



THE LEAGUE OF WOMEN VOTERS OF THE HOUSTON AREA EDUCATION FUND

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After extensive study, the Houston Area League of Women Voters has adopted the following position concerning Homeowner Associations:

The League of Women Voters of the Houston Area supports changes in Texas law governing mandatory homeowner associations which would provide:

- Protection against foreclosure on homesteads.
- Priority of payments so that assessment payments apply first to assessments and then to non-assessment items.
- Secret ballots in homeowner elections.
- Adequate safeguards against fraud to assure uniform, honest and accurate election results
- That the Texas Open Meetings Act and the Texas Open Records Act cover homeowner associations.

While many homeowner associations are open and well run, many are not. Problems occur when homeowners are not given their homeowner association covenants until closing, when there is little time to understand the ramifications of what they are signing. While this study has identified the problems listed above, perhaps the most significant one is use of foreclosure power for non-payment of dues, assessments, etc.

These issues have come to the fore in Harris County, thus the interest of the League of Women Voters of the Houston Area.

Attached is our "Facts & Issues" developed as a result of this study.