



Maplewood Civic Club, Inc.
PMB 280, 5300 N. Braeswood Blvd. #4, Houston, Texas 77096-3307
maplewoodcivicclub.org

January 1, 2026

President
Phil Kunetka
832-215-3233

Dear Maplewood Neighbors,

Happy New Year.

The annual meeting of the Maplewood Civic Club was held on Thursday, November 13th. The following folks were elected/re-elected for the Board and the Architectural Committee for 2026:

Treasurer
Randy Frapart
713-249-6469

Phil Kunetka, President
Randy Frapart, Treasurer
Lily Lazarus, Secretary
Elias Camhi, VP Architectural Committee

Linda Carruth, VP Landscaping
Craig Murphy, VP Security
Ty Sponberg, Architectural Committee
Kevin Metter Architectural Committee

Secretary
Lilly Lazarus
713-817-8999

Of note: We begin this year without 30-year stalwart Bob Baumgartner who has retired from the Board but will still be helping to transition his immense portfolio of tasks and duties to Elias Camhi, who changes roles to succeed Bob. Welcome also to Lily Lazarus, our new Secretary and Craig Murphy returns to be VP for Security, a post he filled for many years previously.

Deed Restrictions
Elias Camhi
713-819-7280

Along these lines, we will be losing Randy Frapart as Treasurer in the coming months, and we are looking for someone to join us in that role. We just need a little bookkeeping capability for our small organization. We are a collaborative Board and so there will be plenty of help. Please give me a call if you are interested or know of a good candidate...or if you think you would like to join our Board in the future.

Landscape & Mosquito Control
Linda Carruth
281-352-5669

Members approved renewal of the Special Assessment for the Constable patrol by a margin of 93%. This year it remains at \$205.00, and the Maplewood Dues stay \$70.00 – a total of both remaining at \$275.00 a year. This is a good deal but expect those costs to rise in the future. The majority of Commissioners Court want user communities to take on more of the cost. **Enclosed is your Dues and Special Assessment statement for 2026.**

Security
Craig Murphy
713-775-0909

Our primary concern in 2026 is working with the City to protect our area from the mismanaged crime attracting abomination that the Life at Jackson Square (formerly Nob Hill) has become. The City has filed a nuisance suit to get management to make improvements but it will take time to see if there will be compliance as litigation is a slow process.

As always, I remind everyone to keep the Constable dispatch number **281-463-6666** to call for help in a crime emergency. Put it on your cell favorites page and call the Constable FIRST! Then call 911. Visit our website for more information.

Have a great 2026!

Phil Kunetka