

PUBLIC COMMENTS

HB 2274

HOUSE COMMITTEE ON BUSINESS & INDUSTRY

Hearing Date: April 6, 2021 8:00 AM

Irene Adolph, Mrs.

HOA Reform Coalition/ self/retired

Houston, TX

Please do not pass HB 2274. If you would go to my family's website www.HOADATA.org you can understand why we are so opposed to this bill which could impose deed restrictions that were never agreed to. Section 216.03 expressly states in (a) This chapter applies only to an older subdivision that: (D) (3) has a single property owners' association in which all owners in the subdivision are eligible for membership but in which membership is not mandatory.

Our people are free and diverse and wish to remain so. Our board is diverse. Dues are voluntary.

Another portion of the bill that is objectionable:

Sec. 216.002: cites the inability of owners to extend or amend property restrictionscreates uncertainty in living conditions and discourages investments in those subdivisions. All absolutely false. Our subdivision and those still non-HOA are so valuable and so sought after that we are constantly receiving offers. This also happened back in 2000 when HOA attorneys warned our property values would go down because we were not HOA. After we defeated the HOA attempt our property values increased above surrounding HOAs. BTW, I have kept annual price records proving our values have increased accordingly.

Our subdivision was built around 1955, and is in excellent repair. Compliments abound when people come.

We have Sections with separate DR's and it works just fine.

I believe the understanding is "If it ain't broke, don't fix it."

The HOA attorneys are eager to increase their territory. Please don't help them in this very un-American effort.

Thank you.

Irene "Beanie" Adolph
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Nancy Kozanecki, Director

HOA Reform Coalition of Texas

Friendswood, TX

Business and Industry Committee – Honorable Representatives,

HOA Reform Coalition of Texas and myself opposes HB2274 which relates to the extension or amendment of deed restrictions in certain older subdivisions.

Although the pretense of HB2274 is to get rid of discriminating deed restrictions which the HOA Reform Coalition of Texas totally supports a bill to do that.

HB 2274 also includes a provision to extend deed restrictions in "certain older subdivisions" claiming that "these conditions" will

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cause dilapidation of housing and unsanitary conditions. In previous year's the POA Industry claimed that these older subdivisions had to be controlled by an HOA to preserve property values. When the older subdivisions rejected the HOA, the actual result revealed that the value of the non-HOA increased more than the HOA. See study HOAdata (<http://www.hoadata.org/trenddist.html>).

To the extent that community members themselves want to create, extend, or amend deed restrictions to protect residential character, other means to do so already exist. This HB2274 is not needed since other bills address the discriminatory requirements in dedicatory documents.

Thank you in advance for your vote against this bill.

Respectfully,
Nancy Kozanecki
HOA Reform Coalition of Texas - Director

Jay Blint

Self

Holly Lake Ranch, TX

HB2274 - OPPOSE

Relating to the extension or amendment of deed restrictions in certain older subdivisions.

HB2274 provisions to allow for the removal of race restrictive covenants the Coalition supports. The rest of the bill is bad for homeowners. HB 2274 denies freedom to homeowners in "certain older subdivisions" which the HOA industry has been trying to control for many years. Claiming that "these conditions" will cause dilapidation of housing and unsanitary conditions is the CAI's effort to control very valuable property. To the extent that community members themselves want to create, extend, or amend deed restrictions to protect residential character, other means to do so already exist. This Bill is not needed since other Bills address the discriminatory requirements in dedicatory documents.