

January 31, 2022

Last year the previous board had a budget that would donate \$2,000 to the Police Store Front. They did not do that, instead, they chose to spend money on lawyers, over \$12,000 on lawyers.

The new board also voted to donate \$2,000 to the Police Store Front, this year they kept their promise.

Below is an image of President Tina Martinez (Middle) with Sgt Juarez and an employee of HPD.

Since the first HPD storefront was established our community has been committed to neighborhood policing. Those officers are [DART officers](#), they can help with city violations, they are like super neighborhood enforcement officers with police powers.

Sgt. Juarez was wondering why our community had not reached out to them last year. Ms. Martinez and Manuel Barrera had told him how crime seems to be going up in our neighborhood. We asked him when possible if driving by our area is they could drive a police car through our neighborhood. He stated that they would do that whenever possible.

Sgt Juarez was anxious to come and meet our community. Hopefully, as the Covid wanes we can set up a meeting in the next month or two.



January 29, 2022

Did the previous board know and knowingly allow Randall Management to earn thousands of dollars more?

Below is the contract that David Hernandez signed. I have asked a few of the previous board members that talked to me if they ever saw the contract? They all said no. I don't know if anyone

on the board other than David Hernandez ever saw the contract. I had asked for it early in 2021. It was never provided until December of last year. As I had notified Randall Management, they had to prove that they still had a contract. This is Manuel Barrera

I have no idea why such a contract was ever signed, as it gives Randall Management control of what they can be told to do. Imagine hiring someone, and they tell you what their job duties are, and those duties cannot be changed unless they agree to the changes.

[BG RMI Management Contract Signed](#)

A couple of days ago, I was contacted by a Title Company regarding the difference in what we have posted on our website regarding transfer fees and resale fees. Below is what is on our website;

Transfer Fees

- Assessment Fees: \$80.00 for 2019 – \$82 for 2020 – \$84.40 for 2021
- Transfer fee: \$100.00
- Resale Certificate: \$175.00 (3 to 10 business days)
- Refinance: \$0.00
- Expedited Service add: \$50.00 (1 to 3 business days)

Below is what Randall is charging;

EXHIBIT "A"

FEES CHARGED BY THE ASSOCIATION RELATING TO A PROPERTY TRANSFER IN THE SUBDIVISION

DESCRIPTION	AMOUNT	MADE PAYABLE TO:
Management Transfer Fee	\$250.00	Randall Management
Association Transfer Fee	N/A	Association
Refinancing Fee	\$100	Randall Management
Resale Certificate	\$250	Randall Management
Resale Update	\$75	Randall Management
Quote Fee	\$100	Randall Management
Quote Update	\$50	Randall Management
Capital Reserve Fee	N/A	Association
Move-in Fee	N/A	Association
Elevator Fee	N/A	Association
Resale Cert. Rush Fees	<ul style="list-style-type: none"> • \$25.00 (5-6 Days) • \$50.00 (3-4 Days) • \$75.00 (1-2 Days) 	Randall Management
Quote Rush Fees	<ul style="list-style-type: none"> • \$25.00 (5-6 Days) • \$50.00 (3-4 Days) • \$75.00 (1-2 Days) 	Randall Management

Randall Management is making thousands of dollars extra by doing that. I could not find where the board voted to change the amount that our community charged.

Below is what the board voted on July 7, 2014, regarding the sale of houses in the Glen.

BRAEBURN GLEN CIVIC CLUB
JULY 7, 2014 BOARD MEETING MINUTES

Mimi Perez will replace him. She has translated our Newsletter. We welcome her. Voted on and all agreed.

**Puzzle Certificates: It was decided that we would charge a middle-of-the-road price between the going rate of \$150.00 to \$250.00. Therefore, our price for puzzle certificate will be \$175.00. This fee is NOT in lieu of transfer fees. Transfer fees remain at \$100.00.

**Guns/Fireworks on the fourth of July, New Year's Eve and on other occasions: It was discussed, decided on and voted that we will look into hiring a Security Officer to patrol/protect our neighborhood during these times of fireworks, guns, etc.

There being no other business, the meeting ended at 8:30pm.

Respectfully submitted;

Anna Duggan

Those thousands of dollars could have gone into the Braeburn Glen account. It does not take a rocket scientist to provide the information that has to be submitted to Title companies. The volunteer board had done it for decades.

January 28, 2022

\$11,513.59 over budget last year.

We finally received the December Financials, and the board last year spent \$11,513.59 more than they had budgeted. They had to dig into the reserves (\$5,148.00).

\$24, 477.73 was paid to Randall Management (Administration).

\$12,939.64 was paid in legal fees.

\$5,664 was paid for landscaping.

According to the final 2021 financial statement, the 2021 board spent \$52,289.59.

Below is a link of what was paid in December 2021;

[Dec BG 12-31-21 paid in Dec](#)

Below is a link to a budget of how the board expected to spend our money.

[Proposed Budget](#)

I believe they adopted based on what Randall Management recommended, see link below.

[Dec BG 12-31-21 Financials pg 1-5](#)

January 27, 2022

Chase account. We have \$66,452.51.

[Accounts - 1.27.2022](#)

Unfortunately, we have no idea how much Randall Management has on our account with CIT bank. They have not provided us with updates. We still don't know how much the previous board spent in December of last year.

The board is operating in the dark when it comes to Randall Management. When I informed them that we had deposited about \$800 that was sent to our PO Box, they wanted copies of the checks, a copy of the deposit so that they could give credit to those people that chose to mail or, in one case, come and pay in cash. We asked them for the same thing regarding the money they were receiving, but we did not hear back.

There were several problems that were left behind by the previous board, no water to the kitchen sink, a pipe outside needs replacing, the nuisance that the civic club was responsible for removing was not removed. As soon as we get a better handle on our finances, those problems will have to be dealt with.

The treasurer had to check to see if the property taxes on Imogene and Mahoning had been paid. They had, but the board had not been notified that they were paid.

Ms. Tina Martinez and Manuel Barrera spent about an hour and a half cleaning the civic club building.

Ms. Martinez bought a mailbox (donated) to be installed on the iron gates to be used as a dropbox. Francisco Menjivar volunteered to install the mailbox.

January 26, 2022

Prior board members and their supporters are spreading misinformation.

They are spreading rumors that the new board has stopped sending and will no longer send letters on restrictions or other matters affecting the aesthetics of our community.

They are telling falsehoods, aka lies.

We did ask Randall Management not to send any letters, as the board plans to send their own letters.

But so that the community will know **the prior board, which were all voted out, had asked Randall Management to stop sending "deed restriction" letters since late last year**, probably since August or September. Below is what Randall Management sent regarding our response. The request was sent in early January of this year.

"Please stop all deed restriction letters or monthly deed restriction investigations. The board will do the deed restriction letters. Below is the response from Randall Management.

Per David Hernandez, we have ceased in doing deed violation inspections for BG for several months now."

January 23, 2022

A Safer Community

The new board has chosen to work closely with Houston Police, as a result, this past week two burglars were caught while burglarizing a house.

We must feel safe in our homes, and the new board led by Ms. Tina Martinez will focus on making our homes safe.

The past board ignored crime and chose to send letters to our owners about their blinds and trash cans.

We had noticed that several vehicles that park on the street had their windows broken.

You don't hear gunshots as you used to the people that were doing the shooting were identified, thus the gunshots at night are no longer being heard coming from the bayou.

The new board is working closely with residents to make our neighborhood safer.

We hope to start a Watch Patrol, thus far four people, non-board members have stated they are interested.

January 21, 2022

Long time resident passed away

Long-time resident Gertrude Dacres passed away last week. Ms. Dacres was 102 years old. She was the original owner of the house which was purchased in 1963.

Her son Ben notified me yesterday of her passing. Ms. Dacres was one of the friendliest, nicest people I ever met. She always had a smile on her face. When my sons were children, she would deliver a basket full of chocolates during Easter. She continued doing that long after my sons became adults. I am sure that she will be welcomed with open arms by the heavenly father. Below is a piece was done by KTRH Channel 13 about Ms. Dacres when she was 98 years old and still working.

Burglars caught

Two males were captured yesterday after entering a house in our neighborhood. The Houston Police Department did an excellent job quickly getting to the scene.

According to the house owner, a neighbor saw them and reported them to the police. They were in a stolen vehicle and evaded arrest but were captured.

January 20, 2022

The Braeburn Glen Board will soon have to decide whether to keep using the civic club building or Randall Management.

The community cannot afford both. We are a small community of 358 homes. Our assessment fees are \$84.40 this year. If we were to get 100% payment, that would total \$30,215.

The cost of the Civic Club is \$8,750 per year, assuming no emergencies. Randall Management is approximately \$16,000 a year. It is hard to determine how much we are paying Randall Management.

The insurance for the Board is \$5,000 a year.

The cost of maintenance of the property at Imogene and Mahoning is at least \$100 a month or \$1,200 a year.

The property tax on the above-referenced property is \$1,900.

If that is all we did, the total would be \$32,850.

We have a choice to make; we cancel our lease with the City, four-month notice.

We cancel our contract with Randall, which ends at the end of the year. Two-month notice by the end of October to cancel.

The Board has three choices;

- 1) Cancel the Civic Club Lease;
- 2) Cancel the Randall Contract;
- 3) Ask the residents to vote themselves an increase of at least \$70 (\$150 a year assessment) which would bring in about \$54,000. That is less than the previous Board spent last year.

Watch Patrol

Thus far, four people have offered to help.

We are working with HPD to see if they can help start the program if we get enough people.

The board is looking at having the general meeting in March.

The budget for this year [is here](#).

The board has not spent any money, but we have no idea what Randall has paid on our behalf. Reminds me of when I was a child and all the money I made when I worked I gave the money to my mother. Somehow I had much more confidence in my mother.

However, working with Randall they have agreed to waive all the transfer fees they were charging people. There were approximately 20 households that were being charged \$250. Randall will now send any title searches to our treasurer, thus saving our residents at least \$250.

What had occurred is that the previous board was allowing Randall Management to charge the fee, or at least that is what we were told. Let us say that you wanted to give the house to your son and you gave it to him. We don't normally go through title companies to do that. Randall was charging for the ownership change. This Civic Club had never done that in the past.

January 19, 2022

In 1990 the Braeburn Glen did a survey to see how the residents felt about adding more restrictive deed restrictions. The response was NO! The link below has a few letters about how many people felt about the deed restrictions. Some of the comments are priceless;

1. We are Americans we don't need overseers.
2. I prefer being an individual not a communist.
3. Change your name to the Braeburn Glen Communist Club.
4. Sounds like there is no one left in Braeburn Glen but old folks.

The link to a few of the letters [is here](#).

Day 19, and the new board still does not have access to any funds. Hopefully, we will have some funds by February so that we can send out a newsletter.

January 18, 2022

I am almost sure that Randall Management is paying itself for doing certain things. I have asked for invoices for everything that Braeburn Glen Civic Club pays for. NADA, nothing from Randall Management.

Four people have contacted the board; they are being charged for something (several hundred dollars). When I checked their accounts up till 2020, they had a history of paying their assessments. One person is a new owner, and they are being charged for the transfer of property. The previous president in August wrote Randall Management to waive the fee. They did not do it.

I am wondering if Braeburn Glen is working to make money for Randall Management or if Randall Management is supposed to be our employees?

The new board does not have access to any funds, as of today.

The money that Randall collects, goes to their bank. We thus far have not been allowed to see how they are spending our money. We don't have access to see how our money is being spent.

Manny Barrera, Treasurer

Randall Management

We have removed most mention of Randall Management as they charge us for almost everything they do. For those invoices you received, the cost to the Civic Club is almost \$3,000.

We have asked that they stop all deed restriction letters. They quit sending them in September of last year, based on emails that I have read.

Some of the letters were outrageous, one person was asked to change the blinds in their house.

More on Randall Management later, suffice it that they are not very quick in providing information that the new board requests.

We have had numerous emails and calls about what they are being charged, amounts carried forward. When we look at the account up till 2020, the people were timely in making their yearly payment.

Braeburn Glen Board met on January 12, 2022

The Braeburn Glen Board voted to adopt the [proposed budget](#).
The Board chose not to apply for the [Prohibited Yard Parking Ordinance](#) Program.

Watch Patrol

The Board wants to know if anyone is interested in starting a "[Watch Patrol](#)." A long time ago, we had an active Watch Patrol. If you are interested, contact us via braeburnglen@gmail.com

**** While going over emails, I found that at least 50 homeowners received deed restriction letters and may have been charged for the certified letters that were mailed. ****

If you are being charged for those letters or if you paid, don't hesitate to get in touch with us at braeburnglen@gmail.com

Deed Restrictions

Over the years, the civic club has asked the membership to add deed restrictions. Over the years, the neighborhood has not had enough people to support adding deed restrictions.

The deed restrictions are a few paragraphs long.

USE OF LAND

- (a) Except as herein noted, no lots shall be used for anything other than residential purposes.
- (b) No sign of any kind shall be displayed to the public view on any residential lot except one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period
- (c) No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.
- (d) No noxious or offensive trade or activity shall be carried on upon any residential lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- (e) No spirituous, vinous, or malt or medicated bitters capable of producing intoxication shall ever be sold, or offered for sale, on any residential lot or any part thereof, nor shall said premises or any part thereof be used for illegal or immoral purposes

Below is [a survey](#) that the Board conducted in 1990, the same year, we managed to get 51% of the owners to make the assessments mandatory, but not 51% to add to our deed restrictions. Later this year, the new Board hopes to conduct a new survey. Notice that the first question is should the house be limited to a single-family. The reason is that a single-family home refers to the structure, not to who can live there.

[1990 survey](#)

While looking at all the responses at the civic club building, one letter stood out. Below is the link to the letter.

[Letter-thoughts](#)

Click on the link above to read the entire letter. Below is about 40% of the letter.

Dear Deed Restrictions Committee:

I recently received and completed your questionnaire concerning recommendations for proposed changes to the HOA deed restrictions. I am incredibly surprised at the petty nature of some of the suggestions being "voted" on and would like to express my opinions.

Please remember this is 1998 - not 1958. What is YOUR definition of a family? I have a strange feeling it might be different than that of many who own property in the Glen and are responsible residents of the area.

Two dogs per home. This is already a city ordinance on this issue. Why recreate laws?

No storage of garbage cans. Would you also like to tell me how I am allowed to arrange my kitchen and bedroom? What possible difference could it make as long as my trash (or garbage) is stored in the bags required by city ordinance and is not spread about?

Construction material out of sight. Sure - Property owners attempting to improve their homes will have to obtain only a daily allotment of the materials needed.

Shrubs not higher than 7 feet. How will you define a shrub?

No carports. That's just fine if you will pay for my car port to be replaced with a garage. In fact, I'd really appreciate it. Although it has been there since the house was built I guess you have now decided it is an "eye sore".

No basketball hoops. @@@@! Sounds like you believe, once again, that only those nasty blacks (who you don't want in the neighborhood, since they (of course) don't take care of their homes and the property values will go down) play basketball.

2022 Budget

The 2022 Board working with Randall Management has already identified over \$3,000 in administrative savings.

As the new Board started preparing for the coming year, we began by looking back at the 2021 Board Budget. Below is the [November 2021 Financials. Those are only five out of 37 pages](#) given to the 2021 Board.

Randall Management uses a combination of Cash and Accrual methods. Most people are used to a Cash type of budgeting. Like we do on checkbooks.

Based on what I have seen on emails for December, there were \$2,000 for the Calander, \$1,000 for the police officers in December, \$930 for Randall, \$100 for utilities, and \$420 for landscaping. For a total of approximately \$4,450. A total of \$46,347 had been spent from January till December. With the December amount, it comes out to \$50,797. Once the Board gets the December financials, we will have the exact amount that was spent last year. We will also know how much was collected.

I have contacted the City to see if all the expenses for the Civic Club have been met. If they

have not, the civic club may have to pay up to \$8,750.

Because of that, we will budget for \$60,000, but if we don't have to spend it, we won't. The excess amount will go into the reserve account. [Here is the proposed budget.](#)

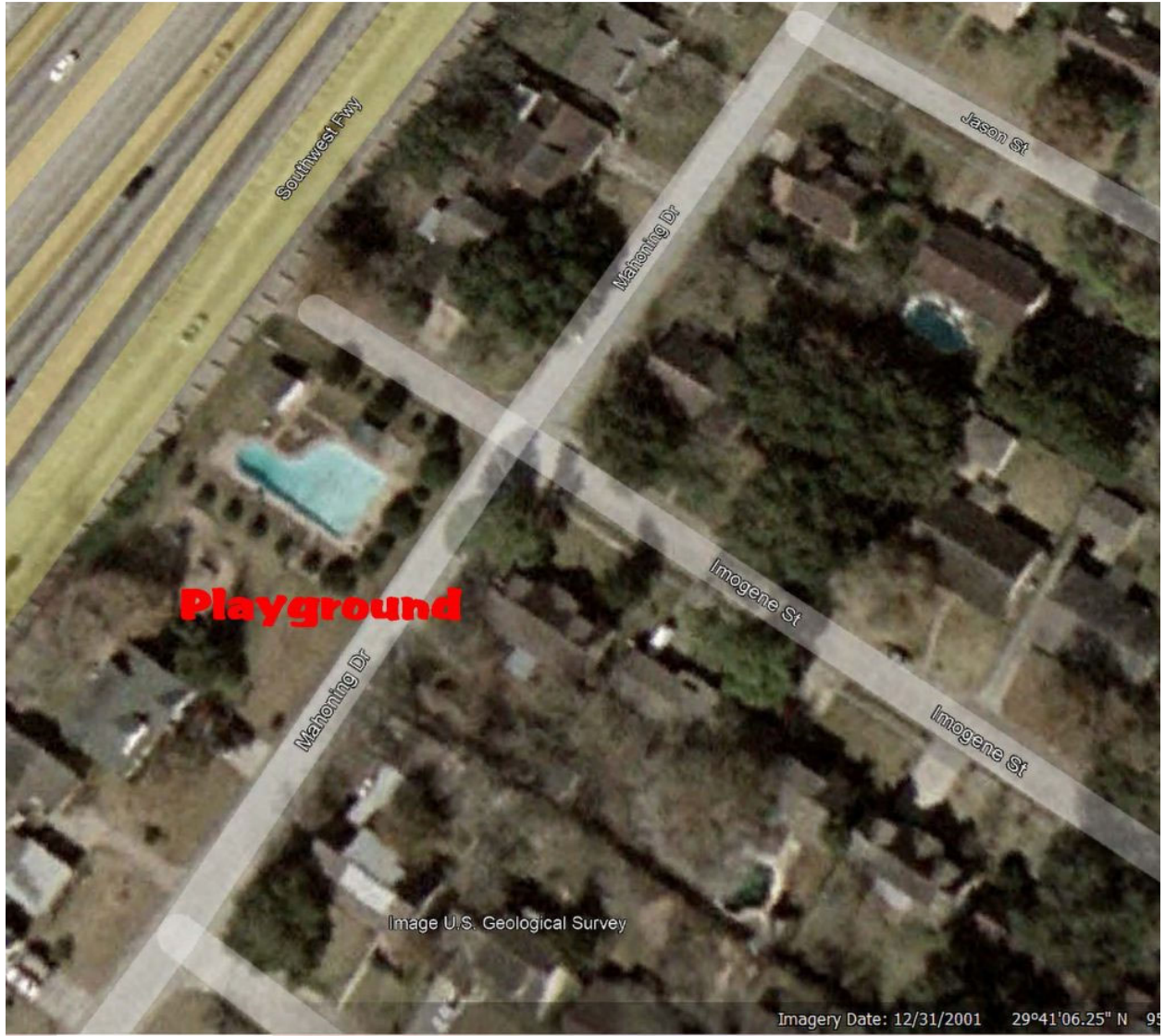
The Board will start working on a park for the neighborhood. It will be located in the [property located at the corner of Imogene and Mahoning](#). The property was given to the Civic Club by the developer. We pay approximately \$2,000 a year in property tax. Once we have a park there, the property tax will be waived.

The plan is to use some of the reserves in the Chase account to begin the purchase of playground equipment. We have \$63,000 in reserves.

The Board wants to acknowledge the excellent work that Randall Management did in collecting assessments this past year. They collected about \$45,000.

[Nov-Financials-BG-11-30-21-2-Financials-pg-1-5Download](#)

Below is an image of where the Braeburn Glen Civic Club Park will be located. There used to be a swimming pool there and a playground on the bottom left corner of the lot.



Playground

Image U.S. Geological Survey

Imagery Date: 12/31/2001 29°41'06.25" N 95°