

PUBLIC COMMENTS

HB 1202

HOUSE COMMITTEE ON BUSINESS & INDUSTRY

Hearing Date: April 6, 2021 8:00 AM

Nancy Kozanecki, Director
HOA Reform Coalition of Texas
Friendswood, TX

HOA Reform Coalition of Texas and myself supports legislation that effectively removes discrimination provisions from a Property Owners' Association dedicatory instruments. HB1202 provides removal of these antiquated provisions and guidance on how these documents are updated appropriately by an Association.

Thank you in advance for your vote to pass this bill.

Respectfully,
Nancy Kozanecki
HOA Reform Coalition of Texas - Director

Robert Pierson, Mr.
self I am a disabled retiree from USS
Channelview, TX

I have twice filed discrimination complaints against Sterling Green HOA. In my first complaint, (TWCCRD #2170254-HU; HUD#06-17-8699-8) I was fined \$150 because the HOA took 1 picture of a stray cat in my driveway. I foolishly agreed to arbitration which I won and the HOA was supposed to go to classes and pay me back but never did this. In my latest case which I was fined \$50 for having 2 flat tires on our Lexus and for not cutting the grass. The Investigator for the TWC told me that the HOA had given 30 people citations so there was no discrimination. When I asked Mr. Cooper about the fact that they lied twice as I had no flats at all on any car. He said that they had gone back and checked and had as a result withdrawn the \$50 fine so there was no discrimination in his opinion. When I asked about the charge of not cutting my grass when I was cutting the grass of my sick neighbor next door for free and my neighbor across the street as well and that they had not been fined, he said that my monkey grass which we have used as a trim for 30 years was why I was cited. When I pointed this out he said that it probably no longer considered aesthetic by the HOA. When I asked him about the fact that the HOA was guilty of Human Trafficking he said that was a criminal matter but he would put in his report that it should be reported to law enforcement but never put that in his report. Mr. Cooper did get involved in my ADA request for reasonable accommodation. He asked me for medical proof of my claim. I told him that the HOA had not responded to my ADA request and until they did they had no right to ask me for proof using the TWC investigator as their lawyer. When I complained about this to my elected representatives most did not even respond. Ted Cruz responded "that this is a matter that does not fall within the jurisdiction of the U.S. Senate or the federal government" Apparently allegations of forced labor in China are within his jurisdiction. I also got a reply from Ana Hernandez who referred me to legal aid. After I was cited the first time, I was again cited after I requested reasonable accommodation, and when Mr. Cooper kept saying that my Turmeric plants did not get that big overnight I told him I agreed completely and that he should make himself a timeline so he would realize that the citation he referred to was written after I asked for reasonable accommodation and since as he pointed out these plants did no grow this big in the few days between citations and that would make it retaliation. I also filed a complaint with OSHA but apparently, slave labor has no safety standards or requirements of liability if we or someone we hire is hurt while forced to maintain the HOA's property without any safety equipment or any safety standards. Also, what happened to my constitutional right to due process of law and the laws against human trafficking and the abuse of the elderly and disabled?

Irene Adolph, Mrs.

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HOA Reform Coalition/self/retired

Houston, TX

Honorable Business and Industry Committee Members,

I support legislation that effectively removes discrimination provisions from a Property Owners' Association dedicatory instruments. HB1202 provides removal of these antiquated provisions and guidance on how these documents are updated appropriately by an Association.

Thank you in advance for your vote to pass this bill.

Respectfully,

Irene "Beanie" Adolph

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Testimony Link: <https://comments.house.texas.gov/home?c=c040>