



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

President

Phil Kunetka
832-215-3233

Treasurer

Randy Frapart
713-249-6469

Secretary

Elias Camhi
713-819-7280

Deed Restrictions

Bob Baumgartner
832-978-4913

**Landscape &
Mosquito Control**

Linda Carruth
281-352-5669

Security

Jerry Hebert
832-547-0510

October 27, 2025

Dear Maplewood Neighbors,

The annual meeting of the Maplewood Civic Club, as required in our by-laws, is scheduled for Thursday, November 13th 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 2026.

Additionally, voting for a Special Assessment to continue our security patrol will be by ballots submitted at the meeting and by mailed ballots returned by November 11th. A blank ballot is included herein. All ballots will be tabulated, and the results announced at the meeting.

The present slate of officers is:

Phil Kunetka, President	Randy Frapart, Treasurer
Secretary, VACANT	Elias Camhi, VP Deed Restrictions
Linda Carruth, VP Landscaping	Craig Murphy, VP Security
Kevin Metter, Architectural Committee	Ty Sponberg, Architectural Committee

Anyone can stand for election at the Annual Meeting as well, and as you see, we lack a candidate for Secretary. Additionally, other board members have business issues or possible relocations in the future and we will need some new leaders. We particularly need folks with some basic financial and computer skills. The MCC board works together as a collegial, friendly, get-it-done group. The hours aren't that much, but we succeed by being reliable, committed, volunteers that step up to protect our property values and safety. Please let me know if you can help, now or in the future, with an email to pkunetka@aol.com.

This year's Constable contract has had only a nominal increase. As a result, we are proposing for your approval that the Special Assessment remain at \$205.00 and the Maplewood Dues stay \$70.00 - a total of both assessments remaining at \$275.00 a year. A good deal but expect those costs to rise in the future.

Finally, Bob Baumgartner is retiring from the MCC Board after 30 years of phenomenal service. Bob has been the epitome of a dedicated and valued servant to all of us in Maplewood. We will be honoring his service at the Annual Meeting, and I ask everyone who can to come by and say THANKS to Bob.

We hope to see you there!

Phil Kunetka
President