

GMBAC Community News

A Voice for the 65,000 Residents of Greater Mission Bend!

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Best Wishes

From

The Greater Mission Bend Area Council

Board of Directors!

http://gmbac.com/?page_id=16



Be always at war with your vices, at peace with your neighbors, and let each New Year find you a better person.

Benjamin Franklin

GMBAC Annual Election of Officers

The GMBAC Annual Meeting and election of officers was held on Wednesday, December 4th, 2013 at the Community Fire Station located at 16003 Bellaire Blvd.

Due to term limits spelled out in the GMBAC By-Laws, Mike Martin was not eligible for re-election. But, Mike will remain a very dedicated and highly respected member of the Board.

Dr. Winetta Billings was elected to replace Mike as President of GMBAC. Dr. Billings is one of the founding members of GMBAC and has been a very active and dedicated member of the Council since it was formed in 2009. Dr. Billings is a long time member of our community. The Council Members look forward to working with Dr. Billings to accomplish the goals that have been set in a 5 year plan recently approved by the Council. See the President's Corner on page two.

Michilla Cade was re-elected as Vice President, Michilla was recently elected as Vice President when Bob Leitner resigned as Vice President. Michilla has strong marketing skills and is a community leader. She has been a dedicated member of the Council for several years. Recently her priority has been working with Local Business Owners and encouraging them to join GMBAC in our efforts to revitalize our community.

Belinda Osborn was re-elected as Secretary. Belinda recently retired from being an HOA Property Manager. As co-owner of Property Masters, Inc., Belinda managed HOA's in the Mission Bend area for over 20 years. Belinda brings a lot of HOA property managing experience to the Council.

The office of the Treasurer will be determined at the January monthly meeting.

Each Board Member is elected for a two year term.

Free Property Tax Workshop

Learn basic information about how you can protest your own property value, exemptions you may be entitled to, what happens if you don't pay, payment options and much more.

Both real estate and business personal property taxes will be discussed.

Saturday
January 25th, 2014
9:00 - 11:00

Community Volunteer Fire Station
16003 Bellaire Blvd.,
77083

Presented by:
Linebarger Goggan Blair & Sampson, LLP
Attorneys at Law

Bring Your Questions!

So that we will be better prepared, please R.S.V.P. to:

Information@gmbac.com



President's Corner

By Winetta Billings, M.D.

As noted in the first article of our newsletter, we recently held our annual elections, and as mandated by GMBAC bylaws, officers can only serve for three consecutive years in the same office. Consequently, we had we were obligated to elect a new president, however, Mike Martin, who has been president of GMBAC since its inception, will remain on the board, and fortunately for all of us, has pledged to remain very active.

As the new president, I have been asked to give an introduction about myself. Many of you know me but for those of you who don't, I will give you a little of my background. I was actually born in West Virginia, but as the saying goes, I got here as fast as I could. For some odd reason, the oil company my father worked for was based in W.Va. but they eventually figured out that the action was in Texas and we moved to Houston when I was five years old. That was a very exciting time as Houston was entering into the nation's space program. Of course many other things were happening including one very awful one – Hurricane Carla. We made it through that without any major issues and eventually found ourselves back in the colder climates as my Dad kept getting transferred. Our last stop was Worthington, Ohio which is essentially a northern suburb of Columbus, the state capital. While I was finishing high school in Worthington, my Dad was once again transferred to Houston. Hooray!

I attended the University of Houston where I graduated with a B.A. degree in Biology. From there, I attended the University Health Science Center at Houston where I obtained my medical degree in 1981. After that came a residency in family medicine at the McLennan County Medical Education and Research Foundation, sponsored by Baylor College of Medicine. While in medical school, I met and dated Kerry Wilbourn who was a year behind me. Even though I had gone to Waco for my residency, we continued to date and when he was accepted at the same program, we were able to stop dating by long distance and get married. I worked for the Waco V.A. Hospital while I waited for my husband to finish his residency and then they invited him to join. After four years at the V.A., we moved back to Houston to be with our families and start a practice.

For a brief time we worked at satellite offices owned by two doctors in Spring Branch after being recruited by a hospital in the area. That arrangement was not to our liking so we queried our friends and were encouraged to join the staff at West Houston Hospital. We had a non-compete clause in our contract and had to stay a certain distance away from our former offices. This led us to Mission Bend where we opened an office at Highway 6 and Beechnut in the reddish brick shopping center that used to look very respectable. We rented a house and then bought a home in Mission Bend. We led very busy lives working full time and raising three kids. Then the bottom fell out when my husband suddenly passed away. By then, Mission Bend was on the decline but we had not noticed because we were focused on other things. I eventually closed the office to look after my family. I started going to HOA meetings and a few years later, Mike Martin called up and invited me to a town hall event being held at the fire station. The event was arranged by Joyce Nible who eventually became a co-founder with Mike of GMBAC.

Then Mike and Joyce started recruiting people to form a grass roots organization, the first task of which was finding the HOA's. I tackled it with gusto but found it took many, many hours and there were still many missing HOA's. Then by some miracle, Donna Kinerd, realtor and longtime resident of Mission Bend, joined the group and zeroed in on the HOA problem. Eventually, she found a total of forty HOA's. Much of my work at GMBAC has been behind the scenes, helping to organize events, editing publications, scouting out venues for some of our events, working on the original bylaws, etc. I look forward to working with everyone as we continue to work to make the Greater Mission Bend Area vibrant and safe.

From time to time we sponsor educational events. Be sure to register for our next event, a property tax Workshop presented by Linebarger, Goggan, Blair and Sampson, L.L.P., attorneys at law, Saturday, January 25, 2014, at the Community Fire Station from 9:00 A.M. to 11:00 A.M. You can register at information@gmbac.com. Hope to see you there.

Winetta

SPECIAL RECOGNITION

MIKE MARTIN

By Winetta Billings, M.D.

I can't say for certain, but I think the first ideas for what eventually became GMBAC came about in 2007. Two complete strangers, Mike Martin, a Harris County resident and Joyce Nible, a Fort Bend County resident, were sitting in the lobby of Christian Brothers Automotive Repair waiting for work to be done on their vehicles. They were lamenting the decline of the neighborhood and mulling over what needed to be done. It might look like one neighborhood and certainly the residents all have a lot of issues in common, but the community is split between two counties and eventually we learned, forty HOA's.

Not letting these issues stop them, Mike and Joyce looked for residents who took an interest in civic activities and batted around some ideas. Town halls were held to determine the major concerns of residents and the known HOA's were contacted to see if they would be interested in an umbrella group of some sort that would help draw the residents and HOA's together to work on common goals. Over and over again, crime came up as the number one concern at the town halls and little by little the structure and goals for the Greater Mission Bend Area Council came together.

Under Mike's leadership, GMBAC has worked to make Mission Bend known to our elected officials and seek their cooperation. More town halls were held and elected officials were invited to speak and answer questions. Judges Ed Emmett and Bob Hebert, Sheriffs Garcia and Wright, Representative Vo, Senator Joan Huffman, Commissioners Prestage and Radack all participated in GMBAC sponsored and organized town halls. Contacts were made. Phone numbers were obtained. Mission Bend started getting recognition. Mike, who already had a slew of political contacts, made more. He communicated directly with Judge Emmett on the Highway 6 overpass issues and went to the Harris County Galveston Council meeting twice to speak on behalf of the residents of Mission Bend.

Crime was addressed over and over again. Elected officials said they knew we had problems and wanted to help, but lacked man power and funds. Sheriff and constable contracts were explored as were private contracts. Big question – how do you organize when there are two counties? One sergeant said you don't – it had been tried and did not work. Next idea? Maybe we could form an improvement district as it could straddle the two counties. It would take legislative and voter approval. We tried but after many, many meetings and excellent legal help, we learned it was not going to happen this past session.

And on top of the above, numerous community wide educational events have been sponsored, GMBAC puts on an Annual Thank You Event for our volunteer fire fighters and now GMBAC is working to engage the business community.

So for your courage, ideas, leadership and direction, Mike, we thank you. Well done!

Join over 200 of your Near-By Neighbors on www.NextDoor.com

Nextdoor is the private social network for you, your neighbors and your community. It's the easiest way for you and your neighbors to talk online and make all of your lives better in the real world. **And it's free.**

Thousands of neighborhoods are already using Nextdoor to build happier, safer places to call home.

People are using Nextdoor to:

Quickly get the word out about a break-in or other criminal activity.

Find a trustworthy babysitter

Get a maintenance referral

Ask for help finding a lost pet

Find a buyer an outgrown bike

Nextdoor's mission is to use the power of technology to build stronger and safer neighborhoods.

Any Resident can set up an account for their subdivision.

The Harris County Sheriff's Office announced today a partnership with www.nextdoor.com, to improve countywide neighbor-to-neighbor and law enforcement-to-neighbor communication, and virtual neighborhood watch.

Led by Sheriff Adrian Garcia, this integration with Nextdoor will enable the HCSO to use Nextdoor to communicate directly with residents to build stronger, safer communities.

A Special Thanks to Our Local Volunteer Fire Department



Thank You Fire Chief Steve Fowler and Your Crew for the excellent service you provide to our community.

The Greater Mission Bend Area Council held the Annual Holiday Lunch for the local Volunteer Fire Department on December 21, 2013. Some of the food was prepared by Which Wich located at Bellaire & Hwy 6. The Mission Bend Civic Association provided Pizza and the HEB, at

Hwy 6 & Bellaire, provided drinks and chips.

This is our way of showing our appreciation for the excellent service the Steve Fowler and his crew provide to our community and to say "Thank You" for allowing GMBAC to use their Training Room for meetings and events.

Adopt a Road!



Two signs have been posted on Summit Valley, in front of McClendon Park by the County.

GMBAC is very aware and concerned about the general curb appeal of our community and the affect it has on our community. A committee was formed and the issue is being dealt with head on. The committee is working with County Commissioner, Steve Radack's office to coordinate an Adopt a Road Program in our area.

The Kempthorne Family is so passionate about keeping our community clean that they have adopted a mile of road near McClendon Park.

Signs have been posted on Summit Valley by the County.

The Kempthorne Family will be picking up trash on Saturday, January 11th unless it is raining.

To be a part of this community clean-up program contact the GMBAC Adopt a Road Committee at information@gmbac.com for details.

To Adopt a Road contact your Precinct Three County Commissioner's office: Adopt a County Road coordinator.

Never doubt that a small, group of thoughtful, committed citizens can change the world. Indeed, it is the only thing that ever has.

Margaret Mead

Take Action in Your Community!

Newsletter Committee

Would you like to be a member of the GMBAC Newsletter Committee? We could use your help!

Information@gmbac.com

Visit HAR (The Houston Association of Realtors) Website for information about home sales in your subdivision as well as other subdivision information.

<http://www.har.com/neighborhoods/showSearchResults?zip=77083>

Totally Free HOA Website Offered To

GMBAC Membership HOA's

http://gmbac.com/?page_id=454



Calling all Volunteers ...

By: Michilla Cade – GMBAC Vice President

Volunteering has a positive impact on a community and encourages civic responsibility. Participating in community service and volunteering shows that you are invested in a community and the people who live in it.

Fundamentally, volunteering is about giving your time, energy and skills freely. Unlike many things in life there is choice involved with volunteering. As a volunteer you make a decision to help on your own accord, free from pressure to act from others. Volunteers typically express a sense of achievement and motivation, and this is ultimately generated from an individual's desire and enthusiasm to help.

By volunteering in our community, you become a part of its growth and transformation that reinforces a sense of worthiness, citizenship, and vitality for the homeowners who live here.

Volunteers working together can enrich our neighborhoods with only a few hours of time. These few hours can turn into lifetime benefits and opportunities by bringing you closer to your neighbors, as well as improve personal skills such as networking, communication, coordination, collaboration, and negotiation skills. It's a great way to learn to work with both large and small groups. More importantly it provides an opportunity to work with like-minded people and possibly establish lifetime friendships.

Ready to impact your community? Volunteer! ... Start with a grassroots organization in your neighborhood, the [Greater Mission Bend Area Council](http://www.gmbac.com) (GMBAC) www.gmbac.com. GMBAC works diligently to improve conditions in and around the Mission Bend community. They work closely with our elected officials, law enforcement, and member homeowner associations. Currently, they are engaging local area businesses to work with them to improve the commercial properties surrounding many of our neighborhoods. Volunteering can be as simple as:

- Helping or participating at events
- Assisting to organize an event
- Promoting the GMBAC activities and accomplishment within your HOA and neighborhood or
- Acting on the GMBAC behalf to solicit door prizes, gift cards or other giveaways from nearby businesses to be given at a GMBAC sponsored event.

All of these activities and more can be coordinated with your HOA board and GMBAC. If your HOA is not currently a member of GMBAC, encourage them to join or attend a meeting to find out more about the GMBAC goals and objectives for Mission Bend in 2014. If you would like to volunteer on your own accord contact us at information@gmbac.com.

Local Housing Market

Single Family Home Sales
5 Year Comparison Report
Zip code 77083
(Free Standing, Non-Foreclosure)

Year	Median Sales Price Per Square Foot	Days on the Market
2013	\$60.91	19
2012	\$54.57	49
2009	\$58.70	51

The data for this report was taken from the Houston Association of Realtors MLS Website. For Home Sales information for the entire Houston Area visit

<http://www.har.com/mls/dispPressRelease.cfm>

2013 – December - Median Price Home sales in Zip Code 77083 is \$122,000

2013 – November - Median Price Home sales in the entire Houston area is \$181,000

2013 – December – Zip Code 77083 - Number of Active Sales Listings on MLS is 84.

Zip Code 77083 - Quick Facts

Report Provided by: The Houston Association of Realtors

<http://gmbac.com/wp-content/uploads/2013/12/HAR-Community-Comparison-Report-77083-0.pdf>

Is Your HOA a Member of GMBAC?

The Goal of the Greater Mission Bend Area Council is to provide a voice for the 65,000 citizens of the Greater Mission Bend area to present and address our common issues.

Our neighborhood needs more visibility and influence with County Officials in addressing our common problems. Our Homeowners Associations need to band together to speak with one voice so that we can provide the resources to meet our community's needs.

The formation of the Greater Mission Bend Area Council is the first Step in this process.

If you or your HOA Board has questions about becoming a member of GMBAC and joining our quest to improve our community, you are welcome to attend a GMBAC monthly meeting that is held the 1st Wednesday of each month. However due to the Jan. 1, holiday, this month's meeting will be Jan. 9.

For additional details visit http://gmbac.com/?page_id=1611.

GMBAC meetings are open to the public.

A Member of the GMBAC Board of Directors is also happy to attend one of your HOA meetings and answer any questions that you have.

Please also visit http://gmbac.com/?page_id=282

Or Contact Us At Information@gmbac.com

*"Cheers to a new year
and another chance for
us to get it right."
Oprah Winfrey*

Mark Your Calendar

GMBAC's
Third Annual
Plant Swap will be
held on
May 17, 2014 at
George Bush Park

GMBAC

P.O. Box 720692
 Houston, Texas 77272
Information@gmbac.com
 Fax: 713.634.2861

**GMBAC
 Mission Statement**

The mission of the Greater Mission Bend Area Council is to empower residents, businesses and organizations of the Greater Mission Bend Area by collectively addressing our common issues and concerns.



We're on the Web!

www.GMBAC.com

Thanks Bob Leitner for Your Dedication!



Mike Martin (right) presenting Bob Leitner (left) with a plaque honoring Bob's many years of service to GMBAC.

On December 21, 2013, the largest of the area HOA's, GMBAC honored Bob enthusiastically endorsed the Leitner, Sr. with a plaque project. Bob was our vice president until mid-2013 and years of service to in many ways served as our GMBAC and his unofficial parliamentarian, an community. Bob is one of office that was hard to fill. He the original members and always had a copy of the founders of our bylaws with him and seemed organization. We first met to know them by heart. He at the Mission Bend HOA also persuaded attorney Tom clubhouse in 2007 where Luksetich, who lived in Bob's leaders from various HOA and was Bob's dear HOA's discussed the friend, to be our lawyer at a possibility of forming a rate we could afford until community group that Tom passed away this year. would help bring the We owe a lot to Bob for his HOA's and their residents loyalty, creativity, knowledge together to address of HOA's and the laws that common issues. Bob, as a pertain to them and his long time board member of dedication to his community. Mission Bend Civic HOA, Many thanks from all of us at GMBAC!

Important Numbers

Crime Stoppers	713-222-TIPS (8477)
Harris County Sheriff	713-775-6044
Fort Bend County Sheriff	281-342-3411
Harris County CAD	713-957-7800
Fort Bend CAD	281-344-8623
Alief ISD	281-498-8110
Fort Bend ISD	281-634-1000
Report Graffiti – Harris County	713-759-9454
Report Graffiti – Fort Bend	http://www.fortbendcountytexas.gov/
Emergency	911
Non-Emergency – Harris County	311
Non-Emergency – Fort Bend	http://www.fortbendcountytexas.gov/