



Greater Mission Bend Area Council On-Line Newsletter

Providing a Voice for the Citizens of Greater Mission Bend

GREATER MISSION BEND AREA COUNCIL UP-DATE

March, 2010

Comments from the President

Mike Martin - GMBAC

My letter this month will be short and sweet. There are a couple of pieces of information that I want to share with you. The first is that our community is losing a valuable resource. The Chronicle has ceased publication of the Alief/Southwest neighborhood edition. This is a serious loss for our community since we relied heavily on coverage from the Chronicle to inform our neighbors about the events of our Council.

I was pretty upset when I got the news and did try to reason with several people at the Chronicle, but to no avail. They just do not care and that is sad. You may have noticed that you now get excellent coverage of the affairs from all over Fort Bend in your Sunday newspaper. Maybe you are terribly interested in events in Sugar Land and Sienna Plantation, but I don't dance that way. I was told that the primary reason for the cancellation was a lack of advertising revenue to support a neighborhood edition. I guess West Oaks Mall doesn't carry any weight. Feel free to contact the Chronicle if you desire to do so. Just don't expect any support or sympathy when you do so. The 60,000 residents of the Mission Bend Area are not on their map.

(Continued on Page 2, Col. 1)

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.

GMBAC Sponsored - HOA Board Training Classes

Saturday, April 24th, 2010

Community Volunteer Fire Station, 16003 Bellaire Blvd., 77083

8:30 am- 2:00 pm (Box Lunch Provided)

All area HOA Board Members are invited to attend the workshop. Guest speakers and subjects will include:

Judge

Judge R. Jack Cagle was elected as presiding judge of Harris County Civil Court at Law No. 1 in November, 2000.

- What does a judge look for in a civil suit with an H.O.A.?
- What steps do you expect an H.O.A. to take prior to filing suit?
- Under what conditions would you support the H.O.A. and the homeowner?
- What does the law say about these issues?
- Why is mediation such a popular option?

HOA Attorney

Kathy Terry, has been a practicing attorney represented HOA's since 1991 and currently represents approximately 40 associations.

- Role and duties of the Lawyer for an H.O.A.
- Duties of the board member in regard to founding documents and committees.
- Collecting dues from homeowners.
- Legal issues in deed restrictions.
- Process prior to civil suit.
- Role of board members in a civil suit.
- Cost of legal council and law suits.

HOA Manager &

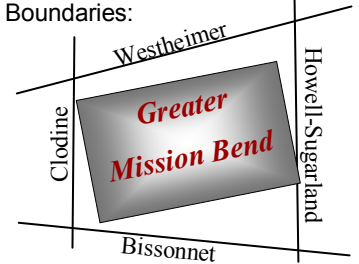
Up-Date on Legislative Issues Relating to HOA's

Sherri Cary - High Sierra Management, Inc. has been in the management industry for over 15 years and has the highest designation in her field, the Professional Community Association Manager (PCAM) as well as the Association Management Specialist (AMS) and Certified Manager of Community Associations (CMCA) designations.

There will be a charge of \$15 for GMBAC Members and \$25 for Non-GMBAC Members. Don't miss this opportunity to learn from the experts as well as meet and share information with other area HOA Board Members.

RSVP: Information@gmbac.com

The Greater Mission Bend Area Boundaries:



Newsletter Ideas Welcomed!

Please email pictures & articles to:
Information@gmbac.com

This is be a monthly newsletter filled with information that relates to the Greater Mission Bend area as well as "News You Can Use!".

GMBAC Contact Information

Email

To receive Newsletters & Up-Dates, please send us your email address to:

Information@gmbac.com

Mailing Address

P.O. Box 720692
Houston, Texas 77272

Join the LinkedIn Group

<http://www.linkedin.com/>

Join the Facebook Group

<http://www.facebook.com/>

Fax Number

713-634-2861

Website & Blog

www.GMBAC.Com

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We have seen good results from our meeting with the county sheriffs in January. Two weeks ago you might have noticed a rather significant event on Highway 6 as a task force from the Harris County Sheriff's department headed by Sheriff Adrian Garcia himself. This task force appeared on Saturday night and spent the evening pulling over and arresting those who would race on Highway 6. Our sincere gratitude to Sheriff Garcia. Of course, we must continue to address these issues as the problem will not go away. It takes repeated interventions such as this one before these people get the message and leave our neighborhood. But it is a good start.

www.GMBAC.com

MIKE MARTIN - President

Greater Mission Bend Area Council

Below is a breakdown of the results of the recent crack down on Street Racing in the Greater Mission Bend Area. The report was provided by Caption Hitchcock with the Harris County Sheriffs' Department.

- 5 Arrests
- 14 Warrants cleared
- New Charges: 2 DWI's, 1 PCS PG1 (cocaine), 1 Fail to ID fugitive
- 59 total violations on 39 citations

<http://abclocal.go.com/ktrk/video?id=7276556>

A Bit Of Mission Bend History

By Mike Martin - President GMBAC

Mission Bend started out to be a planned community to be called Chelford City, not unlike Cinco Ranch or First Colony.

The change in the law that dissolved the partnership between the bank and the S&L was followed by a bankruptcy of the S&L during the "S&L crisis" in the late 70's and early 80's.

The land that was to be developed as a "planned community" was sold off in parcels and, as they say, the rest is history.

The Greater Mission Bend Area Council www.GMBAC.com is working to try to address the problems that were created 30 years ago.

It is slow but I do feel we are making progress.

(See column two for the next chapter)

A bit of Mission Bend MUD History

By: Fort Bend County Judge Robert (Bob) Hebert

"Chelford City" dates way back to when Allied Bank and Houston First Savings bought the land and planned an "English Country Home"

Two MUDs were created as Chelford City and Chelford One and the development was called Chelford City.

Then the federal government required banks and S&L's to break all ties to one another, including overlapping board members and joint investment projects.

After Allied and Houston First were separated, Houston first got Chelford City, but all the developer expertise was gone with Allied Bank (Walter Mischer et al). So they brought Frank Elloriagga in from Puerto Rico to manage the development for them and he changed the project name from Chelford City to Mission Bend.

No effort was made to change the names of the two existing MUDs although subsequent MUDs were named Mission Bend MUDs 1 and 2.

*Share Your Knowledge of
"The way it was" in the
Greater Mission Bend Area!
GMBACouncil@SBCGlobal.Net*



Sign at West Park and HWY 6 paid for by The Texas Department of Public Safety.

A Childs Perspective

A Grandmother and her eight year old Granddaughter were out bicycling one day. The Grandmother said to her Granddaughter Carolyn, 'In ten years, you'll want to be with your friends and you won't go walking, biking, and swimming with me like you do now'. Carolyn shrugged. 'In ten years you'll be too old to do all those things anyway.'

Clayton, Sec. 1, 2 Flood Issue

Greater Mission Bend Area Council to the Rescue

By Donna Kinerd - Clayton Resident

The Clayton, Sec. 1, 2 Subdivision backs up to the West Park Toll Road Wall.

In April of 2009, approximately 12 homes flooded. Because of the wall the water had no place else to go but into the homes.

One of the homeowners has lived in his home since it was built 30 years ago and never had a flooding problem until the Wall was built.

Thanks to the relationship the GMBAC has with Harris County Judge Ed Emmett and Andy Cerato with Channel 13, we have finally gotten the attention of the WPTRA.

A study was done and per that study the old sewer system was overwhelmed and that is what caused the flood. Before the wall was built there was a natural flow of water into Brays Bayou.

Since some Clayton Homeowners did not agree with the finding and believe the water should be directed towards the Bayou and allowed to flow naturally not away from the Bayou into a single sewer system drain, the Toll Road Authority has hired LJA Engineer, Inc. to do another study.

Once the study is complete (6 to 8 weeks), a meeting with a committee of people including Clayton Homeowners will be held with the Toll Road Authority as well as other agencies to work out a solution to the flooding problem.

I believe there are some pretty simple things that can be done that will make a major difference.

Without Mike Martin, President of the GMBAC, contacting Channel 13 and Dianne William's good relationship with Judge Emmett's office, I do not believe we would be at this point. I was not getting a satisfactory response from the WPTRA.

Greater Mission Bend Areas Council Code of Conduct

The Greater Mission Bend Area Council is committed to our Homeowner Associations, our homeowners and the community which we serve. This is what we do and why we exist.

We must approach our tasks by remaining honest, ethical and trustworthy. It is critical that we respect everyone at every level of our community and take responsibility for our actions as individuals, as Board Members and as the Greater Mission Bend Area Council. We will be accountable as we work together supporting one another to create a better community.

GMBAC Board Members

- Donna Kinerd**
Clayton, Sec. 1, 2
*
- Chuck Machauer**
Clayton Woods
*
- Veronica Rogers**
Great Oaks South
*
- Michelle Gabel**
Keegan's Ridge
*
- Wayne Thompson**
Kingsbridge Com. Assoc.
*
- Kingsbridge Village**
Jodie James
*
- Bob Leitner**
Mission Bend Civic
*
- Mike Martin**
Mission Bend HOA
*
- Christine Clark**
Mission Bend North, Sec. 3
*
- Joyce Nible**
Mission Bend South
*
- Kevin Jackson**
Parkside @ Clayton Park
*
- Dianne Williams**
Wingate HOA
*
- At Large Members**
Winetta Billings
Terry Blair
Bert Garner

**Non-Emergency
Harris Co. Sheriff**
713-221-6000

Mission Bend Store Front
281-564-5988

Fort Bend County Sheriff
281-342-6116

Emergency 911

Useful Resources

- **Alief ISD**
<http://www.aliefisd.net>
- **Fort Bend ISD**
<http://www.fortbend.k12.tx.us/>
- **The People Lawyer**
<http://www.peopleslawyer.net/>
- **Harris County Public Health & Environmental Services**
<http://www.hcphes.org/>
- **Report Street Lights out (# on Pole)**
<http://cnp.centerpointenergy.com/outage>
- **Texas Department of Public Safety (Sex Offender List)** <http://www.txdps.state.tx.us/>

(Share Your Useful Resources)

**Primary Election
March 2, 2010**

Fort Bend Republican Party
<http://www.fbcgop.org/>

Fort Bend Democratic Party
<http://www.fbcdp.org/>

Harris County Democratic Party
<http://www.hcdp.org/>

Harris County Republican Party
<http://www.harriscountygop.com/>

Harris County Voting Information
<http://www.tax.co.harris.tx.us/Voter/voterintro.aspx>

Fort Bend County Voting Information
<http://vote.co.fort-bend.tx.us/WebVoter/default.asp>

**Elected Officials Representing
Greater Mission Bend**

Ft. Bend Co. Commissioner Andy Meyers,
Precinct 3 (281/494-1199)

<http://www.andymeyers.com/>

Harris Co. Commissioner Steve Radack,
Precinct 3 (713/755-6306)

<http://www.co.harris.tx.us/Pct3/>

**Fort Bend County Judge
Robert Hebert**
(281-341-8608)

<http://www.co.fort-bend.tx.us/>

**Harris County Judge
Ed Emmett**
(713/755-4000)

<http://www.judgeemmett.org/>

**State Senator, Dist. 17
Joan Huffman**
(713/662-3821)

<http://www.senate.state.tx.us/>

**State Senator, Dist. 18
Glenn Hegar**
(281/391-8883)

<http://www.senate.state.tx.us/>

**State Rep. Dist. 28
John Zerwas**
(512/463-0657)

<http://www.johnzerwas.com/>

**State Rep. Dist. 149
Hubert Vo**
(281/988-0212)

<http://www.hubertvo.com/>

Texas Legislature Online
<http://www.legis.state.tx.us/>

State and Local Government

State of Texas
<http://www.texasonline.com/portal/tol>

Harris County Government
<http://www.co.harris.tx.us/>

Fort Bend County Government
<http://www.co.fort-bend.tx.us/>

News You Can Use

Greater Mission Bend Area Real Estate Market Report

By Donna Kinerd - Broker

With a great deal of fine tuning of the search criteria in MLS, I am able to determine the sales and leasing activity for the Greater Mission Bend Area. Below is the activity for February, 2010 as it compares to 2009.

February	2009	2010
	Sales Activity	
Total # of Sales	31	19
Total # of F/C*	24	7
Year Built	1982	1985
Non-F/C* Sales Price Per SF	\$53.93 per SF	\$59.02 per SF
F/C* Sales Price Per SF	\$41.21 per SF	\$40.48 per SF
Days on the Market	74	50
Total Active Sales Listings	202	200
Total F/C* Sales Active Listings	20	7
	Rental Activity	
Total Rented	25	23
Rental Rate	\$.99SF	\$.63 SF
Active Listings	47	49
Price per SF for Active Listings	\$.69 SF	\$.66 SF
Year Built (Active Listings)	1981	1982

* F/C=Foreclosures

For More Information about the Houston Real Estate Market

<http://www.har.com/Newsroom/>



Grown in a Pot

Recycle Onions

Fresh green onions are a nice addition to any meal. Plant the cut end (root side) directly into the ground or in a pot, give it some time and voila! You have fresh (and free!) onions at your disposal. This will work for a variety of different onions and the beauty of this tip is that you use the onions that you have already paid for, you replant the cut root ends to grow more. A tub or pot can be used to grow onions, carrots and radishes year around. When there is a threat of freeze just take them inside. They need lots of sun, damp soil with good drainage.

Trimming Plants

By Donna Kinerd

When the threat of freeze is over, it will be time to trim away all of those dead limbs. Cut back to the point on each limb that there is sign of green or good wood. Some plants may need to be cut to the ground and given a chance to start from that point. As dead as everything looks now, I think we will be surprised at what will come back given a chance.

If you are unable to open any of the links in this newsletter, copy and past the website address to your browser.

The Innocence of a Child

Just before a Father was deployed to Afghanistan, he sat his eight year-old son down and broke the news to him.

He said, 'I'm going to be away for a long time. 'I'm going to Afghanistan.' 'Why?' his son asked. 'Don't you know there's a war going on over there?'

New CPR Method Mayo Clinic

No Mouth to Mouth and it works better. Anyone can do it.

Thanks Chet Machen (Southwest Houston Information Network) for sharing this information.

<http://www.youtube.com/watch?v=E5huVSebZpM>

America's Biggest Rip-Offs

Text messages are short, quick and cheap to transmit. So why are they adding so much to your wireless bill?

http://money.cnn.com/galleries/2010/news/1001/gallery.americas_biggest_ripoffs/

Credit card relief is here, but watch out for new traps

The new act, which was signed into law last May, promises consumers more transparency about their credit card bill. But cardholders still need to watch out for a whole new series of traps and tricks.

http://money.cnn.com/2010/02/17/news/companies/credit_card_rules/index.htm

Don't take life too seriously, no one gets out alive.

Tax Break for New Wheels

If you bought a new vehicle after February 16, 2009, through the end of the year, you may be able to deduct the state or local sales tax or excise tax. The deduction is limited to the tax you paid on up to \$49,500 of the purchase price, but there is no limit on the number of eligible vehicles.

<http://www.kiplinger.com/columns/taxtips/archive/tax-break-for-new-wheels.html>

Internal Revenue Service

<http://www.irs.gov/>
Reminder - April 15th is fast approaching

Who Needs to File a Tax Return?

Not everyone has to file a return, but some low-income workers, retirees and students should file to collect a refund.

<http://www.kiplinger.com/columns/taxtips/archive/who-needs-to-file-a-tax-return.html>

People who complain about taxes can be divided into two classes:

Men and Women.
-- Unknown