



PROPOSED CHANGES TO DEDICATORY INSTRUMENTS (RULES FOR THE GLEN) [RESOLUTION OF - final](#)

It is a draft and subject to change, please keep informed by visiting more than once. A final review has to be made. On Page 5 a clause was added that prohibits the Civic Club Board from foreclosing on a home solely because of none payment of assessments.

The removal of specific policies does not affect our [deed restrictions \(Covenants\)](#); those can only be changed when a majority of the property owners vote to change them. What has to be retained is retained as required by state law.

What is removed are "Guidelines" that were treated and called "Deed Restrictions." [In 2012 the board](#), without notice to the community, adopted those policies. They did so because, since 2009, they had tried to get our community to adopt additional "Deed Restrictions." Failing to get the majority of the homeowners to agree, they recorded them and started calling them "Deed Restrictions."

Following are documents that indicate that they knew they needed a majority of the property owners to agree to the changes. I have highlighted the parts that the majority of homeowners have to approve.

[2009 - Guidelines meant to be deed restrictions](#)

Manny Barrera

April 15, 2022

For some reason, a Braeburn Glen resident(s) consistently promotes misinformation about the Civic Club. Recently that person stated that I, Manuel Barrera, intended to raise the assessment to \$150.00. I have no idea if the person is ignorant or just likes to spread falsehoods. Our Covenants do not allow us to raise the assessments by more than 3% yearly. So the, most that the assessments could be increased by $\$84.40 \times .03 = \2.50 .

That person is spreading his misinformation on [Nextdoor](#). He is hurting our community with misinformation.

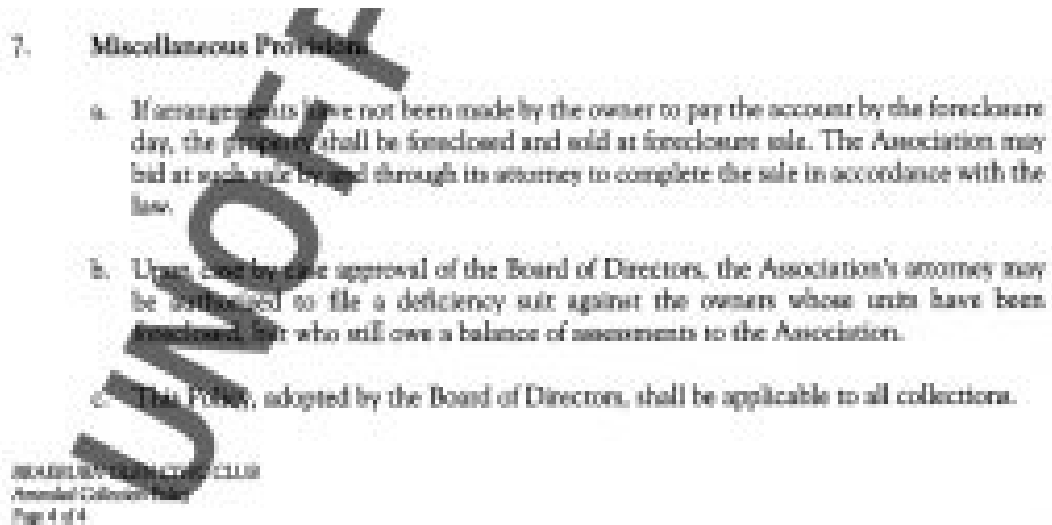
The truth is that I insisted that last year's board not raise the assessment to \$86. From the November minutes that were published, the following:

... A motion was made by Victor Cadena and seconded by Anya Quon to raise the Braeburn Glen Civic Club 2022 annual assessment by two dollars and it was unanimously decided to raise 2022 annual assessments to \$86. [Source](#)

FYI, I recorded that meeting no such action was taken, someone just made it up, that is why they were unable to raise the assessment. They, also, failed to properly post the agenda as required by law. WordPress keeps records of when items are posted or changed. So it can be proven that they failed to properly post notice.

Those same group of people who supposedly voted to increase the assessments, David Hernandez, Victor Cadena, Jean Wrench, Mirna Perez, and Anya Quon voted to break the promise made to our community that we would not foreclose on homes for non-payment of assessments. Below is the clause where they voted to foreclose on homes and gave themselves (Civic Club) the right to purchase the homes they foreclosed on.

Why would our Civic Club want to be property owners of properties we foreclosed on?



April 11, 2022

Fifty Dollars (\$50) per spraying of the entire neighborhood is how much we are paying for mosquito spraying. Spraying began on the 4th week of March; the second spraying was on the 5th week of March. The third spraying was on April 5th. Today weather permitting, they will spray again.

Fifty Dollars (\$50) is how much will be proposed for next year's assessment.

Manuel Barrera

April 10, 2022 - The Easter Hunt was a success, with about 50-60 people there at one time or another. The photos and video below were taken today.



[video width="1280" height="720" mp4="http://www.braeburnglen.org/wp-content/uploads/2022/04/Sequence-01_1.mp4"][/video]

Two lots corner of Imogene and Mahoning

Public Notice to the grantors of property located in Braeburn Glen at the corner of Imogene and Mahoning.

The grant was recorded in 1964. The Grant has a clause that if the property was not used for the benefit of the Braeburn Glen Community, the land would revert back to the grantors.

In the event the Grantor, its successors or assigns, discontinues the use of the property as a neighborhood park or swimming pool site, as hereinabove provided, for the continuous period of six (6) months, or allow the property or facilities situated thereon to become in a state of disrepair, or fail to pay all ad valorem taxes upon the property prior to delinquency, then in any such event title to the property shall automatically revert to the Grantor, its successors and assigns, without any re-entry and all titles and estates of the Grantor, its successors and assigns hereunder shall terminate.

The land ceased being used for the common good on or about 2012. The 2022 Braeburn Glen Board became aware of the clause.

The Grantors were:

Jack & Maxine Culbertson - Dale & Betty Webb - Charles V & Doris M Beddingfield - E.J. & Doris Michael - R.E. & Mariel B. Baldwin - Kenneth L. & Patricia Smith - Ellis E. & Joanna Roberts

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BRAEBURN GLEN, INC., a Texas corporation, DALE WEBB and his wife, BETTIE WEBB, CHARLIE V. BEDDINGFIELD JR., and his wife, DORIS M. BEDDINGFIELD, E. J. MICHAEL and his wife, DORIS MICHAEL, R. E. BALDWIN and his wife, MARIEL B. BALDWIN, JACK CULBERTSON and his wife, MAXINE CULBERTSON, KENNETH L. SMITH and his wife, PATRICIA SMITH, and ELLIS E. ROBERTS and his wife, JOANNA ROBERTS, all of the said individually being residents of Harris County, Texas - all of whom are hereinafter collectively termed the "Owner", for convenience, do hereby dedicate the streets, avenues, drives and parkways for use by the public as such, reserving the right unto Braeburn Glen, Inc., its successors and

If you know the whereabouts of any of the above listed person or the heirs, please notify them that the two lots have reverted back to them.

Manuel Barrera
President

April 10th: save the day, Easter Egg hunt, bring the children or come early at 10 a.m. and help Eliza Sifuentes and Rhyme Momenah prepare for the event. Get to know our neighbors.



Location: Civic Club building
9505 Braeburn Glen Blvd
Time: 11 a.m. to 1 p.m.

Hot Dogs, Chips, and Drinks will be provided.

April 2, 2022

On March 31 we had \$76,314.26 in the Chase Account. Not sure how much is in the CIT Bank (Randall) it should be about \$10,000. Following is the Chase Bank statement, [3.31.2022 statement Redacted](#)

Unfortunately, when I redact the document, it effects part of the statement. I attempted several times to see if it could be corrected. It did not work.

Financial Report as of the end of February 2022; Randall Management won't provide the financial Report until mid-April, so we will be a month behind in reporting.

The most significant expense is the Randall contract, which costs us \$930 a month. In January, there were some expenses that I am not sure what we paid for, but there are no invoices that have been provided. They have been requested.

Below is the January and February financials. I believe the insurance is prepaid, setting aside money for when it comes due in November, but not 100% sure.

The repairs to plumbing in the civic club building were from problems leftover from last year. The electrical bill, I believe, is for January and February as there is no payment made in January. \$1827 was paid in January for last year's property taxes on the Mahoning property.

Two of the payments were one-time payments, the HPD storefront and the Property Taxes. So, we are within our budget and expect that we will be below budget.

This coming month we will be replacing the carpet in the civic club building with vinyl. We either spend some money on the building or pay the city cash. The cost will be slightly less than \$5,000.00.

Company/for	paid February	Service
Randall	\$ 8.00	copies
randall	\$ 930.00	management fee
postge	\$ 3.18	
electricity	\$ 308.62	
water/sewage	\$ 16.42	
insurance	\$ 392.75	
total	\$ 1,658.97	
checks	\$ 36.19	
printing	\$ 230.00	
distribution of newsletter	\$ 100.00	
printing	\$ 230.00	
distribution of newsletter	\$ 100.00	
plumbing repair	\$ 129.84	
plumbing repair	\$ 270.00	
	\$ 1,096.03	
Total Randall/civic club	\$ 2,755.00	
Paid by us		
Storefront	\$ 2,000.00	
service fee	\$ 12.00	
amazon locks for gate	\$ 38.94	
TOTAL	\$ 2,050.94	
Based on Feb report Randall		
has paid out a total of	\$ 5,385.27	
Jan and Feb including		
property taxes for last yr		
TOTAL JAN N FEB	\$ 8,532.24	

Manuel Barrera