on your lawn.

**Heavy Trash Pickup:** Make sure to bundle tree branches to no longer than 4ft. Bagged lawn debris must be properly tied/closed. For heavy furniture and appliances call Texas Pride ahead of schedule.

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Offer Expires: 6/1/25

## Recipe Corner

# TEXAS TWINKIES



- 1/2 cup thinly sliced scallions
- 8 oz. cream cheese, softened
- 4 oz. sharp Cheddar cheese, shredded
- 1 large garlic clove, grated
- 1 lb. smoked beef brisket, finely chopped
- 12 large jalapeño peppers (4 to 5 inches long)
- 12 slices thick-cut bacon
- 1 cup barbecue sauce

### Directions

1. Preheat oven to 375°F. Line a baking sheet with foil.
2. Combine scallions, cream cheese, cheddar, and garlic in a large bowl, stirring until well combined. Add brisket and stir well to combine. Set aside.
3. Cut a crosswise slit at the top of the pepper near the stem, making sure not to cut all the way through (you want to keep the stem on, as it helps keep the filling from leaking out).
4. Carefully open each pepper and scrape out the seeds and membranes; the small side of a melon baller works well for this.
5. Divide filling evenly among prepared peppers and arrange on prepared pan. Stretch each bacon slice by tugging gently to elongate; wrap 1 bacon slice around each stuffed pepper. Secure ends with toothpicks.
6. Bake at 375°F until filling is thoroughly heated and peppers are tender when pierced with a knife.
7. Remove pan from oven and preheat broiler to High. Brush barbecue sauce over tops of peppers; broil until browned, 1 to 2 minutes. Carefully turn peppers over and brush with more sauce; broil 1 to 2 minutes.

## Commissioner Lesley Briones, Harris County Commissioners Advance Economic Opportunity with Historic Living Wage Policy

Harris County Commissioners approved a plan spearheaded by Commissioner Lesley Briones and Commissioner Rodney Ellis to enact a groundbreaking living wage policy, significantly increasing the minimum wage for county employees and contractors. The landmark initiative is a direct and necessary response to the growing affordability crisis burdening working families across the country.

Under the new policy:

- All Harris County employees will now make at least \$20 per hour, effective May 3, 2025.
- Contracted workers on County projects solicited after July 1, 2025, must be paid at least \$21.65 per hour
- Harris County is one of the largest employers in the region, with over 20,000 people.

The wage increase also aims to attract and retain more skilled labor, decreasing turnover and building an experienced workforce.



## Architectural Control Committee

Any exterior 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.** Non-approved changes could cost you.

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](http://www.missionbendhoa.gmbac.com) and go to the Residents page.



**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 beer cans, soda cans, glass bottles, milk containers out with your trash. Use the small blue rectangular container for these items. You pay for this service as part of your Tuesday trash pick-up! Recycle Bins should be used for recyclable items only.



## Who Do I Call?

<b>Ft. Bend &amp; Harris County Emergency</b> .....	<b>911</b>
<b>Ft. Bend Sheriff's Non-Emergency</b> .....	<b>281-341-4665</b>
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 August. To place ad or article, please call or send an email to Michilla Cade; mcade@gmbac.com by July 13th.



## RICHARD ELKOWITZ

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