

Greetings, Neighbors!

2026 has been another busy time for our Association. Here are some highlights of activity after our last newsletter.

JANUARY BOARD MEETING – The Board reviewed several proposed amendments to our Deed Restrictions and approved 2 amendments for presentation to the membership for a vote.

Also, the Board approved \$13,500 for repair of our park pier that was damaged by Beryl. See the Park Update below for further information.

Q1 VOTE TO AMEND OUR DEED RESTRICTIONS – We voted on 2 amendments to our Deed Restrictions:

1. Amend & restate the El Cary Estates Covenants, Conditions, and Restrictions providing a method to vote on future amendments to the Covenants, Conditions, and Restrictions with approval by >50% of property owners; and
2. Amend & restate the El Cary Estates Covenants, Conditions, and Restrictions to update miscellaneous sections in the Restrictions to:
 - Reword to “Covenants, Conditions, and Restrictions,” (CCRs)
 - Conform language throughout that actions will “be evidenced by written instrument recorded in the Deed Records of Harris County, TX,”
 - Insert e-mail as an option for delivery, and
 - Rewrite the preamble of the document to reference results of this vote.

Both amendments passed with 67% approval of members. The amended and restated Deed Restrictions were filed with Harris County Clerk (RP-2026-123180).

ANNUAL MAINTENANCE FEES OUTSTANDING – We have continued to make progress in collecting 2025 and prior year past due amounts. Thank you to everyone who has paid. Currently, there are only 3 accounts with a prior year balance due.

PARK UPDATE – In September 2025 the Park Committee coordinated volunteers to help clean up the park debris left from Hurricane Beryl. Significant amounts of debris and overgrowth were removed.

In March and April, the park pier was rebuilt through a coordinated effort of third-party contractors and volunteer labor from 10 of your neighbors. This was a huge undertaking. Our thanks go to Mandy Baucum, Brian Buckridge, Geoff Palmer, Gregg Knotts, Luke LaVanda, Heather Minter, Rod Breese, and Kevin Miller, with Ron & Kristi Poole organizing it.

APRIL BOARD MEETING – The Board reviewed several proposed amendments to our Deed Restrictions and approved 9 amendments for presentation to the membership for a vote on our Annual Meeting ballot where we also elected Board members.

JUNE ANNUAL MEETING – Our 2026 annual meeting was held on June 4, 2026 at the Taylor Lake Village City Hall. We had several guests from the City of Pasadena in attendance including Mayor

Thomas Schoenbien, District H Councilman Aaron Styron, and Chief of Police MP Jackson. During the meeting Ron Poole was re-elected and Rod Breese was elected for the first time to the Board of Directors for a 3-year term expiring in 2029. Other existing Board members are: Lynn Irvine & Luke LaVanda (terms expire in 2027) and Greg Haronitis (term expires in 2028).

The community also voted to approve the following 9 amendments to our Covenants, Conditions, and Restrictions (CCRs):

1. Amend & restate the CCRs to authorize the Association to assess fines.
1. Amend & restate the CCRs to authorize the Association to file a lien against member properties for failure to pay assessed fees and fines.
2. Amend & restate the CCRs to add a definition of single-family dwelling.
3. Amend & restate the CCRs prohibiting rentals of less than 6 months and for less than the entire dwelling.
4. Amend & restate the CCRs to add further definition of business activity that is prohibited on residential lots.
5. Amend & restate the CCRs to add a reference to a separate El Cary Estates Design Guidelines document.
6. Amend & restate the CCRs to establish authority to levy a special assessment upon an affirmative vote of greater than 50% of the membership.
7. Amend & restate the CCRs to increase the annual maintenance fee from \$100 per lot per year to \$200 per lot per year effective 1/1/2027.
8. Amend & restate CCRs to remove requirement to reauthorize maintenance fees every 5 years.

The amended and restated Deed Restrictions were filed with Harris County Clerk (RP-2026-248856) and posted to the Association website. The draft minutes of the annual meeting were emailed out to everyone the last week of June. If you did not receive yours, please contact me at ElCaryEstatesIA@gmail.com.

ARCHITECTURAL PLANNING COMMITTEE – If you're thinking of making improvements, just send an email to ElCaryEstatesIA@gmail.com along with your plans. You'll receive a timely reply as we want to help any way we can.

YOU'RE INVITED – Please join the growing energy in our community! We hope you will participate in one of our future park cleanup events. The time commitments are minimal, but the work is rewarding and so much fun! If you have some time and the desire to help, please let us know. We need your ideas and your energy!

Remember that our board meetings are open to all property owners. Our next quarterly meeting is scheduled for July 8th at 6:30 p.m. at 204 Lake View Blvd. Please come and join us. See you soon!

G Ron Poole, President
El Cary Estates Improvement Association

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