

The mission of the SCA is “to serve and improve the Sharpstown community through enforcement of deed restrictions, architectural controls, enhancing our residents’ safety, and promoting Sharpstown as one of Houston’s most desirable neighborhoods.”

The Sharpstown Civic Association’s 12 member volunteer Board are all homeowners and neighbors in Sharpstown. After years of meeting and conducting the business of the SCA while working with a slim budget based on fluctuating voluntary dues, and being limited by 65-year old deed restriction documents - we made a bold decision. **We are updating our legal documents and recommending to our neighbors that we become a full HOA with Section 209 rules and mandatory dues.** Much discussion, hashing out of pros and cons, meeting with our attorneys and getting their recommendations, and fear of failure have gone into this decision. Ultimately we long for a way to take a 65-year old neighborhood and give it the deserving facelift it needs to remain where we want to live and spend our lives, and this is the best way we could see it accomplished. The term HOA and mandatory dues strikes fear in the hearts of some people. We have argued for and against these fears as a board, meeting after meeting, until we had a clear understanding and were able to sort out the social media untruths that abound. After this tedious evaluation we still think this path is the best thing for our Sharpstown and now we need to get your understanding and support.

In the next short while we intend to take key points that have been raised and explain them in detail. We will do this through emails and posts on our website (SharpstownCivic.org). We hope that these will answer questions that you may have or that you may be asked by a neighbor.



Pros of going to 209



Pros of going to 209:

1. Deed Restrictions bring the section within the protection of owner-friendly laws, such as the Texas Residential Property Owners Protection Act (TX Prop Code 209 and 204).
2. They provide a more robust method of checks and balances, giving owners more control over their association
3. Deed restricted communities with stronger enforcement lead to enhanced property values.
4. Updated language of 65 year old deed restriction documents is needed to ensure success in today’s legal system.
5. The HOA already does a great deal with what little they take in with voluntary dues but imagine how much they could accomplish with more funds to work with.
6. **We have maintained a 24-26% voluntary participation rate for the last 5 years. These 25% have been willing to pay for 100% of the services in the past. It is time for all home owners to participate and pay their \$250 per year.**

Fear: HOA’s are all bad and evil?

Power hungry, unregulated and unaccountable HOA board – will that be the case here in Sharpstown? There are many safeguards with the added protection by the State of Texas through property code 209 that will keep this from happening and our current bylaws call for a voluntary board elected annually by the homeowners.

Accountability begins with the transparency of the SCA financial transactions. The SCA has been posting monthly financials and minutes since the beginning of the year on the website dating back to January 2017. A summary financial has been presented at each monthly membership meeting for years. The revenue and expenditures is and will continue to be available after 209 requires it.

The expenditure of the additional revenue due to mandatory dues will be carefully considered. Enforcement of deed restrictions, safety and promoting Sharpstown will continue to be our top priority objectives and receive increased revenue. Discussion has already begun and ideas from home owners are valued. Ideas have included but are certainly not limited to:

- Ditch cleaning and maintenance throughout Sharpstown
- Additional heavy trash collection
- House #'s painted on curb throughout sections
- Sidewalk repair program with shared cost (sidewalks are the responsibility of the home owner)
- Paint cross walks and speed cushions
- Storm drain cleaning
- Additional litter pick up
- Graffiti abatement

Sharpstown relies on the City of Houston for some of the items above. If the SCA feels the COH is lacking in adequate performance of these items and adversely affecting the conditions of the neighborhood, then consideration for spending money to perform those services may be appropriate.