



Community Meeting
May 16, 2026

Live In-Person Meeting and
Virtual Meeting via Teams

Binglewood Civic Association

CIVIC ASSOCIATION

Teams Meeting Link:

Binglewood Civic Association Community Meeting

10:00 AM – 11:00 AM (CDT)

Meeting link: [Binglewood Civic Association Community Meeting | Microsoft Teams | Meetup-Join](#)

Meeting ID: 225 484 759 76

Passcode: m8Co7rB2

Binglewood Civic Association

CIVIC ASSOCIATION

Meeting Agenda

- Pledge of Allegiance – All
- Welcome, New Neighbors! – Bridgett
- Welcome City & County Leaders – Bridgett
- Summary of Last Meeting – Kim
- Treasurer's Report – Aaron
- Yard of the Month for May – All
- Property Values-Update – Bridgett
- Social Committee-Update – Bridgett
- Events in Our Area – All
- Solid Waste Schedule – All
- "Estate Planning for Binglewood Homeowners – A Brief Overview"
- Neighborhood Issues – Anyone
- Next Meeting in July 2026 – All

"I pledge allegiance to the Flag of the United States of America and to the Republic for which it stands, one nation, under God, indivisible, with liberty and justice for all."





Welcome, New Neighbors!

Let us know if you are new to
Binglewood!

Binglewood Civic Association

Welcome, Local
City, County and State
Representatives!

Let us know if you are representing
any of our elected officials and what
you want to tell us.

Binglewood Civic Association



Summary of Last Meeting

Kim Johnston, Secretary

Binglewood Civic Association

CIVIC ASSOCIATION



Treasurer's Report

Binglewood Civic Association

CIVIC ASSOCIATION

Binglewood Civic Association, Inc.

Profit and Loss

January 1-May 15, 2026

	TOTAL
Income	
Membership Dues-2026	5,776.72
Total for Income	\$5,776.72
Gross Profit	\$5,776.72
Expenses	
Bookkeeping	279.84
Insurance	842.00
Maintenance	\$950.00
Esplanade Maintenance	1,425.00
Sign Maintenance	96.00
Total for Maintenance	\$2,471.00
Postage, Mailing Service	1,045.83
Supplies	
Office	255.84
Pet Waste Bags-Park	559.14
Total for Supplies	\$814.98
Total for Expenses	\$5,453.65
Net Operating Income	\$323.07
Net Income	\$323.07

Binglewood Civic Association, Inc.

Balance Sheet

As of May 15, 2026

	TOTAL
Assets	
Current Assets	
Bank Accounts	
Amegy Operating	14,215.89
BNIA Account-Tax Deductible	3,388.18
Total for Bank Accounts	\$17,604.07
Total for Accounts Receivable	0.00
Other Current Assets	0.00
Undeposited Funds	0.00
Total for Other Current Assets	\$0.00
Total for Current Assets	\$17,604.07
Other Assets	
	0.00
Total for Other Assets	\$0.00
Total for Assets	\$17,604.07



Yard of the Month

May 2026

Binglewood Civic Association

CIVIC ASSOCIATION

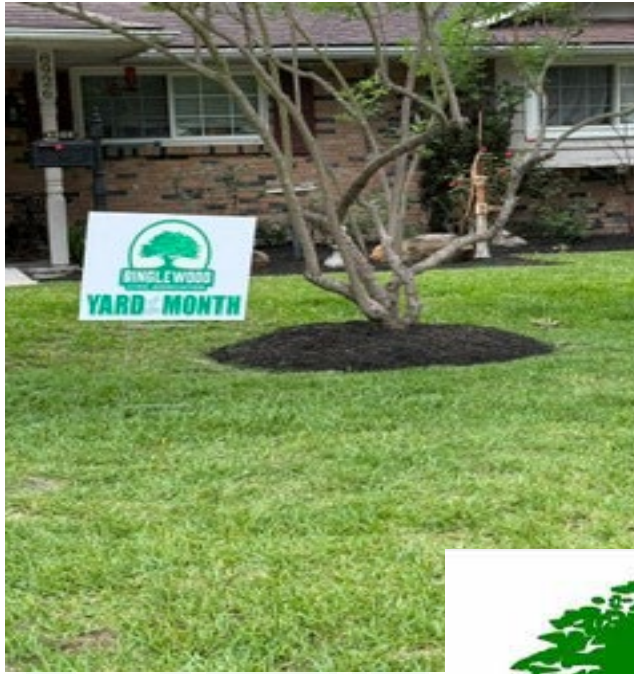
Section 2: 3707 Peppermill Rd.



Section 1: 8722 Sonneville Dr.



Section 3: 9007 Opelika St.



Section 4: 8926 Pitner Rd.

Section 5: 9007 Eldora Dr.



Section 6: 3522 Colleen Woods Circle



Property Values Update

Bridgett Macias

Binglewood Civic Association

CIVIC ASSOCIATION

Homes For
Sale (0-60
Days)
7 Homes For
Sale
2 Homes Sold

3601 Colleen
Meadows Circle
(Section 6)

\$339,000 (Original
List Price)

\$329,000
(Price Decrease)

4bd/2 bath
121 DOM

3714 Colleen Woods
Circle

(Section)

\$345,000 (Original List
Price)

\$330,000 (Price
Decrease)

4bd/2 bath

172 DOM

Open House

Saturday, May 16, 2:00-
4:00 PM

3302 Knoll St.
(Section 3)

\$425,000 (Original List
Price)

\$378,000 (Price Decrease)

4bd/2 bath

185 DOM

Homes For
Sale (0-60
Days)
7 Homes For
Sale
2 Homes Sold

8902 Theysen Dr.
(Section 2)
\$437,000 (Original List
Price)
\$399,000 (Price
Decrease)
3bd/2 bath
286 DOM

Open House
Saturday, May 16, 2:00-
4:00 PM

8903 Railton St.
(Section 4)
\$450,000 (Original List
Price)
\$438,000 (Price
Decrease)
4bd/2 bath
195 DOM

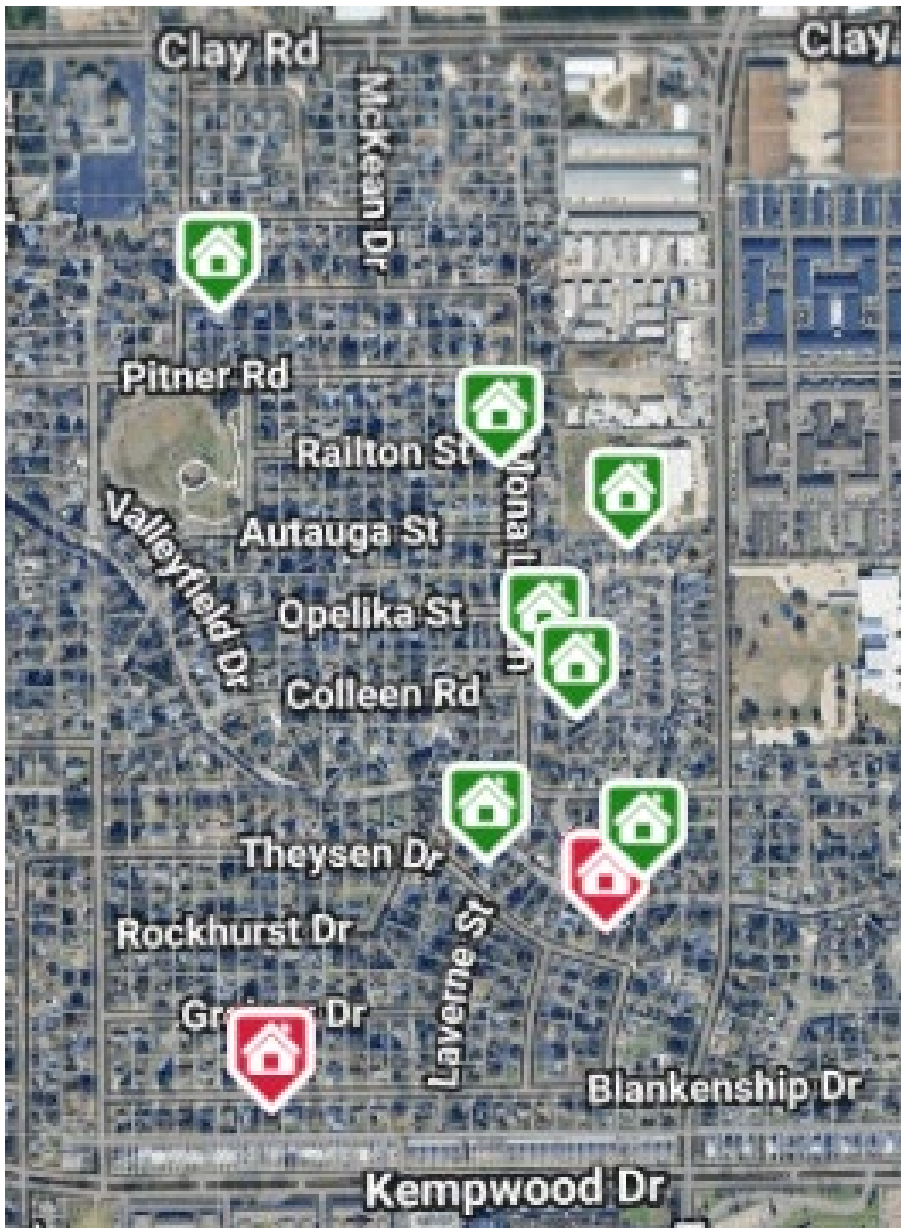
9023 Springview Ln.
(Section 4)
\$485,000 List Price
4bd/3 bath
8 DOM
NEW: May 6, 2026

3602 Mona Lee Ln
(Section 3)
\$650,000 (Original List
Price)
4bd/2 bath
12 DOM
Open House
Sunday, May 17, 12:00-
3:00 PM

Homes For
Sale (0-60
Days)
7 Homes For
Sale
2 Homes Sold

8910 Theyson Dr
(Section 2)
\$430,000 (Original List Price)
\$394,900 (Price Decrease)
3bd/2 bath
89 DOM
SOLD \$380,000

8931 Blankenship Dr
(Section 2)
\$368,000(Original List
Price)
3bd/2 bath
20 DOM
SOLD \$350,000



Homes for Lease

3601 Colleen Meadows Circle
4 Bedroom 2 Bath
\$2,250 - 1 DOM

8931 Blankenship Dr.
3 Bedroom 2 Bath
\$2400 - 2 DOM

9002 Railton St
3 Bedroom 2 Bath
\$2,400 - 23 DOM

8910 Greiner Dr
3 Bedroom 2 Bath
\$2,500 - 118 DOM
Leased \$2,300



2026

Social Committee-Update

Bridgett Macias

BINGLEWOOD

CIVIC ASSOCIATION



2026- Upcoming Events

Binglewood Upcoming Events!

Binglewood Civic Association is planning several events this Spring & Summer. Detailed information will be posted to our website and emailed to our subscribers. Here is a list of upcoming events. See you there!

<p>Binglewood Garage Sale Day, Saturday May 30th, <u>7:30am-3:30pm</u></p>	
	<p>Food Truck Sunday, June 13th, <u>5:30pm-7:00pm</u></p>
<p>Happy Hour at Slowpokes, Friday, September 18th, <u>6:00pm-8:00 pm</u></p>	
<p>Just for Seniors, Tuesday, June 16th, <u>10:00am-11:30am</u></p>	
	<p>Yard of the Month Awards for May, June & July</p>

Check your email and www.binglewood.com for updates!

NORTHWEST PIP MONTHLY MEETING



DATE
TUESDAY, MAY 19, 2026



TIME
7:00 PM



Faith Chapel Center
8009 Long Point Rd

Special Guest Speaker.

Rachel Owens, Executive Director
SpringSpirit

SpringSpirit offers a dynamic, team-oriented working environment for people who desire to make an impact in the North Spring Branch community.

Empowering Youth.
Building Futures.

Events in Our Area

- HOUSTON POLICE DEPARTMENT-POSITIVE INTERACTION PROGRAM-MEETINGS
- 3rd Tuesday of each month
- from 7:00 p.m. -8:00 p.m. -
- 8009 Long Point-
"Faith Center" Chapel

SPECIAL RUNOFF FOR CITY OF HOUSTON, COUNCIL DISTRICT C & PRIMARY RUNOFF ELECTIONS

May Elections Fact Sheet
Week of May 11, 2026



IMPORTANT DATES

COH DISTRICT C RUNOFF

EARLY VOTING

MON., MAY 11 - TUES., MAY 12
7 AM - 7 PM

ELECTION DAY

SAT., MAY 16
7 AM - 7 PM

PRIMARY RUNOFF

FRI., MAY 15

Ballot by mail application deadline

EARLY VOTING

MON., MAY 18 - FRI., MAY 22
7 AM - 7 PM

ELECTION DAY

TUES., MAY 26
7 AM - 7 PM

MAKE A PLAN TO VOTE



View and print your sample ballot to take to the polls at [HarrisVotes.com](https://www.harrisvotes.com).



Find an early voting location near you.



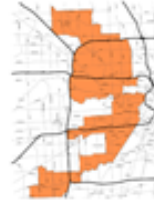
Bring one of the 7 acceptable forms of photo ID to the polls.

WHAT'S ON THE BALLOT?

May 16, 2026 Special Runoff Election to Fill a Vacancy in City of Houston, Council District C

169K

Harris County registered voters in the City of Houston, Council District C. Check your eligibility to vote in this election at harrisvotes.com.



May 26, 2026 Primary Runoff Elections

Contests may include:



Federal



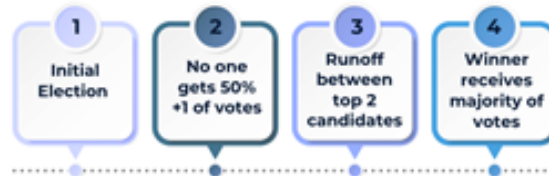
State



Local

Voters have one last chance to help choose who will be on the ballot in November. Even if you didn't vote in the March primaries, you can still participate.

WHAT IS A RUNOFF ELECTION?



A runoff election occurs when no candidate gets a majority of the vote in the initial election. The two candidates with the highest number of votes advance to a second round of voting, called the runoff, which determines the winner.

Don't forget
to vote in
the runoff!

Tuesday,
May 26th

Events in Our Area

Live, Work & Ride Job Fair

Looking for a new career opportunity? This is your chance to meet with **more than 40 employers** whose workplaces are easily accessible using METRO!

WHERE:

The Women's Home Mabee Whole Life Service Center
1905 Jacquelyn Dr.
Houston, Texas 77055

WHEN:

Thursday, May 21, 2026

TIME:

10 a.m. - 2 p.m.



Let us take you to the event for just **\$1.25** using the following services:

26 Long Point / Cavalcade

58 Hammerly

85 Antoine / Washington

Students and seniors ride for half price!*

*A RideMETRO Discounted Fare Card is required.

JOB SEEKERS

Scan the QR code to RSVP.



EMPLOYERS

Scan the QR code to RSVP.



JOIN OUR INFORMATION SESSION

MAY 20 & MAY 21

YES Prep Northwest
14741 Yorktown Plaza Dr., Houston TX 77040
5:30 PM - 6:30 PM

YES Prep offers **free, Pre-K-12, high-quality education** in your area.

Join us for an introductory session to learn about our programs, school culture, and the opportunities available to your child, followed by time to connect with our team and get your questions answered.

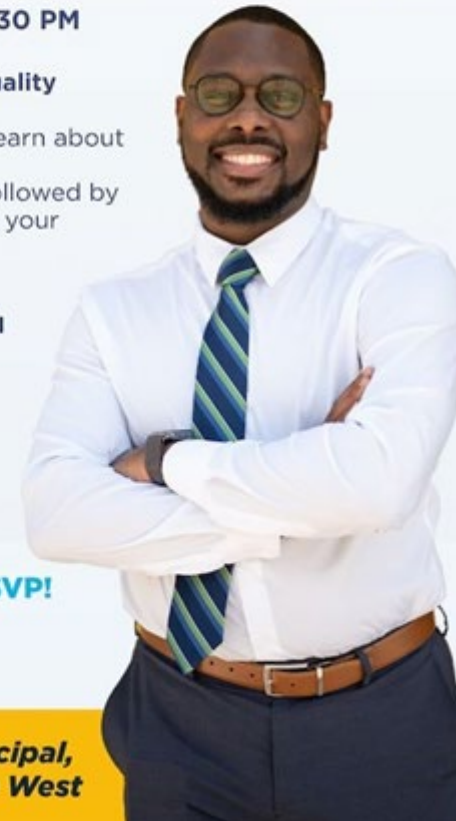
- Meet the college counseling team
- Learn about athletics, electives, Special Education and more
- Connect with teachers & staff
- Tour the school
- Get your questions answered
- Support with lottery application



SCAN TO RSVP!



**Principal,
Justin West**



Events in Our Area



COFFEE & CONVERSATION: *Human Trafficking*



Kerry McCracken, J.D.
Children's Assessment Center



Lisa Bourgoyne
The Landing



Chief J. Noe Diaz
Houston Police Department



Jacquelyn Aluotto
No Trafficking Zone, NTZ



Bob Williams
Ranch Hands Rescue and
Bob's House of Hope



Assistant Chief John Nanny
Harris County Sheriff's Office



RSVP

More Info — Clayton.Britton@houston.tx.gov

May 19 — 8:00am
City Hall, 901 Bagby St.
Registration opens — 7:30am

TWILACARTER
HOUSTON CITY COUNCIL MEMBER AT-LARGE, POSITION 3



Join Fit Houston at Pitner Park for FREE Bike Days!

¡Únete a Fit Houston en el parque Pitner para los Días en bicicleta GRATIS!

Pitner Park
8500 Pitner Road
Houston, TX 77080

JOIN!

4 p.m.	4 p.m.
Wednesday, March 11	Miércoles 11 de marzo
Wednesday, April 22	Miércoles 22 de abril
Wednesday, May 13	Miércoles 13 de mayo
Wednesday, May 20	Miércoles 20 de mayo
Wednesday, June 10	Miércoles 10 de junio
Wednesday, July 15	Miércoles 15 de julio
Wednesday, August 5	Miércoles 5 de agosto
Wednesday, September 16	Miércoles 16 de septiembre
Wednesday, October 14	Miércoles 14 de octubre



We're back! On Saturday, May 30th, join the Harris County District Attorney's Office for our second annual **Hoops for Health 3x3 Basketball Tournament**, in recognition of **Mental Health Awareness Month**.

This event will bring youth together for a day of basketball, community, mentorship, mental health resources, food, music, and fun. Last year was a huge success, and this year will be even bigger!

Teams will compete for prizes and food will be provided. Participants will have the opportunity to connect with local organizations and resources focused on health, wellness, and positive pathways for youth. Last year, *Houston Rockets* player *Tari Eason* made a special appearance - you never know who may be there this year!

We encourage you to share the attached flyer with youth and families who may be interested in participating. **Team slots will fill quickly!**

[Click Here To Register Your Team!](#)



[Check Out Last Year's Photos Here](#)



MARILYN BURGESS
HARRIS COUNTY DISTRICT CLERK



Harris County District Clerk's Office Continues Community Outreach Through Bi-Monthly Saturday Passport Fairs

The HCDCO continues to make passport services more accessible to the community through its bi-monthly Passport Fairs, designed to help residents apply for U.S. Passports.

HARRIS COUNTY DISTRICT CLERK
MAY 12



[READ IN APP](#)

The Harris County District Clerk's Office (HCDCO) continues to make passport services more accessible to the community through its bi-monthly Passport Fairs, including the upcoming fair on Saturday, May 16, 2026, at the HCDCO Records Center located at 5900 Canal Street. Residents can register in advance through [Eventbrite](#).

Events in Our Area

Events in Our Area

- Conflict Resolution / Enhanced Understanding / Capacity-Building Workshop for Civic Organizations and the Houston Community
- Having the same fights over and over again in your coalition or organization?
- ♦Struggling to get folks to understand your perspective, or to reach agreement with key partners or decision-makers?
- Want to channel your (or others'!) frustration in the middle of a meeting toward greater clarity instead of divisiveness?
- Want to practice upcoming key conversations on issues where there isn't agreement?

Leah Wolfthal and City Council Member Julian Ramirez (At Large 1) have created the Bringing Houston Together initiative. Through this initiative, they are funding your opportunity to participate in these valuable workshops. Join noted trainer and facilitator Rodrigo Martins for a two-session training program.

Events in Our Area

You will receive one ticket and will be required to attend both sessions of the program you choose:

◊Option 1 - Register here.

Monday, June 1, 5:30–8:00 pm

And

Saturday, June 6, 1:00–4:00 pm

◊Metropolitan Multi-Service Center
1475 W Gray St, Houston, TX 77019

OR

◊Option 2 - Register here.

Thursday, June 18, 5:30–8:00 pm

And

Thursday, June 25, 1:00–4:00 pm

◊Young Neighborhood Library
5107 Griggs Rd, Houston, TX 77021



About the Mediator

Rodrigo Martins is a conflict resolution facilitator and longtime meditator whose work bridges somatic practices, Aikido, and Nonviolent Communication. With over 30 years of integrative practice, he offers embodied approaches to mediation and conflict resolution, informed by a longstanding commitment to silent meditation retreat practice. For over 15 years, he has designed and facilitated experiential workshops across Brazil, Bolivia, and the United States, working with community leaders, educators, youth, and multidisciplinary professionals to navigate conflict and build meaningful dialogue across differences. Rodrigo holds a Bachelor of Science in Communication and Leadership and a Certificate in Conflict Resolution and Peace Studies from the University of Texas at Austin. He is fluent in Portuguese, English, and Spanish.



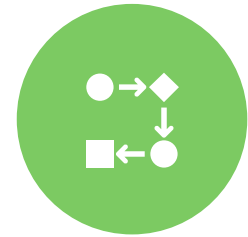
WE WELCOME INDIVIDUALS AND SMALL GROUPS OF COLLEAGUES. IF YOU WOULD LIKE TO LEARN MORE ABOUT A WORKSHOP SPECIFICALLY FOR YOUR GROUP — I.E., FOR US TO COME TO YOU — PLEASE EMAIL ATLARGE1@HOUSTONTX.GOV.



LIGHT REFRESHMENTS WILL BE PROVIDED. THERE IS NO COST, BUT YOU MUST ATTEND BOTH SESSIONS IN THE OPTION YOU CHOOSE, OR YOU WILL LOSE YOUR SPOT.



NOTE: THIS IS NOT A PARTISAN WORKSHOP. FOLKS WITH A DIVERSITY OF VIEWPOINTS AND PERSPECTIVES WILL BE PRESENT. A HEALTHY DEMOCRACY REQUIRES SKILLS FOR BUILDING UNDERSTANDING ACROSS DIVIDING LINES.



WE LOOK FORWARD TO SEEING YOU THERE!

Events in Our Area



Amazon is bringing drone delivery to Spring Branch soon

See it. Want it. Get it — delivered from the sky in under an hour.

That futuristic scenario will soon be an everyday option for many residents of the Spring Branch District, as Amazon prepares to launch its Prime Air Drone Delivery service in the area later this summer.

How Drone Delivery Works



When customers in eligible areas place an order on Amazon.com or through the Amazon app, they'll see drone delivery as a shipping option for qualifying items.

They can then select drone delivery at checkout and choose from up to three available delivery points on their property.

Next, at Amazon's STX5 facility in the area, located at 5215 Campbell Rd., warehouse workers will load the order and a fully charged battery onto a drone.

The drone will then take off vertically, transition to horizontal flight, and travel toward the customer's address.

Upon arrival, the drone will scan the delivery area, then descend and scan the delivery point to make sure there are no people, pets, vehicles or objects in the way.

Finally, once the area is clear, the drone will hover at around 12-15 feet, release the package at the designated point, and return to the delivery center.

If Amazon is unable to complete a drone delivery—for example, due to bad weather or an unexpected obstruction—the company will switch to traditional ground delivery for that order.

Solid Waste Schedule

May Recycling Schedule:

May 1st, 15th and 29th

June Recycling Schedule:

June 12th and 26th

- TREE Waste - Odd Months
- JUNK Waste - Even Months
- 4th Thursday of the Month

Tree Waste Schedule:

?? Better results but still delayed!

Junk Waste Schedule:

?? Don't leave out junk waste until week before!



Please place bins at the end of driveway or yard, not on sidewalk or curb where cars can hit them.

Leave at least 3 Feet between the trash and recycling bins, and any other objects so the trucks have enough room to pick up and empty your bin.



NO HEAVY TRASH OUT! Call 3-1-1. NO TREE WASTE!

Download the HTX App for Trash and Recycling Schedule

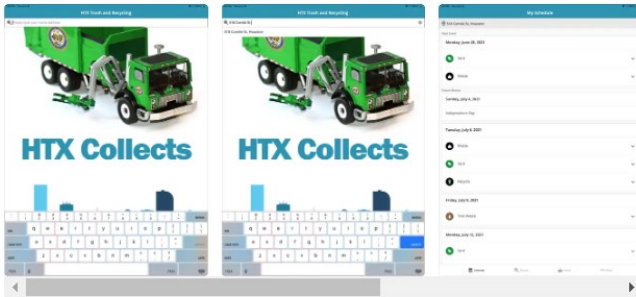
App Store Preview

Open the Mac App Store to buy and download apps.



HTX Trash and Recycling
City of Houston
Designed for iPad
★★★★★ 4.3 • 677 Ratings
Free

Screenshots iPad iPhone



HTX Trash and Recycling

City of Houston - 311

4.3★
286 reviews

5K+
Downloads

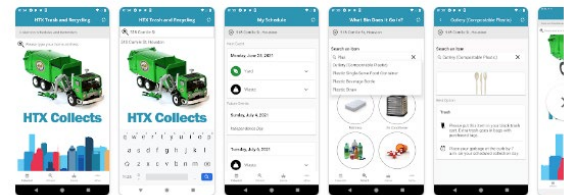
Everyone 0+

Install

Share

Add to wishlist

You don't have any devices



App support

More by City of Houston - 311 →

Houston 311
City of Houston - 311
4.2★

Houston Airports
City of Houston - 311

Garbage / recycling schedules, Plus Reminders for City of Houston.

View your garbage / recycling schedule and receive collection notifications all from within this app.

Go here to download the App on iPhone or Android:
<https://houstontx.gov/solidwaste/htxcollects.html>

New! \$5 per month Garbage Fee

- Houston Mayor John Whitmire has proposed a new \$5 monthly “administrative fee” for city garbage and recycling services to address a \$170M+ budget deficit.
- The fee would apply to households using city solid waste services, appear on water bills, and is planned to increase over time to cover operational costs.
- Key Details of the Proposed Fee:
 - \$5 per month for the first two years (initially proposed to start July 2026 or early 2027).
 - The fee is structured to increase, potentially reaching \$25 per month by 2032.
 - The fee aims to fund city solid waste operations, improve service, and help bridge a \$174 million budget shortfall.
 - This is a proposal. The city council is expected to vote on the budget on June 3, 2026.
 - It applies to residential customers who currently receive City of Houston trash pickup.

New! \$5 per month Garbage Fee

- The city defines this as a service fee rather than a tax, intended to improve efficiency.
- Mayor Whitmire argues the fee is essential because the city is facing severe financial challenges, stating "we're broke".
- Critics express concern about the burden on low-income residents and the long-term cost increase.
- Upcoming Action: Public input is being taken at city budget meetings, including virtual options.

YOUR THOUGHTS?

CIVIC ASSOCIATION



"Estate Planning for Binglewood
Homeowners –
A Brief Overview"

Secure Your Home and
Preserve Your Legacy

BINGLEWOOD
CIVIC ASSOCIATION

Legal Disclaimer & Waiver

IMPORTANT NOTICE:

PLEASE READ CAREFULLY

The information presented in this presentation, including all slides, oral commentary, handout materials, and subsequent discussions, is provided for general educational, informational, and illustrative purposes only.

- No Legal Advice: This presentation does not constitute legal, financial, tax, or professional advice. Estate planning and real estate laws are highly complex and subject to change. The content provided here may not apply to your specific financial, familial, or personal situation.

- Requirement to Consult a Professional: You are strongly advised against making any changes to your estate plan, property deeds, or financial structures based solely on the information contained in this deck. Before implementing a Transfer on Death Deed, Lady Bird Deed, or any other asset protection strategy, you must consult with a qualified estate planning attorney licensed to practice law in the State of Texas to review your personal circumstances.
- Limitation of Liability: By participating in this session or reviewing these materials, you acknowledge and agree that the presenter, creators, and organizers of this presentation assume no liability or responsibility for any errors, omissions, or adverse outcomes resulting from the use or misuse of the information provided herein.

Estate Planning for Binglewood Homeowners

- Texas estate law provides homeowners with efficient strategies to pass real property to heirs without costly probate.
- For those of us living in Binglewood, understanding Texas-specific deed transfers, local property tax exemptions, and other asset protection methods is essential for your peace of mind.

Your home is likely your largest financial asset.

We will cover how to protect that asset and pass it on to your loved ones.

We will also give you information about the other basic documents everyone needs to have.

The Probate Problem in Texas

Definition of Probate: Legal process validating a will in a Texas court.

Drawbacks: Expensive legal fees, public disclosure, and months of delays.

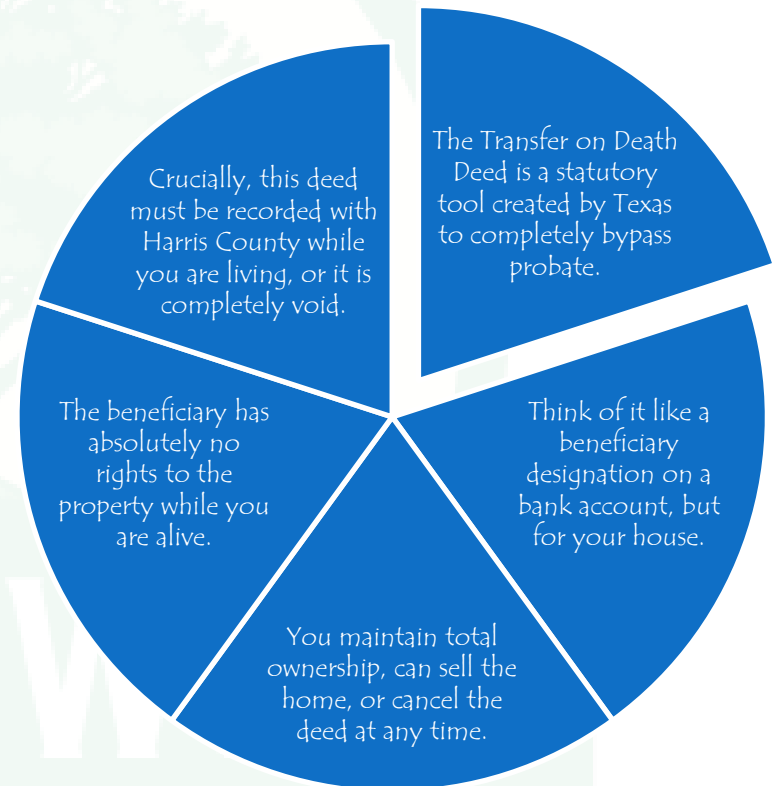
Local Courts: Managed by the Harris County Probate Courts.

The Solution: Using non-probate transfer instruments to bypass courts entirely.

- Many people believe having a will is enough to avoid court.
- In Texas, a will must still go through the formal probate process to transfer real estate title.
- In Harris County, this means your family must hire an attorney and attend court hearings.
- Probate takes anywhere from three to six months to over a year.
- It exposes your private family assets to public records and incurs thousands in legal fees.

Texas Transfer on Death Deed (TODD)

- Mechanism: Names a beneficiary who inherits the home automatically upon owner's death.
- Key Feature: Revocable at any time during the owner's lifetime.
- Control: Owner retains 100% control, can sell, or mortgage the home.
- Requirement: Must be recorded before death in the Harris County Clerk's Office.



Texas Transfer Toolkit Plan Ahead. Pass it On.

Texas Transfer Toolkit Overview

The Texas Transfer Toolkit is a digital resource from the Texas Access to Justice Commission (TAJC) to help Texans with limited means transfer their home, car or money in a bank account to a beneficiary upon their death.

When someone dies without designating a beneficiary to receive these items, their loved ones must go to probate court and have a judge to decide who gets them – a process that can be costly, stressful and time-consuming. Although someone can designate who will get these items in a will, a will still must go through the probate process. Hiring a lawyer to navigate this process may be an unnecessary expense for those without complex estates. If an individual only wishes to transfer a home, car or money to a bank account, this Toolkit can avoid probate and save money.

What's Included

The Toolkit contains several forms to be completed by an asset owner prior to death, as well as one form to be completed by the beneficiary after the owner's death. The forms included in the Toolkit are:

- Transfer on Death Deed and Affidavit of Death, which transfer title to a home
- Beneficiary Designation for a Motor Vehicle and Application for Texas Title and/or Registration forms to transfer title of a vehicle

Instructions to complete or cancel the paperwork and how to obtain a Payable on Death account from their bank are also included. Preparing these forms prior to a crisis can ease stress, money and stress for those who are grieving.

Why It's Important

Although these forms previously existed, the new Toolkit gathers them in one centralized place, eliminating an obstacle that may have prevented individuals from taking these steps. By providing this resource for free, TAJC hopes to empower people to plan ahead and take care of their family.

Who Should Use It

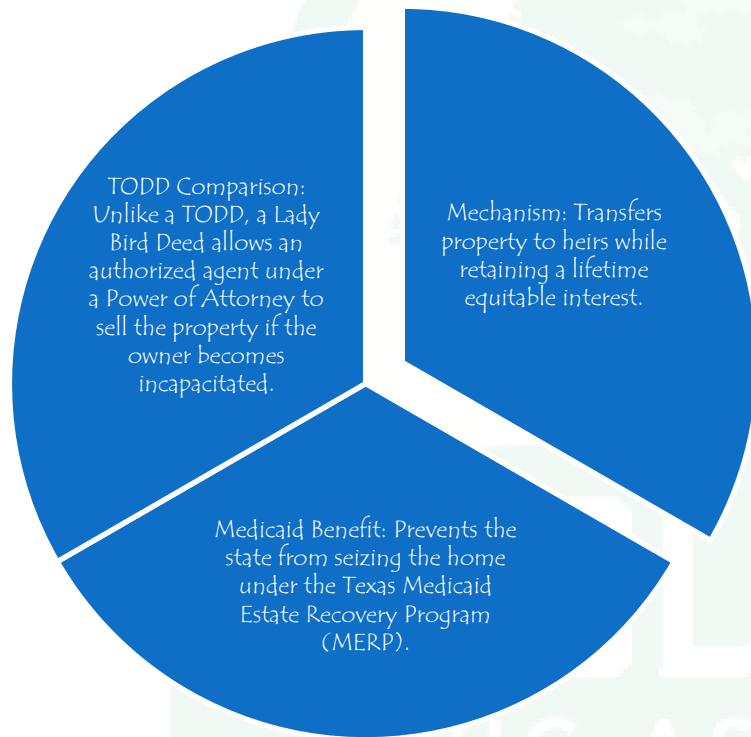
This new resource is primarily for people with very limited assets and not for those with more complex estate issues. However, anyone can use the Toolkit forms to transfer their car, home or money in a bank account, even if they also need a will to transfer additional assets, such as jewelry or stocks. Individuals with more assets should consult a lawyer to ensure their wills are followed.

Where to Find It

In addition to providing the Toolkit online at www.janetexas.com/forms/tajc, free legal aid clinics across the state will increase awareness about these forms.

Copies on the table to take with you

The Lady Bird Deed (Enhanced Life Estate Deed)



- A Lady Bird Deed functions similarly to a TODD but offers distinct legal advantages.
- It is primarily used for Medicaid asset protection.
- If you enter a nursing home, a Lady Bird Deed keeps the house safe from state recovery claims after you pass.
- Furthermore, if you become mentally incapacitated, a designated Power of Attorney can act on this deed.
- A standard TODD cannot easily be signed or managed by a Power of Attorney if you lose capacity.

Which is best for me?

3 Hidden Blind Spots to Consider

- While the Lady Bird Deed holds clear structural advantages, you should map out these hidden risks before choosing it over a TODD:
 - Title Company Skepticism (The 2-Year Creditor Window): Under statutory TODD rules, creditors have a strict two-year window to “claw back” the property if your remaining probate estate cannot cover your debts. Because of this explicit timeframe, many title insurance companies will refuse to insure or allow the sale of a TODD-transferred home for two years after your death. Lady Bird Deeds operate under common law and often face less rigid timeline penalties from title underwriters.
 - Predeceased Beneficiary Traps: If the person you name as a beneficiary dies before you, a statutory TODD makes it incredibly easy to establish pre-set alternate beneficiaries. If a beneficiary dies before you under a Lady Bird Deed, the property lapses and reverts directly back into your probate estate upon your death, unless you actively record a brand new deed while you still have capacity.
 - State-Level Availability: TODDs are governed by uniform state laws and are recognized in more than 30 states. True Lady Bird Deeds are a product of common law and are only widely utilized and fully supported by title companies in a small handful of states, most notably Texas, Florida, Michigan, Indiana, and West Virginia.

Action Items for Homeowners

Review: Locate your current deed and check how title is held.

Draft: Choose between a TODD or Lady Bird Deed based on Medicaid and incapacity planning needs.

Before drafting your deed, make sure the legal description exactly matches the lot and block formatting of your original deed.

Record: File the completed, notarized deed with Harris County to make it legally binding.

- Do not wait until an emergency happens to put these protections in place.
- Start by verifying your current title status on the HCAD website.
- Consult with a professional to choose the instrument that fits your medical and financial situation.
- Once the deed is drafted and notarized, file it immediately at the Harris County downtown office.
- Taking these steps now ensures your equity stays with your family, not in court costs.

Protecting Your Binglewood Home - File for a Homestead Exemption



Homestead Exemption: Filed via the Harris Central Appraisal District (HCAD) to lower property taxes.



Asset Protection: Protects primary residence equity from most unsecured creditors.



Spousal Right: Surviving spouses retain the absolute right to live in the home for life.

- Texas offers some of the strongest homestead protections in the United States.
- Your primary residence is protected from forced sale by most general creditors.
- Ensure your Homestead Exemption is filed with HCAD to cap your annual property tax appraisal increases.
- Also, remember that a surviving spouse has a constitutional right to live in the home for life.
- *This right remains valid even if the house was solely owned by the deceased spouse.*

BINGLEWOOD
ASSOCIATION

Binglewood Specifics: Deed Restrictions



Deed Restrictions:
Binglewood has specific
land-use rules that bind
future heirs.



Title Integrity: Inherited
properties must resolve any
outstanding liens or local
code violations.



Action Item: Ensure any
estate deed matches the
exact legal description on
your current Harris County
property deed.

- As Binglewood homeowners, we also look at our community-specific obligations.
- Passing a house down means passing down its legal ties, including Binglewood deed restrictions.
- Heirs are legally bound by these architectural and land-use rules.

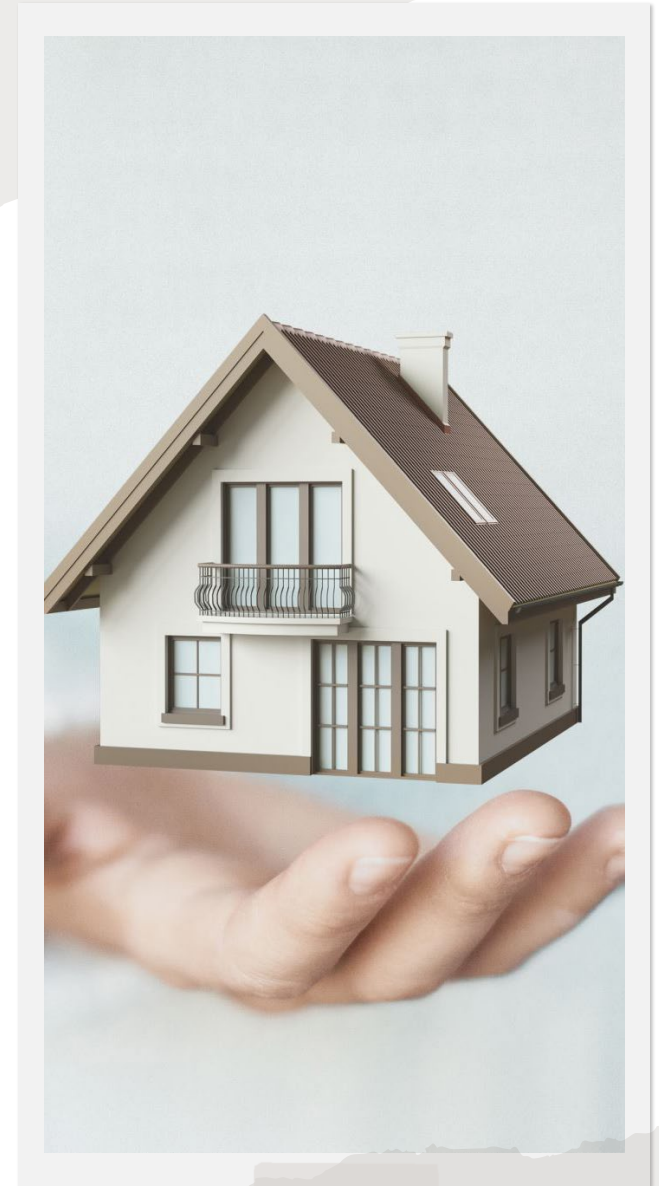
BINGLEWOOD
ASSOCIATION

Joint Tenancy Under Texas Law

- When co-owning a home in Texas (whether as spouses, family members, or business partners), the way your current deed is worded dictates exactly how estate planning tools interact with your property.

The Myth of Automatic Survivorship in Texas

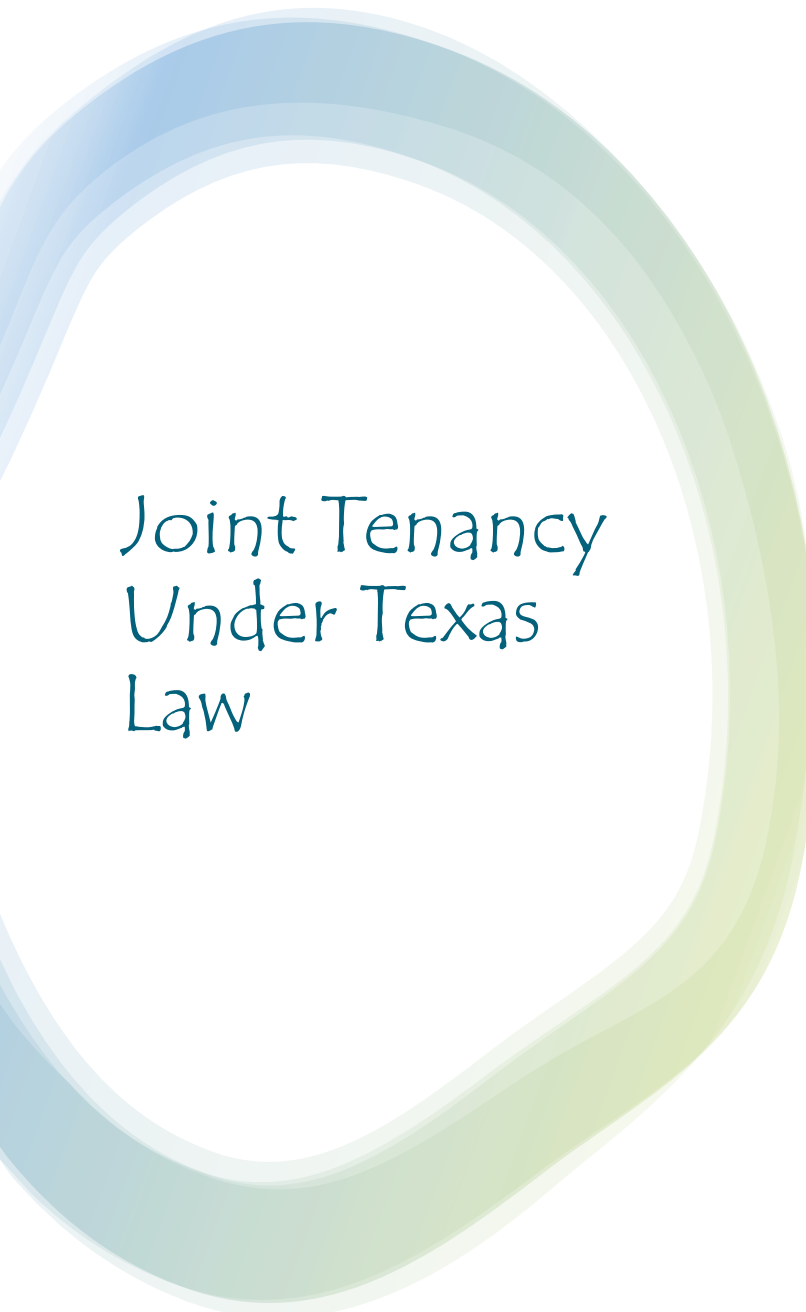
- In many states, if a married couple buys a home together, ownership automatically passes to the surviving spouse when one dies. Texas is an absolute exception. By default, Texas is a community property state. If your deed simply lists both spouses' names, it creates a tenancy in common or basic community property.
- If one spouse dies without a will, that spouse's 50% share does not automatically pass to the surviving spouse if there are children from a previous relationship. Instead, it must clear probate court.



Joint Tenancy Under Texas Law



- If a married couple wants the home to automatically pass to the survivor without probate, they must explicitly combine the concepts using specific phrases authorized by Texas Estates Code Section 112.052. They should look for:
- "...as community property with right of survivorship"
- "...will become the property of the survivor"
- "...shall pass to the surviving spouse"
- Crucial Checklist: Even if this exact language is visible, verify that both Grantees signed the document in front of a notary, or that a separate, signed Community Property Survivorship Agreement is recorded alongside the Deed.



Joint Tenancy Under Texas Law

Right of Survivorship (JTWROS) Requires Separate Agreements

- To make a home pass automatically to a co-owner without probate, your deed must explicitly state "*Joint Tenants with Right of Survivorship*" (JTWROS) and be signed in front of a notary by BOTH SPOUSES.
- or a married couple must sign a separate, notarized *Community Property Survivorship Agreement* and record it with the Deed with the Harris County Clerk

How Joint Ownership Interacts with TODDs and Lady Bird Deeds

- If you want to use a Transfer on Death Deed or Lady Bird Deed on a jointly owned home, the legal outcome depends heavily on who signs the document:
- If Both Co-Owners Sign: The deed ensures that the property passes to the designated beneficiary only after both owners have passed away. When the first owner dies, their share safely transfers to the surviving co-owner first.
- If Only One Co-Owner Signs: If only one spouse signs a TODD or Lady Bird Deed, that deed only controls their specific 50% undivided interest in the Binglewood property. When that spouse dies, their 50% transfers to the beneficiary, leaving the surviving spouse co-owning the home with the beneficiary (e.g., an adult child or relative), which frequently creates forced-sale litigation risks.

Take Action!

- Pull Your Original Deed:
 - Read your current Warranty Deed
 - Look for the exact phrases “Community Property” or “Joint Tenants with Right of Survivorship” after the names of the Grantees in the Deed
 - Like this: “Steve and Susie Smith, husband and wife, as community property” OR “...as Joint Tenants with Right of Survivorship”
 - Look for a separate Community Property Survivorship Agreement
- If you map out a non-probate transfer strategy (TODD or Lady Bird), make sure that
 - both co-owners sign;
 - have their signatures notarized; and
 - it gets recorded in the County Real Property Records where the property is located *to prevent dividing up title.*

Take Action!

- What do I do if the required language is not there?
 - (1) Draft and record a New Deed (best to ask a lawyer to assist)
 - If you have a mortgage, you will have a Warranty Deed With Vendor's Lien and must check your loan documents and make sure you are allowed to change your Deed
 - May be more complications depending on who is on the loan documents
 - (2) Draft and sign a Joint Survivorship Agreement to cover spouse
 - (3) *Transfer on Death Deed solves this problem as well since the home automatically passes to your spouse as named in the TODD*



Wills & Trusts

- If your assets consist of your home in Binglewood, furnishings, cars, jewelry and other personal property, a TODD or Lady Bird to transfer your property works
- Please also write down in your own handwriting a list of your personal property and who you want to receive it upon your death
- If you have possible family issues and a complex set of assets, then a Last Will & Testament is best.

NOTE: A TODD cannot be revoked or changed by a provision in your Last Will and Testament!

If your Will says the house goes to Person A, but your recorded TODD says the house goes to Person B, Person B will inherit the house immediately upon your death, completely bypassing the Will.

Wills & Trusts

- A will has to be probated and requires a lawyer
- Cost may be from \$1,500 to probate a simple will to \$3,000 for a more complex will establishing a trust, etc.
- Process can take 3-6 months in total
- If you anticipate a family dispute, a Will is best.
- Contact a lawyer to draft for you or go online and use the Texas Supreme Court approved forms [web site: <https://guides.sll.texas.gov/wills-and-directives/legal-forms>]
- Yes, you can write your own Will BUT...there are two types of Wills...

Wills & Trusts

The Holographic (Handwritten) Will

If you want to make a will with zero witnesses, it must be:

- Wholly Handwritten: The entire document must be in your own handwriting. You cannot use a pre-printed form where you just fill in blanks, and you cannot type any portion of it.
- Signed: You must sign the document yourself.
- No Witnesses/Notary Required: It is legally valid the moment you finish writing and signing it—no one else needs to see it or sign it.

The Attested (Typed) Will

If you prefer to type your will on a computer or use a pre-printed legal form, it falls under an attested will. Under Texas Estates Code § 251.051, a typed will requires:

- Your Signature: You must sign the document.
- Two Witnesses: It must be signed by two credible witnesses who are at least 14 years old and who sign the document in your presence.
- No Notary Required for Validity: A typed will does not need to be notarized to be legally valid.

BUT the witnesses may have to show up to court if not notarized.

A self-proving affidavit is the extra page attached to either a typed or handwritten will. You, your witnesses, and a notary public all sign this affidavit together. While it is not required to make the will valid, it serves as an "express pass" during the probate court process after you pass away. If your will is self-proved, the court can accept it automatically *without* requiring your witnesses to physically show up to court to testify that your signature is real.

Wills & Trusts



Your lawyer will likely ask you to fill out a checklist



I have provided copies to help you organize your thoughts and help you draft your will

Powers of Attorney & Living Will

- Next, you will need to sign:
 - Power of Attorney for business matters
 - Medical Power of Attorney for Healthcare Decisions
 - Living Will (also called a DNR-Do Not Resuscitate order)
- We have provided forms for these as well

Medical Power of Attorney Designation of Health-Care Agent

I, _____ [name of principal], appoint _____ [name,

address, and telephone number of agent] as my agent to make any and all health-care decisions for me, except to the extent I state otherwise in this document. This medical power of attorney takes effect if I become unable to make my own health-care decisions, and this fact is certified in writing by my physician.

Limitations on the decision-making authority of my agent are as follows: [specify].

Designation of Alternate Agent

(You are not required to designate an alternate agent but you may do so. An alternate agent may make the same health-care decisions as the designated agent if the designated agent is unable or unwilling to act as your agent. If the agent designated is your spouse, the designation is automatically revoked by law if your marriage is dissolved, annulled, or declared void unless this document provides otherwise.)

If the person designated as my agent is unable or unwilling to make health-care decisions for me, I designate the following persons to serve as my agents to make health-care decisions for me as authorized by this document, who serve in the following order:

A. First alternate agent: _____ [name]
_____ [address, and telephone number]

B. Second alternate agent _____ [name]
_____ [address, and telephone number]

The original of this document is kept at: _____ [specify location]

The following individual(s) or institution(s) have signed copies:

[list name[s] and address[es] of each individual or institution].



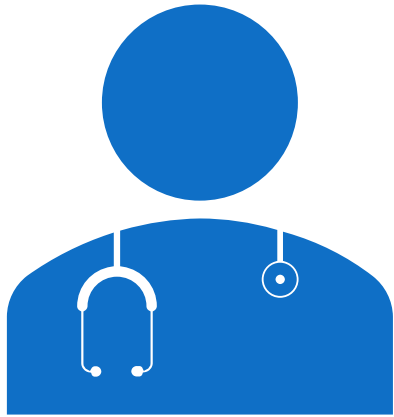
Powers of Attorney

Power of Attorney for Business Matters

- This is usually not made effective until you can no longer make decisions for yourself. Most have language that two doctors or a court must declare you incompetent before the POA is effective.
- Most married couples name each other and forget to name an alternate like a child or sibling which can be important if one spouse dies before the other one and then gets too sick to sign legal documents or care for themselves.

Powers of Attorney

Power of Attorney for Healthcare Decisions



- This is extremely important to have in your estate planning!
- Select someone you know will make the correct decisions for you when you cannot.
- Again, most married couples name each other and forget to name an alternate like a child or sibling which can be important if one spouse dies before the other one and then the living spouse becomes too sick to sign legal documents and make decisions for his/her own care.

Living Will

- A living will is a vital component of a comprehensive estate plan. It explicitly outlines your preferences for end-of-life medical care, removing the emotional burden from your grieving family.
- Your document should clearly answer these critical questions:
 - Organ Donation: Do you wish to donate your organs or tissue?
 - Life Prolongation: Do you want to be kept alive using all available medical technology?
 - Limitations on Care: Do you want life support withheld or withdrawn if you are in a persistent vegetative state?

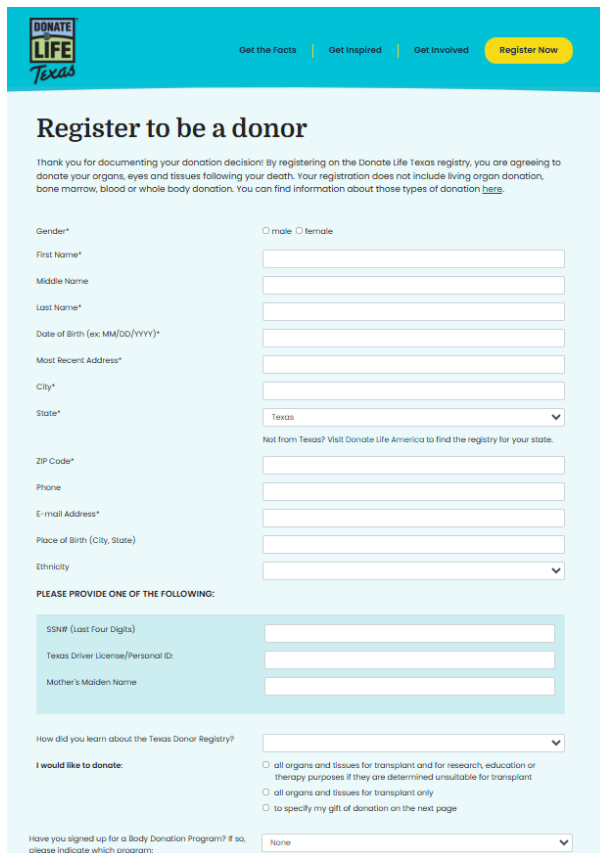
Next Steps:

- Once you sign, witness, and notarize the document, provide copies to your primary care physician and your designated healthcare proxy.



Organ Donation

- In Texas, use Donate Life Texas at:
- www.donatelifetexas.org
- Fill out online form.



DONATE LIFE Texas | Get the Facts | Get Inspired | Get Involved | Register Now

Register to be a donor

Thank you for documenting your donation decision! By registering on the Donate Life Texas registry, you are agreeing to donate your organs, eyes and tissues following your death. Your registration does not include living organ donation, bone marrow, blood or whole body donation. You can find information about those types of donation [here](#).

Gender* male female

First Name*

Middle Name

Last Name*

Date of Birth (ex: MM/DD/YYYY)*

Most Recent Address*

City*

State*

ZIP Code*

Phone

E-mail Address*

Place of Birth (City, State)

Ethnicity

PLEASE PROVIDE ONE OF THE FOLLOWING:

SSN# (Last Four Digits)

Texas Driver License/Personal ID:

Mother's Maiden Name

How did you learn about the Texas Donor Registry?

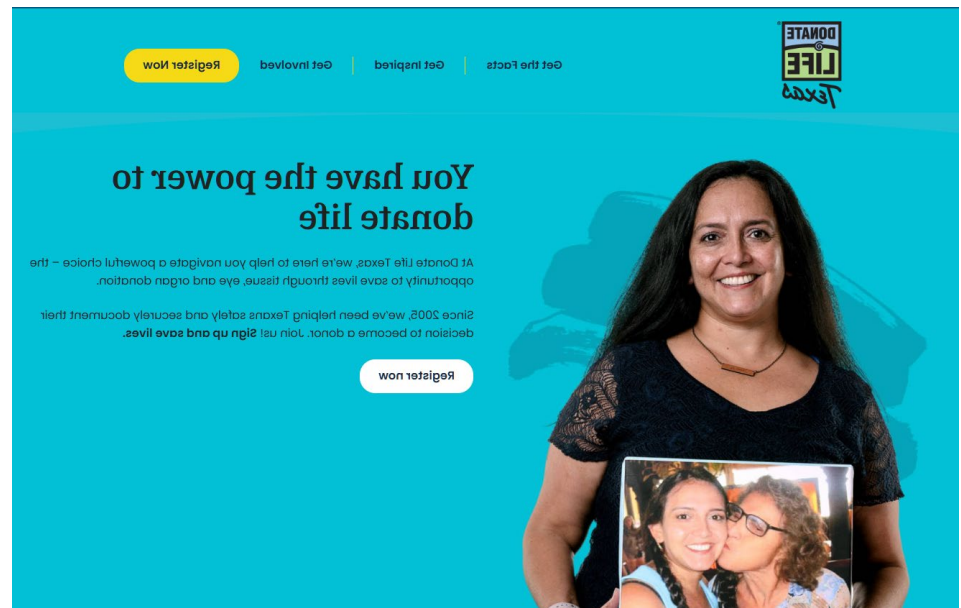
I would like to donate:

all organs and tissues for transplant and for research, education or therapy purposes if they are determined unsuitable for transplant

all organs and tissues for transplant only

to specify my gift of donation on the next page

Have you signed up for a Body Donation Program? If so, please indicate which program:



Funeral Plans

- Reflecting on your final wishes ensures you “go out in style” and exactly as you intend. Whether you envision a specific theme, burial at a chosen cemetery, or scattering ashes at a meaningful location, your choices matter. If you qualify for military honors, these details must be documented clearly.
- Sharing this information spares your grieving family from making difficult choices during a painful time.
- Essential Steps to Take Now:
 - Write it down: Record every specific detail of your ideal service.
 - Inform your family: Clearly communicate your choices to your loved ones.
 - Explore pre-need plans: Secure a pre-arranged plan with a funeral home.
 - Lock in decisions: Guarantee your exact wishes are fulfilled seamlessly.

Summary

- Find your important documents!
 - Original recorded Deed, Will, POAs
 - If you don't have anything done yet, it is not too late!
 - Pick up the Checklists and the Forms you need and decide what you want to do first! Don't wait too long!
 - Discuss with your family and your attorney
 - Once you have made your decisions, make sure you keep the signed originals or recorded Deeds in a safe place!
 - Tell your family!
 - Provide copies of your Will, TODD or Lady Bird Deed and POAs to your family members so everyone is on the same page!
 - If something happens to you, you will have peace of mind that your wishes are being carried out



Summary

Review

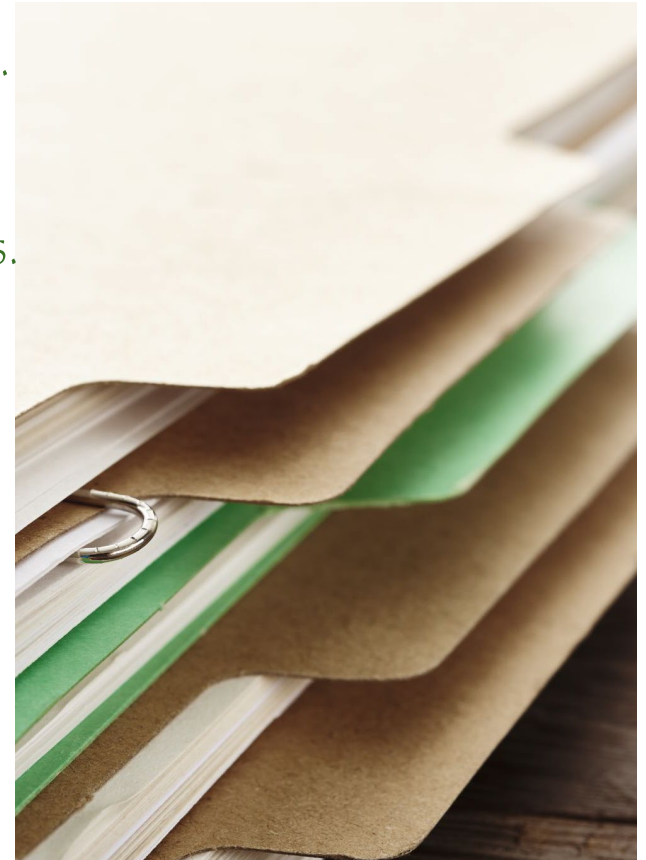
- Locate existing recorded Deeds.
- Find current Will and POAs.
- Grab today's checklists and forms.

Finalize

- Consult your attorney.
- Discuss plans with family.
- Make your key choices.

Protect

- Store signed originals safely.
- Distribute copies to family.
- Ensure everyone is aligned.



Attorneys:

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Legal Forms:

<https://guides.sll.texas.gov/wills-and-directives/legal-forms> Or search "Texas State Law Library"

Wills

- [Texas Supreme Court Will Forms](#)

The Texas Supreme Court has approved final versions of forms to create a will. Templates include wills for a person who is single, widowed, or divorced and who has children; a married person who has children, a person who is single, widowed, or divorced and does not have children, and a married person who does not have children.

- [I need a will. I am not married \(single, widowed, or divorced\) and I have children. \(TexasLawHelp.org\)](#)

This simple will form from Texas Law Help is intended for people who have children but are single, divorced, or widowed. A checklist is included.

- [I need a will. I am not married \(single, widowed, or divorced\) and I do not have children. \(TexasLawHelp.org\)](#)

This simple will form from Texas Law Help is intended for people who do not have children and are single, divorced, or widowed. A checklist is included.

- [I need a will. I am married and have children. \(TexasLawHelp.org\)](#)

This simple will form from Texas Law Help is intended for people who have children and are married. A checklist is included.

- [I need a will. I am married and do not have children. \(TexasLawHelp.org\)](#)

This simple will form from Texas Law Help is intended for people who are married and do not have children. A checklist is included.

Transfer on Death Deeds (TODDS)

- [Transfer on Death Deed Kit \(TexasLawHelp.org\)](#)

Pass on your house or land without a will.

- [Transfer on Death Deed \(eFileTexas.gov\)](#)


eFileTexas's self-help section contains an interactive interview that will help you create completed forms for a transfer on death deed. Select "transfer on death deed" from the list of types of filings.

- [Cancellation of Transfer on Death Deed \(eFileTexas.gov\)](#)

Use these guided forms to cancel a transfer on death deed you have created. Sometimes called a "revocation." Select "cancellation of transfer on death deed" from the list of types of filings.

- [Texas Transfer Toolkit \(TAJC\)](#)

This toolkit from the Texas Access to Justice Commission includes information, instructions, and forms for a Transfer on Death Deed and a Cancellation of a Transfer on Death Deed, Affidavit of Death, Beneficiary Designation for a Motor Vehicle and Application for Texas Title and/or Registration.



List of Some of
the Documents
on the TLL site

Questions?



Neighborhood Issues?

Anyone

BINGLEWOOD

CIVIC ASSOCIATION

Next Meeting – July 15th!

1. Next meeting is Wednesday, July 15, 2026 from 6:30 p.m. to 7:30 p.m.
2. Topic: TBD

Member Meetings – In Room 104 (Room D) this year

Dates for 2026:

1. Wednesday, July 15th at 6:30 p.m.
2. Saturday, September 23rd at 10:00 a.m.
3. Saturday, November 14th at 10:00 a.m. (Elections)

SINGLEWOOD
CIVIC ASSOCIATION