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Q2 2024  
**ISSUE**



Quarterly Neighborhood Newsletter

# Memorial Bend



*New and Notable >>>*

## **Your 2024 MBCA Board**

PRESIDENT: John Nguyen

VICE PRESIDENT: Michelle Miller

TREASURER: Lam Ha

SECRETARY: Jennifer Blackburn

DIRECTOR & CONSTABLE LIAISON: Erica Jordan

DIRECTOR: Adrian Amjadi

Meetings are held the second or third Tuesday of each quarter at 7:00 pm. **For more information, go to [memorialbend.org](http://memorialbend.org).**

Please direct any questions or comments to Kim Wilkinson at Leyendecker Management Services: [KWilkinson@levendeckergroup.com](mailto:KWilkinson@levendeckergroup.com).

## ***A Message from the President***

### ***Summer Smiles and Friendly Faces***

#### **From Hibernation to Celebration: Fun Events and Activities for a Memorable Spring**

Greetings to our new neighbors from the HOA Board! We're excited to welcome you to our vibrant community. To our existing residents, thank you for continuing to be part of what makes Memorial Bend special.

As summer begins, it's the perfect time to reconnect with the neighborhood and all it has to offer. We encourage you to take part in our upcoming community events, such as neighborhood cookouts, swimming activities, and yard sales. These events are great opportunities to meet your neighbors, make connections, and enjoy the beautiful Texas summer weather.

We understand that moving to a new place can be overwhelming. If you have any questions, feel free to reach out to the HOA Board. We're here to help you settle in and feel at home.

Our HOA Board members are working hard to enhance our community, raise property values, and promote a wholesome environment.

We're looking forward to a wonderful summer season filled with great times and neighborly connections!

*- John Nguyen*

## Constable update >>>

Please remember to keep car doors locked at all times and check that your garage doors are closed.

To early morning joggers, it is recommended to wear reflective clothing for your safety, as there are many vehicles that are driving through the neighborhood.

Please try not to park on the streets to allow for first responders to drive thru easily and ensure house numbers are visible.

Below are suggestions on how to better protect your property:

- Have an alarm system installed in your home
- Ring doorbell or similar
- Cameras
- Adequate outdoor lighting
- Keep hedges trimmed
- Lock gates to backyard
- Call for vacation watch
- Put constables dispatch number on your phone.



### IMPORTANT INFO:

Constable Precinct 5 dispatch  
281-463-6666

Vacation watch form:

[www.constablepct5.com/index.php/vacation-watch/](http://www.constablepct5.com/index.php/vacation-watch/)

Request a mail hold:

<https://www.usps.com/manage/hold-mail.htm>

- Erica Jordan, Constable Liaison

## Yards of the Quarter >>>

*It was hard to select the homes for Yard of the Quarter! So many beautiful decorated homes to choose from. Board members select two homes each quarter, one from each side of the beltway. Congratulations to the winners 12818 Tosca and 423 Electra for taking extra pride in their homes appearance. Winners receive a gift card and **major** bragging rights!*



12818 Tosca



423 Electra



# Realtor Spotlight *with Michelle Miller*



Welcome Spring! Besides the occasional spring shower, we are seeing lots of sunlight and activity in more areas than just our gardens. The spring real estate market is upon us and is as busy as ever. Despite seeing very little change by the Fed to drop interest rates, buyers are still showing up to open houses and homes are selling. The average price has steadily continued to increase year over year by ~3% for all new and existing homes across the Houston market. The first week of April we saw an influx of new inventory hit the market and about 3,813 new listings were entered into the MLS. This is up ~42.5% from the 2023 numbers. But we also saw a 9.8% increase in closings year over year from 2023. This data tells us we have a strong spring market that is in favor of the seller.

How is our neighborhood market? We currently have 4 active properties for sale, and 2 properties have sold in the last 120 days. The average price for all properties in Memorial Bend (sold and active) over the last 3 months is \$1,319,417 with an average days on market of 40 days. This is great news if you are thinking of selling your home this spring season! What are the key takeaways for this market? The current interest rates have not pushed buyers out of the market, and home sales continue to outpace 2023. With the average days on market slowly creeping up (increased by ~17 days from March of 2022), it remains very important to price your property appropriately so the listing does not sit and go “stale.” The data proves buyers will pay at least market value when a home is priced accordingly to begin with! I hope you found this article helpful, and as always, I am happy to be a resource to you or your friends and family. Happy Spring!

Michelle Miller  
MB HOA Vice President and Resident  
Broker Associate, Compass Memorial  
[michelle@michelleproperties.com](mailto:michelle@michelleproperties.com) | 713.870.8098

## Super Neighborhood News

Super neighborhood 16 on the west side of Houston. We have approximately 40 HOA's and 20-25 active delegates. They are active on behalf of their HOA's. We are a nonprofit group and our meetings are open to the public. Go to our website [memorialsn.org](http://memorialsn.org) for agendas and more information. We meet typically on the 4<sup>th</sup> Monday of the month, at 6:30 pm, at Nottingham Forest Club on 325 Kickerillo Dr. We have a variety of guest speakers. HPD comes every month to give us an update on Crime in our Super Neighborhood. We have our City Council Member office present to discuss what's going on in the city. Mana DeAlaya or the District 133 representatives update us on what is going on in Austin with the state. This month we have one of our former County Commissioners and Constables to help us understand what's going on with the large increases in our Constable fees over the next 30 years. A couple of events this summer for the family are Super Movie night, sponsored by Council Member Mary Nan Huffman, on June 14<sup>th</sup>, at 6:00 pm (the movie starts at 8:00 pm) at Bendwood Park on 12700 Kimberly Lane. Right down the road!! It's free!! Council Member Mary Nan Huffman is also hosting a Resident Resource Fair on Saturday, August 24<sup>th</sup>, from 10:00 am-12:00 pm. This event will be held at Grace Presbyterian Church Fellowship Hall on 10221 Ella Lee Ln., Houston 77042. This event will have representatives from City departments, and state and local agencies to answer your questions.



# Memorial Bend Club News

The Memorial Bend Club is a member-only Social Swim and Racket club at the corner of Boheme and Beltway. Interested in becoming a member? Contact us at

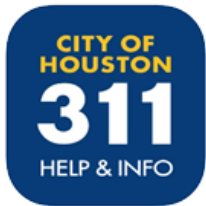
[memorialbendclub@gmail.com](mailto:memorialbendclub@gmail.com) for information.

We would love to have you join us. Members enjoy year round access to the pool, playground, and courts. Plan a polar plunge for the new year with your friends and family or learn to play the fastest growing sport in America, Pickleball! We have a new partnership with a Tennis Academy to teach your young ones this lifelong sport.

And don't forget to keep an eye out for information regarding our May/June swim team for ages 4-18. This is a great way to meet neighbors from both the Bend and the Glen. We have fun competitions with other area pool clubs. Sign ups are in early April. Hope to see you at the Club.



## ARC Update



Memorial Bend is seeing a great number of new homes built throughout the Bend as well as some large renovation projects. The Bend has the benefit of an excellent location including great shopping and dining. We have also been admired and complimented for our beautiful trees and streets. We have a great deal of new homes being built as well as large renovations. If you notice properties without construction fencing, silt fencing and/or uncovered Port-o-pottys, or anything you notice that should be reported, please send a photo and email to our management company, Leyendecker Management Services, at [kwilkinson@leyendeckergroup.com](mailto:kwilkinson@leyendeckergroup.com). With spring here, we have had several neighbors wanting to spruce up their properties and we encourage this. If you are just replacing fencing or applying a new coat of paint on a front door using the same color, there is no need for approval. After a rough rainy season, I'm sure we all have some of that to do.

## Summertime reminders

School will be letting out soon! This is a friendly reminder to drive slow and keep an eye out for youngsters and pets out and about in the neighborhood. For those going on vacation, make sure to [submit a vacation watch form](#) and [request a mail hold](#). Consider deferring deliveries or asking neighbors to retrieve packages.

We want to remind all residents to conceal garbage and recycling bins on non-pickup days. Bins should not be visible from the street or from the view of neighboring lots, and warnings will be administered to violators. Also, as residents prepare gardens for the warmer temperatures, don't forget to administer fire ant killer to stop the mounds from forming.

And as always, please take extra caution when crossing Boheme and Beltway 8.

## LET'S GET SOCIAL!

Be in the know by following us on Facebook! Search: "Memorial Bend: Residents' Group" and "Memorial Bend Womens Club" and request to join. This is a great place to meet neighbors, ask questions and find out what's happening in the Bend.