



# TEXAS HOMEOWNERS FOR HOA REFORM, INC.

Protect Our Homestead!

[www.TexasHOAReform.org](http://www.TexasHOAReform.org)

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Robin K. Lent  
*President, Spring*

Dear Senator/Representative,

January 2009

Lynn Walshak  
*Secretary, Houston*

Betty M. Smith  
*Treasurer, Houston*

Irene "Beanie" Adolph  
*Director,  
Houston*

Richard Craig  
*Director,  
San Antonio*

Gwen Gates  
*Director, Clear Lake*

Ken Hamburger  
*Director, Austin*

Malu Hamburger  
*Director, Austin*

Nancy Hentschel  
*Director, Sugarland*

Sherry Terry  
*Director,  
Dallas-Ft. Worth*

## Texas Property Code:

- **Hurts** Texas homeowners – your electors – your voters. The Texas Property Code has caused serious and often devastating problems for homeowners in: Alvin, Amarillo, Arlington, Aubrey, Austin, Boerne, Brazoria, Bryan, Buda, Canyon Lake, Carrollton, Cedar Park, Clear Lake City, College Station, Colleyville, Coppell, Corinth, Crosby, Cypress, Cypress-Fairbanks, Dallas, the DFW area, Dripping Springs, Edinburgh, El Paso, Flower Mound, Fort Worth, Frisco, Fort Bend County, Georgetown, Godley, Grand Prairie, Guadalupe County, Harris County, Hidalgo, Highland Haven, Highland Village, Houston, Houston Aldine Village, Humble, Hutto, Irving, Justin, Katy, La Porte, Lake Lewisville, Lake Somerville, Leander, Liberty Hill, Little Elm, Longview, Lucas, Manor, Mansfield, McKinney, Melissa, Missouri City, Montgomery County, Navarro County, Nederland, Palacios, Pflugerville, Plano, Porter, Rockport, Rockwall, Rosenberg, Round Rock, Southwest Montgomery County, Sachse, Saginaw, San Antonio, Schertz, Spring, Sugarland, Tomball, Trinity, Von Ormy, Webster, Weimar, West Houston, Willis, Wood County, and Wylie.
- **Hurts** property values. HOAs do NOT protect property values but actually lower them where there are foreclosures and/or other harassing litigations.
- **Hurts** our court system. It has created a serious legal burden by overloading our court system, *yet no notice is taken of the tens of thousands of court foreclosure filings that have resulted because of Texas Property Code 204 – with its devastating effect on Texas homeowners.*
- **Hurts** homeowners by this "Privatization of Government," which is really an overthrow of our Constitutional Government denying owners their constitutional rights and protections.
- **Hurts** homeowners who learn too late that ultimate control of their home, including foreclosure power, is vested in often greedy boards, management companies, and attorneys, where "selective enforcement" is the norm.
- **Helps** unscrupulous lawyers and management companies who are the big winners in this injurious system. Go to [www.HOAdata.org](http://www.HOAdata.org) to see the Harris County evidence.

## RESTORE JUSTICE to Texas homeowners this 81<sup>st</sup> Session of the Texas Legislature:

- **End** HOA Foreclosures.
- **Assure** homeowners in HOAs the right to vote, to run for office, and fair elections.
- **Establish** a Priority of Payment schedule so that all payments by homeowners are applied first to past due assessments, second to current assessments, lastly to just claims as the homeowner directs so that due process is employed.
- **Amend** the Texas Open Meetings and Open Records Acts so that HOAs are subject to these acts by removing applicability criteria three (3).

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***The homestead of a family, or of a single adult person, shall be, and is hereby protected from forced sale, for the payment of all debts...Article 16, Section 50 of the Texas Constitution***