Maplewood Civic Club, Inc.

PMB 280, 5300 N. Braeswood Blvd. #4, Houston, Texas 77096-3307
maplewoodcivicclub.org
October 1, 2026

President
Phil Kunetka
832-215-3233

Treasurer
Steven Fischer
609-462-5900

Secretary
Lilly Lazarus
713-817-8999

Deed Restrictions
Elias Camhi
832-260-6997

Landscape & Mosquito Control
Linda Carruth
281-352-5669

Security
Craig Murphy
713-775-0909

Dear Maplewood Neighbors,

The annual meeting of the Maplewood Civic Club, as required in our by-laws, is scheduled for Thursday, November 12th at 7:00 PM in the Fellowship Hall of St. Philip's United Methodist Church, 5501 Beechnut Street at Renwick. We will have reports from the officers and elect Maplewood Civic Club officers for 2027.

Also, Enclosed is a ballot to continue the Special Assessment in 2027 for the contract for the Precinct 5 Constable Patrol service. **Ballots can be submitted by mail, or emailed to** *president@maplewoodcivicclub.org* **and must be received by Monday, November 10th, 2026** and they will be counted at the meeting. *Please make sure you provide any new ownership or billing addresses, cell phone or email as we are working to update our information.*

Maplewood CC Officers and two Architectural Committee members will be elected at the meeting. The Maplewood Board proposes the present slate for 2027 as:

Phil Kunetka, President
Elias Camhi, VP for Deed Restriction
Linda Carruth, VP Landscaping/Mosquito Control
Craig Murphy, VP Security
Steven Fischer, Treasurer
Secretary. OPEN
AC. Warren Rich
AC. OPEN

Anyone can stand for election to any position at the Annual Meeting as well and, as you see, we lack a candidate for Secretary and for the Architectural Committee member. Please let me know if you would be interested in serving as Secretary or interested in playing another role for the Club in the future by emailing me at pkunetka@aol.com or president@maplewoodcivicclub.org.

In 2027, we are transitioning to the PayHOA software program for all Maplewood records activity. PayHOA will enable us to do dues billing, bookkeeping, accounting, mailing and hopefully enable us to use email to better communicate with you. Your Maplewood billings and other communication may look different, so be aware. Please bear with us while we refine how to best use the program and please let us know if we have any incorrect info.

We propose that the costs of the dues and the proposed Special Assessment for the Constable Patrol in 2027 not be increased. The Special Assessment will stay at $205.00 if voted in and the Maplewood Dues stay $70.00 - $275.00 a year total. A good deal, but expect those costs to rise in the future.

Finally, Randy Frapart has retired from the MCC Board after 5-years as Treasurer. Thank you Randy!