

Because of the persistent misinformation from David Hernandez, an addition to the bylaws will be added. It will not allow a foreclosure lawsuit to commence without a vote from the membership.

David Hernandez posted the following on Nextdoor;

Manuel, You've made your bed on Foreclosure, now lie on it. This is your document with your name on it. What your telling me is the board will be coming after peoples houses for deed violations. No matter how hard your board tries they can put lipstick on a pig, but it's still a pig 🐷

The new by-law that was added reads as follows.

ARTICLE XVI: FORECLOSURE LAWSUITS

No foreclosure lawsuit may commence on any house located in the Braeburn Glen Subdivision, section I or section II, without a vote of the membership.

All homeowners shall be notified via first class mail that a vote will be taken to foreclose on a home in the Braeburn Glen Subdivision. A majority of the votes at a general meeting where the lawsuit will be discussed will determine if such a lawsuit may commence.

The following was also added today, July 31, 2022

ARTICLE XVII: DEED RESTRICTIONS FINES

As of July 31st, 2022, no fines are recorded that have not been null and voided with the County Clerk. Before adopting a fine schedule, the Braeburn Glen Civic Club Board shall submit the fine schedule to the membership for approval.

All homeowners shall be notified via first class mail that a vote will be taken to foreclose on a home in the Braeburn Glen Subdivision. A majority of the votes at a general meeting where the fine schedule will be discussed will determine if such a fine schedule and procedure shall be adopted.

The reason for the addition is that last year David Hernandez allowed the management company to send seventy five dollar (\$75) fines. There were fifty (50) certified letters sent to homeowners that they owed the money for deed restriction violations. Manuel Barrera protested and pointed out that our fine schedule (now removed) did not allow fines of that amount and the proper procedure was not followed.

What these two new by-law amendments do is add a layer of protection. So that if the Braeburn Glen Board ever attempts to collect without approval of the community, the lawsuit should be thrown out of court.

Proposed new by-laws - [Bylaws -BRAEBURN GLEN CIVIC CLUB BY](#)

Latest Crime Report for our subdivision

In May of 2022, two crimes were reported; Burglary and theft of motor vehicle parts.

The Burglary of a home was on Imogene, and the theft of auto parts was on Reamer.

We want to thank our Gulfton Storefront officers. They drive through our neighborhood more often and send alert slips to the night police shift when there are problems.

Chase Bank Statement for June - When I redact the document Adobe PDF is scrambling some of the words, can't help that.

[June 2022 Statement_Redacted](#)

July 2022 Newsletter

Proposed changes to By-Laws- Updated on July 9, the final version has been written and can be viewed via the link below.

We are attempting to make the Neighborhood more Democratic and giving the membership greater say in what direction they want the board to go.

If you have any questions or concerns about the changes please contact us braeburnglen@gmail.com or write to us at;

Braeburn Glen Civic Club
P O Box 710346
Houston, TX 77271-0346

We have to this to make sure that a board like the one from last year does not try to sneak in documents that would allow them to foreclose on our homes.

Last year's board led by David Hernandez without ever posting the item on our website voted to give themselves the right to foreclose on our homes. Following is the item that they passed and recorded at County Clerk's Office. Note that David Hernandez signature is at the top.
[Collection Policy](#)

7. **Miscellaneous Provisions**

- a. If arrangements have not been made by the owner to pay the account by the foreclosure day, the property shall be foreclosed and sold at foreclosure sale. The Association may bid at such sale by and through its attorney to complete the sale in accordance with the law.
- b. Upon vote by vote approval of the Board of Directors, the Association's attorney may be authorized to file a deficiency suit against the owners whose units have been foreclosed, but who still owe a balance of assessments to the Association.
- c. This Policy, adopted by the Board of Directors, shall be applicable to all collections.

Some of the by-laws are outdated, such as, no correspondence can go out without approval of all board members. Long before the internet and email.

Some are in conflict with each other, such as six officers and four officers.

Proposed changes to the by-laws - [Bylaws -BRAEBURN GLEN CIVIC CLUB BY](#)

The upcoming general meeting we will have a representative from the Permitting Department.

Our entire neighborhood is in a flood plain. So we must abide by special permitting requirements. Please come and inform yourself before starting a project.

En la próxima asamblea general tendremos un representante de la Ciudad del Departamento de Permisos.

Nuestro vecindario está en zona de inundación. Por lo tanto, debemos cumplir con requisitos especiales de permisos. Ven e infórmate antes de iniciar un proyecto.

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3	4	5 Salsa Class 7-8 pm	6	7	8	9
10	11 Heavy Trashy Tree Only Knitting & Crochet 6-7 pm	12 Salsa Class 7-8 pm	13	14	15	16
17	18 Knitting & Crochet 6-7 pm	19 General Meeting 7-8 pm	20	21	22	23
24	25 Knitting & Crochet 6-7 pm	26 Salsa Class 7-8 pm	27	28	29	30
31						

July Yard of the month - Imogene

