

AN HOA IS PERMANENT. THE PEOPLE ASKING FOR IT ARE NOT.

The petition in your mailbox turns the Civic Association into a mandatory HOA for Section IV. The amendment itself is three short paragraphs: mandatory membership, \$100 a year, board runs it. What those paragraphs leave out is the point. Everything below is from Texas statute or Houston reporting, cited at the bottom.

67% of members can rewrite our restrictions afterward. No notary, no opt-out, no petition committee. Prop. Code §209.0041.	1 in 5 Section IV's share of that vote. 149 of the Association's 741 homes. The other four sections decide for us.	\$10,000 What one Inwood Forest owner told FOX 26 she owed an HOA she thought had folded. A few miles up Antoine, June 2025.
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WHAT THE AMENDMENT DOESN'T SAY

- **No cap.** \$100 is the opening number. Raising it is a 67% member vote in an association where we hold a fifth of the votes.
- **No lien, yet.** The same 67% adds one. Texas HOAs foreclose on homes for unpaid assessments plus attorney's fees through an expedited court process. Fines alone can't be foreclosed, but fines stacked on unpaid dues can.
- **No fine schedule, yet.** Same vote. Once fines exist, management companies routinely bill each violation letter to your account, \$8.50 to \$25 a letter, before any fine is even assessed.
- **Day-one powers, no vote needed.** Property Code §204.010 lets the board hire a management company, sign contracts, charge late fees, bill you its attorney's fees, and take over architectural control of your house if that authority vests.
- **The letter admits it.** "Any modernization of the remaining Deed Restrictions must be handled in a separate initiative after the POA is legally recognized." The dues vote is the door. Everything else walks through it.

HOW IT GOES IN HOUSTON

- **Inwood Forest, 2025.** After the HOA president was charged with stealing its money in 2019, residents assumed the association was dead. Crest Management, which runs 105,000 Houston homes, revived collections. One owner: \$10,000 in dues and legal fees. Another paid \$5,000 to stop a foreclosure. Neighbors said they never saw the warning letters.
- **Harris County court records.** A Harvard study counted 12,759 HOA foreclosure filings by 670 associations here between 1985 and 2001, about 1,160 a year after 1995. Owners of the cheapest quarter of homes faced ten times the risk of the priciest.
- **The Legislature keeps patching.** Resale certificates capped at \$375 in 2021. Collection-agent fees limited. Foreclosure for fines alone banned. Each patch exists because the abuse came first. None of them touch the 67% rule.
- **Volunteers burn out.** Right now the Association has two board seats and the treasurer's chair vacant. Turnover is how a neighborhood ends up run by a company whose revenue is your fees.

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Section IV households declining to sign is enough to stop it.

They need 90 lot approvals by September 4, 2027. At 89 the petition is void by law. Not signing counts as a no.

WHAT TO DO

- Don't sign at the door, at Slowpokes, at the park, or at the church. You can always sign later. You can't easily unsign.
- Already signed and changed your mind? Send a short notarized letter withdrawing your signature to P.O. Box 430943, Houston 77243, and keep a copy.
- Ask the committee in writing: what is the cap on dues, who can raise it, and will the bylaws give Section IV its own vote?
- **Not signing? Tell us.** Email your street address and "not signing" to keep4voluntary@gmail.com. One per household, please. We're keeping count toward 60 and will never share the list. Questions welcome too.
- Sources for every claim, and the mailing itself: binglewood.io