



Community Meeting
September 19, 2026

Live In-Person Meeting and
Virtual Meeting via Teams

Binglewood 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

Meeting Agenda

- Pledge of Allegiance – All
- Welcome, New Board Members! – All
- Welcome, New Neighbors! – Bridgett
- Welcome, City & County Leaders – Bridgett
- Summary of Last Meeting – Kim
- Treasurer's Report – Aaron
- What can I do? A Road Map – All
- Amending Sec. IV Deed Restrictions – Ann
- Social Committee-Update – Bridgett
 - Welcome Our Guest Speaker, Dr. Uzair Ahmad!
- Solid Waste Schedule – All
- Neighborhood Issues – Anyone
- Next Meeting: November 14th – 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 Board Members!

Kelly Stover, Position 2
(through 2029)

Jenna Lackey, Position 3
(through 2028)

BINGLEWOOD
Binglewood Civic Association



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



Treasurer's Report

Binglewood Civic Association



Binglewood Civic Association, Inc.

Balance Sheet
As of Sep 18, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
Amegy Operating	10,126.88
BNIF Account-Tax Deduct	3,388.18
PayPal balance account	
PayPal deposit account	2,583.79
Total for Bank Accounts	\$13,515.06
Accounts Receivable	
Accounts Receivable	.00
Total for Accounts Receivable	.00
Other Current Assets	
Undeposited Funds	0.00
Total for Other Current Assets	\$0.00
Total for Current Assets	\$13,515.06
Other Assets	
Bank Dispute	0.00
Total for Other Assets	\$0.00
Total for Assets	\$13,515.06
Expenses	
Expenses to Date	-1,140.00
E-Newsletter	-319.84
Website & Email Maintenance	-3,800.00
Esplanade Maintenance	
Mailings	1,045.83
Sign Maintenance	-559.14
Pet Waste Bags	-230.00
PO Box Annual Fee	-85.33
Bank and PayPal Fees	-993.21
Insurance-D&O and GL	-142.21
Sec. 6 Mailbox Repair	
Total Expenses:	-\$8,315.56

What can I do? A Road Map

Want to make Binglewood an even better place to live?
Here are a few simple ways you can help look out for our community:

Maintain your curb appeal. Maintaining your home, mowing your yard, trimming your trees, and adding a fresh coat of paint keeps the neighborhood looking great. If you need a hand, reach out to us—we have volunteer teams ready to assist!

Be a neighborhood welcoming committee. If you notice a new neighbor, stop by for a quick visit or say hello when you see them outside. Welcoming them to Binglewood goes a long way, and statistics show that the more neighbors know each other, the better the quality of life is for everyone.

Tackle litter on your walks. When you are out stretching your legs with your dog, friends, or family, pack a pair of gloves and bring an extra bag along to pick up any stray trash you spot along the way.

What can I do? A Road Map

Want to make Binglewood an even better place to live?
Here are a few simple ways you can help look out for our community:



Look out for your neighbors. If a yard hasn't been mowed in a while or heavy trash is on the curb weeks early, check in on your neighbor to see if they are doing okay. They might be ill or just unaware of the city schedule. Offer to help if you can! If you'd prefer not to knock, email us at contact@binglewood.com and we will gladly pay them a friendly visit.



Use the City's 3-1-1 app. Download the Houston 3-1-1 app on your phone. If you see a neighborhood issue that needs city attention, snap a photo and report it directly and send us the Ticket Number so we can follow up. Or, you can send the photo and address to us and we will report it for you.

Ideas

Establish a neighborhood book exchange:

Research shows that highly resilient communities rely heavily on “social capital”—the networks of trust and caring built through social interactions. Starting a free little library or a book exchange with your neighbors encourages us to stop and chat and learn more about each other.

Organize a neighborhood tool library:

Studies on cooperative communities show that shared resources (like a neighborhood tool shed or other area for lawn mowers, ladders, and power tools) build trust, save families money, and ensure everyone has the means to maintain their property.

Prioritize safety:

Urban design studies consistently link high “walkability” to better physical health and higher long-term property values. Keeping pathways clear of trash and low-hanging branches and reporting problems to 3-1-1 directly influences how safe and accessible our neighborhood feels. Report graffiti to us immediately as well as any dumping taking place in Binglewood!

Research shows that while neighborhoods bring people together, managing everyday neighborhood problems like litter and noise plays a huge role in increasing overall quality of life and lowering anxiety so less crime!

Amending Sec. IV Deed Restrictions

What are we doing?



WE NEED TO AMEND EACH SET OF DEED RESTRICTIONS TO ESTABLISH THE BINGLEWOOD CIVIC ASSOCIATION, INC. AS THE POA FOR THE SUBDIVISION AND GRANT IT TRUE COMPLIANCE POWER TO ENFORCE THE EXISTING DEED RESTRICTIONS AND ALL OF THE POLICIES AND GUIDELINES.



WE ALSO NEED TO ESTABLISH FUTURE FINANCIAL SECURITY BY MAKING DUES MANDATORY

Why are we doing this?

- Binglewood is an oasis in Spring Branch!
- Survival of the Civic Association and the character of our neighborhood
- Maintain our property values and quality of life
- With sufficient support, the Association can provide the support demanded by Binglewood residents and maintain our quality of life.

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CIVIC ASSOCIATION

Amending Sec. IV Deed Restrictions

How many "yes" votes are required?

Section 204 requires 60% yes votes to create a POA

We have a total of 149 homes in Section IV so it would take 90 (89.4) total lot owners to vote to approve.

Once we pass the First, then we only need 67% of the vote to modify the other outdated deed restrictions and declarations (like "servants' quarters")

How much will the mandatory dues be?

- The Board agrees that it should be \$100 per year per lot
- Seniors or others who cannot afford this amount can set up a payment plan or ask the Board to waive their dues for the year
- The Association is required by law to have a Payment Plan Policy (available on our website)

Amending Sec. IV Deed Restrictions

What is the process?



All residents in Section IV were mailed a packet. Volunteers will then go door-to-door to get signatures on the First Amendment (see next slide) and the Lot Owner (only need one if owned by two people) must sign in front of a notary.



We will also set up a table at the Park on Saturday mornings at 10:00 a.m. so you can come by and sign and have your signature notarized then. You can also sign at all community meetings and events.



Section 4 will also be asked on a second Community Opinion Survey how they want their money spent.



The process must be completed within one year

SINGLEWOOD
CIVIC ASSOCIATION



BINGLEWOOD CIVIC ASSOCIATION, INC.
P.O. Box 430943
Houston, TX 77243-0943
Email: contact@binglewood.com
Phone: (713) 412-2558

NOTICE OF PROPOSED AMENDMENT TO DEED RESTRICTIONS BINGLEWOOD, SECTION IV

September 18, 2026

TO: RECORD PROPERTY OWNER(S) OF BINGLEWOOD, SECTION IV

Via U.S. First Class Mail

[Insert Owner First and Last Name]

[Insert Owner Mailing Address]

[Insert Owner City, State, Zip]

RE: **Property Address:**

[Insert Property Address, Houston, TX 77080]

Legal Description:

[Insert Lot and Block Number]

HCAD Account Number: [Insert HCAD Account Number]

Dear [Insert Owner First and Last Name]:

This letter constitutes official written notice pursuant to Section 204.005 of the Texas Property Code that a three-member Petition Committee was formally established and its written "Notice of Formation of Petition Committee" was recorded in the Official Public Records of Real Property of Harris County, Texas on September 4, 2026 under Clerk's File No. RP-2026-362532. This filing officially opens a statutory one-year window to amend the existing deed restrictions (the "Deed Restrictions") governing Binglewood, Section IV.

As a record owner of real property within Binglewood, Section IV, you have the legal right to vote on the adoption or rejection of the proposed amendment. A full and complete copy of the proposed First Amendment to the Restrictions of Binglewood Subdivision, Section IV (the "Amendment") is enclosed with this notice.

CRITICAL REQUIREMENT: SIGNATURES MUST BE NOTARIZED

In order for the Amendment to be recorded with the Harris County Clerk, your signature on the official petition page must be executed in the presence of a licensed Notary Public. A signature that has not been notarized cannot be counted toward our neighborhood threshold.

September 18, 2026

Page 2

Summary of the Proposed First Amendment:

Under Texas Property Code Section 204.006, the scope of this initial petition is strictly limited. The Amendment will do exactly three things:

1. Formally recognize and designate the Binglewood Civic Association, Inc. (BCA) as our official Property Owners' Association (POA) to bridge a decades-old historical issue regarding architectural control.
2. Make association membership mandatory for all lot owners in Section IV.
3. Establish fixed, mandatory annual dues of \$100 per lot (less than \$9 a month) to secure predictable funding for entrance signs, green spaces near the park, and vital security features like cameras or patrols.

Note: No other underlying 1959 Deed Restrictions (such as outdated "servant's quarters" clauses) are changing right now. Any modernization of the remaining Deed Restrictions must be handled in a separate initiative after the POA is legally recognized.

Voting and Signature Requirements:

- **The 60% Approval Threshold:** Texas law requires the express written approval of owners representing at least 60% of the total lots in Section IV. Because Section IV contains 149 single-family homes, we need at least 90 unique lot approvals to pass this Amendment.
- **Who Can Sign:** Only the record owner(s) holding legal title to the property may sign. If a property is co-owned (such as by spouses), both should sign the document, but it still represents a single vote toward our 90-home goal. If the property is a rental, the tenant cannot vote; the notarized signature must come from the record owner of the property.
- **Section Independence:** Each section of Binglewood votes independently. Section IV can successfully pass this amendment and allocate the funds to benefit the specific blocks within Section IV even if adjacent sections choose not to participate.

Deadline for Submission: All notarized signature pages must be completed and collected no later than one year from filing of the Notice, or **September 4, 2027**.

How to Have Your Signature Notarized and Collected:

Because your signature requires a notary acknowledgment, the committee is providing the following options to make this process as convenient as possible:

1. **Door-to-Door Committee Circulation:** Committee volunteers accompanied by a licensed Notary Public will be walking the neighborhood on weekends between Saturday, September 19th and October 10th. If you have your document ready, you can sign it on your doorstep in front of our notary at no cost to you.
2. **Neighborhood Notary Events:** The committee will host dedicated "Notary Station" events at the neighborhood event at Slowpokes, on Friday, September 18th between 6:00 p.m. and 8:00 p.m., the Community Meeting on Saturday, September 19th from 10:00 a.m. to 11:00 a.m., and on

CIVIC ASSOCIATION

STATE OF TEXAS §
COUNTY OF HARRIS §:ss KNOW ALL PERSONS BY THESE PRESENTS:
 §

WHEREAS, a tract of land has been subdivided and platted as Binglewood Subdivision, Section IV, an addition of 50.87 acres in the City of Houston, Harris County, Texas, located in the W. C. Wallace Survey, Abstract 848, as described in the Map or Plat thereof, filed for record on November 26, 1958, and recorded in the Office of the County Clerk of Harris County, Texas, on February 5, 1959 in Volume 58 at Page 22, and under Clerk's File Number 72199A (the "Land"); and

1

2

COMMUNITY OPINION SURVEY

Name: _____

Address in Section IV: _____

Email (optional): _____

NOTE: This is a non-binding advisory survey to help the Civic Association plan neighborhood safety priorities. Funding for these options is entirely dependent upon the successful passage and recording of the First Amendment to the Restrictions of Binglewood Subdivision, Section IV, and its Mandatory Dues provision.

***Please check ONLY ONE box below to indicate where BCA should focus funding
if the mandatory dues amendment passes.
(Limit one survey per lot)***

☐ **PROFESSIONAL SECURITY PATROL**

I PREFER AN IN-PERSON, LICENSED, TRAINED SECURITY SERVICE TO PROVIDE A VISIBLE PRESENCE THROUGHOUT SECTION IV AND JAMES LEE PARK ON VARYING DAYS AND TIMES TO DETER CRIME.

☐ **NEIGHBORHOOD CAMERAS**

I PREFER STRATEGICALLY PLACED HIGH-RESOLUTION CAMERAS OPERATED BY A PROFESSIONAL SECURITY SERVICES PROVIDER TO ACT AS A DETERRENT TO CRIME AND DIRECTLY ASSIST HPD IN INVESTIGATING CRIMINAL ACTIVITY WITHIN SECTION IV.

Feature	Professional Security Patrol	Neighborhood Cameras
How it Works:	In-person security guards driving marked patrol vehicles throughout Section IV, including the James Lee Park.	Automated high-resolution cameras placed at strategic Section IV locations by a contracted security services provider.
Primary Goal:	Active Prevention: Stops crime before or while it happens through a visible, physical presence.	Evidence for Investigations: Provides high-quality visual evidence to help HPD catch suspects during or after a crime occurs.
Coverage Area:	Mobile & Flexible: The security guard drives all Section IV streets and physically checks James Lee Park.	Fixed Points: Continuously monitors specific locations 24 hours a day.
Time Limits:	Part-Time: Operates for a set number of hours a few days per week on a flexible, varying weekly schedule so routine is unpredictable.	Full-Time: Runs 24 / 7 / 365 without stopping, completely independent of human shifts.
Appearance:	Marked black SUVs with security logos. Uniformed personnel. Signs would be posted.	Discreet pole-mounted cameras powered by solar panels.
Impact to Section IV:	Provides an immediate, visible uniformed presence that discourages porch pirates, property crimes, vagrancy, speeding, vandalism, misuse of the park, and more serious crimes.	Creates a digital record that detects and monitors crimes as they occur and provides a visual deterrent.

MY SUGGESTION: _____

2026
Social Committee-Update

Bridgett Macias

BINGLEWOOD
CIVIC ASSOCIATION



- 
- JUST FOR SENIORS!**
- Tuesday, October 20, 2026**
10am – 11:30am
Mytiburger, 9405 Kempwood
- Come socialize,
share useful information,
and make new friends.
- RSVP at agent2@binglewood.com
- ★ ★ ★ ★
- Held the third Tuesday of even
numbered months:
February, April, June,
August, October, December



National Night Out

GREAT NEWS!

We received an \$864 grant for this year's event!

We need your ideas as to how to spend it!

- Current Locations:
- James Lee Park
- 4111 Birchton Street ?
- 8907 Opelika Street

Let us know if you are having an event on your block!



Happy Hour at Slowpokes

We had 23 people attend our Slowpokes Happy Hour! See you at our next event!



"Put Your Garden To Bed – Fall Gardening Techniques"

Welcome to
our Guest Speaker,
Dr. Uzair Ahmad,
horticulture specialist

from the Texas A&M
AgriLife Extension Service

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CIVIC ASSOCIATION

Uzair Ahmad, Ph.D, County Extension Agent – Horticulture



Contact Information:

Texas A&M AgriLife Extension – Harris County

Texas A&M University System

13105 Northwest Freeway Suite 1000

Houston, TX 77040-6358

Phone: 830.988.6140 | Fax: 830.278.1575

Mobile: 352.709.7743

Email: uzair.ahmad@ag.tamu.edu

Website: <https://agrilifeextension.tamu.edu/>

Dr. Uzair Ahmad is a horticulture specialist with a passion for helping people grow healthier plants, lawns, gardens, and landscapes. His work focuses on practical plant care, irrigation, soil health, pest management, and sustainable gardening. As a Texas A&M AgriLife Extension County Agent, he provides science-based guidance to gardeners, stakeholders, and communities.

Solid Waste Schedule

September Recycling Schedule:

September 4th and 18th



October Recycling Schedule:

October 2nd , 16th and 30th

- TREE & JUNK Waste – Both are now picked up *every other month* on the 4th Thursday
- Next pick up is not until October, then December

Junk Waste Schedule:

Don't leave out junk or tree waste until week before! Call 3-1-1 if you have a pick up in the meantime

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 AT RANDOM DAYS AND TIMES! Call 3-1-1.

Download the HTX App for Trash and Recycling Schedule

App Store Preview

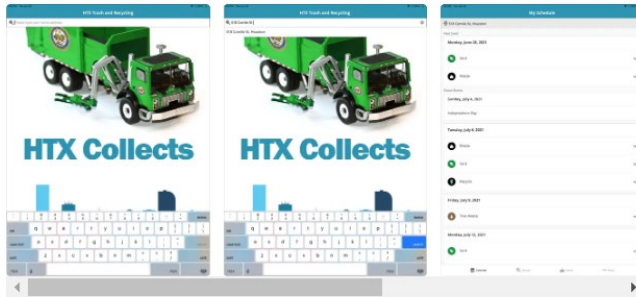
Open the Mac App Store to buy and download apps.



HTX Trash and Recycling
City of Houston
Designed for iPad
★★★★★ 4.3 • 517 Ratings
Free

Screenshots

iPad iPhone



HTX Trash and Recycling

City of Houston - 311

4.9★
286 reviews

5K+
Downloads

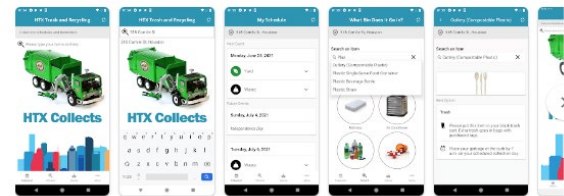
Everyone 0+

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>



Neighborhood Issues?

Anyone

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CIVIC ASSOCIATION

Next Meeting – November 14th!

1. Next meeting is Saturday, November 14th from 10:00 a.m. to 11:00 a.m.
2. Elections – We have Board Position One open!
3. Plus, the Foundation has been formed!

Let us know if you have
tax exempt organization experience
and want to join the Board.

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