

We are members of our Home Owner's Association in the same way that peasants are members of a feudal kingdom. They own us and farm us for profit. Stop being a peasant, demand transparency and accountability at the monthly meetings.
Entertainment promised.

If just four changes were made, most of our HOA corruption would end. Each of these four issues has created a great source of income to our HOA, but certainly not to our community or homeowners. Perhaps it is only our "HOA's contractors" who profit ...or perhaps others?

Barry Walter claims to have "transported" 300 waterfowl to the Brazos River last year, at our cost of \$14,000.00. That's a pluck of about fifty bucks each. Has anyone ever counted any where near 300 waterfowl in New Territory, even calculated over a period of time? - Of course not, however, I did witness at close range, Barry Walter break the necks of two pet Chinese geese with his bare hands, by twisting electric tape around their necks, tight enough to dislodge their vertebrae, but other than that revealing experience, Lakewind has sadly only had two or three ducks to ever touch down, even over the past 12 years... Lets return to the four needed changes, so that this abusive and vile behavior dries up:

End HOA foreclosures - If a surgeon, who saves one's life, cannot foreclose on one's home for payment, then why should an HOA, through constructing and **reapplying** fines and fees for annual dues, be allowed to extort homeowner's money, under the legal threat of foreclosure? Ending the tool of foreclosure would end much harassment and the practice "selective targeting."

Assure homeowners in HOAs the right to vote, to run for office, and "fair elections" - Like most HOAs, our elections are carefully "controlled" by management, through rapid changing proxy rules, "controlled" neighborhood representatives, who then control who will be on the board. Note carefully our "Application for Board Members." Can there be any doubt the complicity that management is looking for in a board member? Fair elections would also put an end to the gross nepotism within our

management and among our board. Can I get a quiet “Amen” from the realtors who know what I’m talking about here?

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. This is THE tool for extortion, and when a person resists this bullying, more HOA attorney fees are often added to the resident's fines and fees. Example- an alleged garbage can may be left at the curb at the wrong hour - the HOA can then fine a homeowner \$100. – A homeowner may claim that it was not his garbage can, or that he was on vacation, or whatever. - The homeowner then pays his annual dues, but the HOA then "assigns" some of his annual dues to the garbage can fine - AND NOW THE RESIDENT IS IN ARREARS FOR HIS ANNUAL DUES, SO HOA ATTORNEY FEES ARE ADDED AND FORECLOSURE (extortion) CAN BEGIN in earnest!

Amend the Texas Open Meetings and Records Acts so that HOAs are subject to these acts. If HOAs were forced to have open meetings, books, and records, peasants would be less hypnotized into believing that their HOA is working on their behalf. As it is, NTRCA makes it seem that vital records are available to homeowners. They are not. Others and I have been trying for years to obtain a number of vital records. Having faith in NTRCA's hidden contracts, backward bidding, nepotism, and no bid contracts, is like sneezing into a petri dish and expecting nothing to grow. This provision would also put an end to the gross nepotism within our management and among our board. Can I get a quiet amen from the realtors, and many others who know, and have suffered from, what I’m talking about here?

Indeed, a lack of transparency and accountability has enabled NTRCA to act with impunity in their bullying efforts to obtain our equity and diminish our quality of life. Although NTRCA targets individuals for selective enforcement, most peasants don't see the scam until they are a seller at the closing table, when the unknown fines and fees are presented. At this point, little can be done to object. Demand change at our monthly meetings now; No one can do it for you.