

March 2022

March 12, 2022

Your home is your castle

On Wednesday, March 9th, the board voted to encourage people to spruce up their homes that **the board will waive the requirement that the homeowner asks the board for permission to do the following:**

1. **Paint your house;** while we would appreciate it if the homeowner chose neutral colors, it is not necessary. Over the last two years, the previous board has allowed houses to be painted red. **So, paint your house and make our neighborhood look better!**

2. **Replace rotten wood on the house;** any type of exterior repair of the house requires that the homeowner seek permission to repair from the Civic Club. If it makes your house look better than it will make the neighborhood look better, then do so. **WARNING,** replacing more than 100 sq ft of siding requires a City Permit. **Repair your home and make the neighborhood look better.**

3. **Roof shingle replacement** also requires permission from the civic club. **WARNING, city permit required.** To my knowledge, we have never stopped anyone from replacing the roof shingles if they failed to seek permission. **So, if your roof shingles need replacing, do so.** Please either use asphalt shingles or something similar; anything else, we may take a closer look. An example of non-asphalt shingles that would be acceptable is metal shingles that look like asphalt shingles.

Help us clean up the neighborhood; we were the only neighborhood in the area that home values went down last year. Clean the trash from the street in front of your house. Mow and edge your lawn.

If you need help, contact us we will see how we can help.

March 11, 2022

D. H. continues with his misinformation.

I, Manuel Barrera, was informed that a person who posts as D.H posted on Nextdoor that we the Braeburn Glen Civic Club engaged in illegal action when the board approved an architectural permit for extension of a driveway. Below is where the Braeburn Glen Board dissolved the Architectural Committee and assumed all its powers, David Hernandez was Vice President. Braeburn Glen does not have an Architectural Committee.

I don't know why that person keeps posting misinformation, but we were trying to avoid hiring attorneys, we have a good idea of who is posting, and his actions may leave us no choice, but to sue him and/or others involved.

NOW, THEREFORE, BE IT RESOLVED that the Braeburn Glen Civic Club, Inc., does hereby confirm and acknowledge its acceptance and assumption of the rights, powers and authority of the Architectural Committee, such rights having been vested in such entity by and through the pertinent provisions of the Texas Property Code, the Restrictions and By Laws governing the Braeburn Glen subdivision, Harris County, Texas.

Here is the document that was recorded in the County Clerk's Office, [Board assumes power](#)

March 9, 2022

The board met on March 9, 2022 and voted

1. To approve the mosquito spraying contract
2. Three board members were replaced the new board members are Eliza Sifuentes, Rhyme Momenah, and Esau Cruz. Eliza replaced Jorge Salas, Rhyme replaced Aldaberto Echegoyen, Esua replaced his wife Maria Saravia.
3. The board voted to null and void the following documents
[Deed Policy](#)
[Record Retention](#)
[Collection Policy](#)
4. The Board voted that the following documents were acceptable and required by law
[Covenant enforcement](#)
5. The board voted to give the notice to cancel the contract with Randall Management.
6. The board voted to give Manuel Barrera the authority to look into hiring attorneys for any possible legal actions.
7. The board voted that to encourage the painting and repair of homes in Braeburn Glen that they were waiving the notice to the Civic Club. More on this later.

March 8, 2022 - Financial

Finally received a financial report from Randall Management.

We have at the moment \$19,700 in the CIT bank and \$65,381 in the Chase account for a **total of \$85,081**.

We spent \$399.84 repairing the sink at the civic club building.

We spent \$200 removing hazards from the Imogene property. There were eleven (11) such hazard on the property.



We spent \$330 for printing and delivery per Braeburn Glen Newsletter. \$230 for printing and \$100 for delivery. We are trying to use different Glen residents to deliver the newsletter. It is less expensive to pay a resident than to put a stamp and mail, \$106 cheaper. The plastic bags are \$36 per thousand.

We have asked Randall Management to cut down on some expenses and as a result we will have funds for an Easter Egg Hunt in addition to a Mother's Day Event and a Halloween Event.

The biggest expense we have is the monthly \$930 payment to Randall Management.

We had some additional expenses from attorneys that were billed this year but approved by last year's board.

We have reserved \$9,300 for Randall Management.

Here is Chase February statement, [2-28-2022-statements-6692- Redacted](#)

Manny Barrera
Treasurer

March 5, 2022

IMPORTANT

Six residents of Braeburn Glen threatened to sue the civic club if it proceeded with installing a children's playground on the property at Mahoning and Imogene.

Their actions made us look closely at the property and it was found that the property does not belong to the Braeburn Glen Civic Club. The property was given to the Braeburn Glen Recreation association, which is no longer in existence.

The Civic Club has been paying the taxes and maintaining the property for numerous years. It has no obligations to do that. Because of the action of those six people, we may soon be notifying the heirs of the grantor, person that gave property to the Braeburn Glen Recreation Association, that the community did not live up to its commitment of using the property for a park or swimming pool. Both a children's park and swimming pool used to be on the property. Here, [Reverter Clause](#), is the grant of land to Braeburn Glen Recreation Association.

That property is unrestricted, there are no deed restrictions that apply to it. If the owners want to use for any legal purpose. Apartments, multi-homes, business, etc.

Here is the letter that was sent to the Civic Club by an attorney, [2022.03.03 Cease & desist letter \(signed.final\)](#)

2022 MARCH						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
March Knowledge Beloved		1	2	3	4	5
6	7	8	9 Board Meeting of Civic Club (Bldg) starts at 7 pm	10	11	12
13	14 Heavy Work Two Men Only	15 General Meeting Civic Club Bldg. 888 Braeburn Glen 7 - 8pm	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		