

**Congratulations Class of 2022 Braeburn Glen Students**  
[Congratulations Graduates GIF](#) from [Congratulations GIFs](#)

**May 19, 2022**

A Delinquent Account Committee will be formed. Said committee will look at the situation of each applicant and determine how to proceed to help them and our civic club.

More on that later.

May 25, 2022 the committee will consist of Alexes Mendoza, Eliza Sifuentes, and Rhyme Monenah

**May 16, 2022**

To report deed restriction violations please [download form](#) and fill it out and submit to the Braeburn Glen Civic Club.

To Report businesses in the Glen please [submit this form](#) to the City's legal department. You can also file the complaint online, [here](#).

**May 15, 2022**

**Parking on the Grass**

Braeburn Glen does not have a deed restriction prohibiting vehicles from parking on the grass. Many of us don't like that, but unless over 50% of the owners agree to add such a deed restriction, it will not be a deed restriction. That is what our covenants require, and state law also requires that the homeowners agree. The signatures of homeowners would all have to be notarized and sworn to by the owners.

The City of Houston does have an [ordinance](#) that allows a neighborhood to apply to make parking on the grass a violation.

In 2011 the, Braeburn Glen applied, and the application was returned; see following document, [Status of PYP Applications\\_05122020\(2\)](#)

In 2021, last year's board had the Yard Ordinance on the agenda and never put it to a vote.

It appeared in [January](#), [February](#), [May](#), [August](#), and [September](#).

This year it was placed on the agenda, and the board chose not to apply.

If a No Parking on Yard was adopted, the homeowners would be allowed to do the following (below);

After the adoption of a Prohibited Yard Parking Ordinance, a resident can extend his driveway with the following approved surfaces:

- 1) concrete
- 2) **asphalt**
- 3) permeable surface

Because of that and other reasons, it was decided not to apply as it needs to be discussed with the community.

Some community members (mostly the ones who voted to be able to take away our homes) want the board to write letters to people that park on the grass, threatening them with legal action. This board will not resort to lies or make-believe deed restrictions. Everything should be done legally.

### **May 14, 2022**

Fencing - on June 14, 2022 there will be discussion and voting on (1) what type of fences will be allowed, (2) how high can the fence be, and (3) how far from the street can it be? The city will not allow it closer than 10 feet from the street.

Yesterday, a trip to [Robindell](#) and Braeburn Terrance (adjacent to Robindell) neighborhoods. Below are the type of fences that can be found there and how far from the front they permit the owners to install fences.





**May 13, 2022**

The Brays Bayou Hike and Bike Trail will go right through our neighborhood. They have already started working on the west side of the bayou trail. The short video shows the work that has been done on Club Creek Park. As the video shows, it is also a small detention basin. One can see people jogging and walking there; soon, all of us will be able to walk there.

The good news is that recent studies have confirmed living near trails and greenways will likely raise your property value an average of 3-5% and sometimes even as high as 15%. There is also not correlation that trails increase crime in their surrounding areas. [Source](#)

**May 12, 2022**

**The board voted to lower the assessments to \$50 per year for the 2023 year.** It is one way to help the community during this time of inflation.

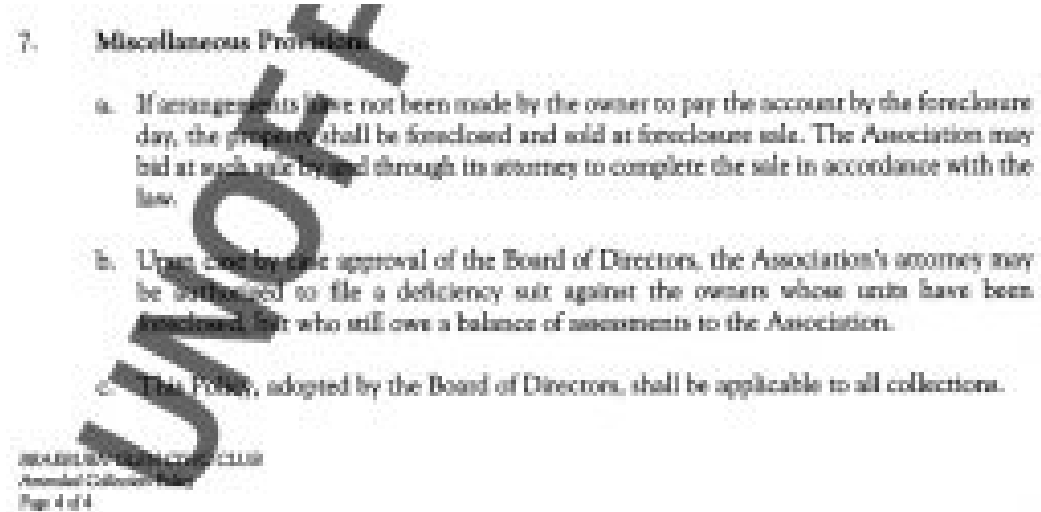
We can afford to lower the assessments as we don't have any debts. We have about \$60,000 in reserve. The only thing that will have to be paid next year is the insurance for the board and the Civic Club Building; the landscaping of the lot where the Civic Club is located; the utilities, which are less than \$2,000 per year. We have a lease on the Civic Club building, but we are covered until 2024. Everything else is not required, such as newsletters.

**The board voted to increase the amount paid during a sale of a house for the resale certificate.** It was raised from \$175 to \$250.

**The board voted to null and void numerous instruments that have been recorded during the last ten years.** This was done as the board from last year had approved and recorded instruments that would allow the Civic Club board to foreclose on our homes. The action in no way affects our deed restrictions. Those can only be changed by over fifty (50) percent of the owners agreeing to the change.

This is the document where the foreclosure clause is located, [Collection Policy](#). It is at the bottom of document number 7.

This is the provision where the board gave itself the right to take your homes.



The following is in the resolution that was adopted by the 2022 board and will be what is recorded at the County Court House.

**"No Foreclosure shall be brought against a homeowner solely because the homeowner is delinquent on the assessments."**

There were other things that were wrong such as, such as telling owners where and how to place security cameras. They also intended to make us pay for the right to get permission to install security cameras.

Here is the document where such restrictions are located, [Deed Policy](#).

Here is the document that was adopted last night, [RESOLUTION OF - final](#)

2022 Board

Manuel (Manny) Barrera- **President**  
Ann Vincent – **2<sup>nd</sup> Vice President**  
Francisco Menjivar – **3<sup>rd</sup> Vice President**  
Jessica Ramirez – **Secretary**  
Sally Wickers – Director  
Esua Cruz – Director  
Donaldo Lozano – Director  
Rhyme Monenah – Director  
Alexes Mendoza – Director  
Eliza Sifuentes – Director

**May 11, 2022**

**They promised a smooth transition, I hate to think what a rough transition would have been like.**

**By Manuel Barrera, President**

**Constant harassments** and what I perceived were **physical threats** got so bad that I had to report it to the police.

Not to long ago one of those former board members wrote that what happens to cats in the movies would happen to me. He made sure to inform me that he always carried.

The 2022 elected president resigned, she had people wait in their cars in front of her house and when she came out they would start yelling at her. People would drive by her house staring. They would walk by her house staring.

**A simple email, about the incident on Reamer gets responses like the one below.**

Sadly, Manuel Barrera, the self appointed president of Braeburn Glen Civic Club claims he is enforcing deed restrictions, but nothing can be furthest from the truth. Let your own eyes be the judge of that when you drive around the neighborhood. One thing is for sure, this board led by Manuel Barrera has opened up a Pandora's box of problems in The Glen beyond repair, starting with setting a climate with all residents that you can do whatever you want in a deed restricted community with no oversight or consequences. Also, his plan to remove rules and guidelines that have been in place longer than he has been involved with the civic club is an ignorant and arrogant move. The rules and guidelines he plans to remove help manage the civic club with deed restriction violations but his unilateral decision to remove them is a personal matter because he strongly feels we should not have deed restrictions. This new mindset he is fostering with our community to allow people to do whatever they want has created a climate where violent crime is on the rise in Braeburn Glen and neighbors are losing respect for one another with their "to hell with everyone I can do whatever I want attitude" brought on by what's left of the elected board and the new self appointed president.

David Hernandez

Sent from my iPhone

On May 9, 2022, at 9:47 AM, David Hernandez <[David](#)> wrote:

It is ironic now that everybody who voted for this inept board led by their self appointed messiah Manuel Barrera were lead to believe life with no deed restriction enforcement is good for them is now finding out in real time that life with out rules/laws to follow is very dangerous. This being the forth shooting in The Glen has many people concerned that this board has changed the mindset of our residents that people can do whatever they want and sadly we are finding out firsthand they are.

Sent from my iPhone

**Below is the email that was sent**

On May 8, 2022, at 12:08 PM, Braeburn Glen Subdivision <[braeburnglen@gmail.com](mailto:braeburnglen@gmail.com)> wrote:

A few people have inquired about a shooting on Reamer. The Braeburn Glen Civic Club was notified on the night of the shooting by Sgt. Juarez.

The Braeburn Glen Civic Club is working closely with HPD on all crime in the neighborhood. We do need the residents to report all criminal activity to HPD. That will result in an increase of police presence in the neighborhood.

Below is a twitter message from HPD;

Houston Police

@houstonpolice

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South Gessner officers are at a shooting scene 8900 Reamer. Adult male victim, who was shot during an argument, is expected to survive.

**Response to David Hernandez:**

I don't have an idea why David Hernandez does what he does but in response to his misinformation.

- 1) As to my time on the board, I have been active on and off the board since before you lived in your father-in-law's house.
- 2) There are no deed restriction violations that are being removed. I am sorry that you can't comprehend or continue to lie about it.
- 3) If I am responsible for the shooting on Reamer, I guess you are responsible for the rape and sodomy that occurred last year? All those stolen vehicles? All the armed robberies?
- 4) if you had not had the documents that allowed for foreclosing on homes recorded with the county, those guidelines passed when you were president would not be on the agenda. You were warned, so blame yourself if you want to blame someone.
- 5) There will be new architectural guidelines, but the owners will have input into what will be on the architectural guidelines, just like we are asking the community what they want for perimeter fencing. Last year, you and the board voted for 3-foot high wrought fencing without input from the community. The lawyers and maybe you decided what you wanted.

If you understood better, you would realize that our deed restrictions deal with nuisance houses, like those in front of your house. What a shame that you are unable or unwilling to work to solve problems that affect you and lower the values of our homes.

I have to waste time too often responding to your lies and convoluted logic.

Sincerely,

Manuel Barrera

### **May 10, 2022**

The knitting and crochet class was small but the people there enjoyed themselves. Expect more people next month.

One of our residents volunteered to power wash the civic club building. Thank you William Juarez. He, also, stated that as time permits he will repair the door jam that is rotted, back door of building.



### **Mosquito spraying**

Because of high winds they only sprayed three weeks last month, the last spraying occurring on April 30th.

### **May 5, 2022**

#### **Crimes reported Jan 1st - Mar 31st - 2022**

The house numbers were intentionally omitted.

Please keep your eyes open, crime is on the increase every where.

Report all crime to the police it will help get patrols in our neighborhood.

RMSOccurrenceDate	NIBRSDescription	OffenseCount	Premise	StreetName
2/14/2022	Aggravated Assault	1	Residence, Home (Includes Apartment)	ARIEL
3/15/2022	All other larceny	1	Residence, Home (Includes Apartment)	BIRDWOOD
1/20/2022	All other offenses	1	Highway, Road, Street, Alley	CAMARGO
1/20/2022	Burglary, Breaking and Entering	1	Residence, Home (Includes Apartment)	CAMARGO
1/9/2022	Intimidation	2	Residence, Home (Includes Apartment)	CAMARGO
1/24/2022	Destruction, damage, vandalism	1	Residence, Home (Includes Apartment)	IMOGENE
3/3/2022	Intimidation	1	Residence, Home (Includes Apartment)	JASON
1/25/2022	Drug, narcotic violations	1	Highway, Road, Street, Alley	JASON
1/25/2022	All other offenses	1	Highway, Road, Street, Alley	JASON
1/25/2022	Stolen property offenses	1	Highway, Road, Street, Alley	JASON
3/10/2022	Theft from motor vehicle	1	Highway, Road, Street, Alley	MAHONDI
2/24/2022	Burglary, Breaking and Entering	1	Residence, Home (Includes Apartment)	PIPESTON
3/27/2022	Theft from motor vehicle	1	Residence, Home (Includes Apartment)	PIPESTON
3/28/2022	Theft from motor vehicle	1	Residence, Home (Includes Apartment)	PIPESTON
2/25/2022	Aggravated Assault	1	Residence, Home (Includes Apartment)	REAMER
2/24/2022	Counterfeiting, forgery	1	Other, Unknown	REAMER
3/10/2022	Simple assault	1	Residence, Home (Includes Apartment)	SANGAMON
2/28/2022	Intimidation	3	Other, Unknown	SANGAMON
2/17/2022	Destruction, damage, vandalism	1	Residence, Home (Includes Apartment)	SHADOW CREST
2/17/2022	Burglary, Breaking and Entering	1	Residence, Home (Includes Apartment)	SHADOW CREST

**Posted on May 1, 2022**

**May 9th** - Knitting - Crochet Civic Club Building from 6 pm - 7 pm

**May 9th** - Heavy Trash - Tree Debris Only



**May 11th**, Board Meeting - Agenda - [May 2022 Agenda](#)

Starts at 7 pm - Civic Club Building 9505 Braeburn Glen Blvd

Chase Bank Statement will be posted when the April statement is provided.

We have asked for the CIT Bank Statement

Have asked for the IRS filing, Randall Management has not provided it. A search of the IRS records the Braeburn Glen report is not online.

Well, I was surprised yesterday as it seems that one of the duties that Randall does not have to perform is filing the IRS return. That is the problem when a board, like last year accepts a contract without clear job performance requirements that that the management company is suppose to perform. Following is the contract that the board signed in January of 2021. [BG RMI Management Contract Signed](#)

Chase Bank Statement for April 2022 - redacted [5.3.2022-Statement dated Redacted](#)

The deposit are actually, On 4/5 and 4/11, \$365 and \$275, the redacted affected the numbers.

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It is possible that the agenda could change before required posting time, which is 144 hours (6 days) before the meeting.

An agenda item was added on 5/2, the item is to increase the resale certificate from \$175 to \$250. It is collected when a house is sold. It has been at \$175 for at least 10 years.