

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 we 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.



**The financial side of the proposed changes has been another topic of discussion, specifically:**



**Annual increase:**

If dues had been \$225 in 2009 and the SCA had opted to increase each year based on December year-end Consumer Price Index, the 2019 dues would be \$263. Historically the SCA has only increased dues every 5 or more years and has not seen a need to do so annually. In 2013 the membership dues were \$75 and Safety \$150. They remained this amount until 2018 when they were increased to \$80 and \$170. The new assessed amount under the proposed changes would remain \$250 per year due on January 1st. Although future Consumer Price Index cannot be guaranteed, the table below shows what happens to \$250 with increases based on the average CPI (1.77) for the next 10 years. If this example held true, and the SCA implemented an annual increase, the dues in 2030 would be a maximum \$319 per year.

Table of Historical Inflation Rates (CPI) in Percent													
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Ave
2009	0	0.2	-0.4	-0.7	-1.3	-1.4	-2.1	-1.5	-1.3	-0.2	1.8	2.7	-0.4
2010	2.6	2.1	2.3	2.2	2	1.1	1.2	1.1	1.1	1.2	1.1	1.5	1.6
2011	1.6	2.1	2.7	3.2	3.6	3.6	3.6	3.8	3.9	3.5	3.4	3	3.2
2012	2.9	2.9	2.7	2.3	1.7	1.7	1.4	1.7	2	2.2	1.8	1.7	2.1
2013	1.6	2	1.5	1.1	1.4	1.8	2	1.5	1.2	1	1.2	1.5	1.5
2014	1.6	1.1	1.5	2	2.1	2.1	2	1.7	1.7	1.7	1.3	0.8	1.6
2015	-0.1	0	-0.1	-0.2	0	0.1	0.2	0.2	0	0.2	0.5	0.7	0.1
2016	1.4	1	0.9	1.1	1	1	0.8	1.1	1.5	1.6	1.7	2.1	1.3
2017	2.5	2.7	2.4	2.2	1.9	1.6	1.7	1.9	2.2	2	2.2	2.1	2.1
2018	2.1	2.2	2.4	2.5	2.8	2.9	2.9	2.7	2.3	2.5	2.2	1.9	2.4
2019	1.6	1.5	1.9	2	1.8	1.6							

**Special Assessments:**

Capital improvements are the ONLY reason for a special assessment and at the present time we do not own any assets. Our attorney has recommended making our documents be able to handle future possibilities without going through this process again. Any future special assessment will have to be approved by the homeowners and withstand scrutiny and if it is worthwhile.

**Excerpts from our proposed document:**

**Section 3.** Basis and Maximum of Annual Assessments. For the year 2019, the annual assessment shall be Two Hundred fifty and 0/100 dollars (\$250.00) per Lot.  
**(a)** Beginning in the year 2020, and annually thereafter, the prior year's annual assessment may be increased effective January 1 of each year without a vote of the membership in conformance with the rise, if any, of the Consumer Price Index (published by the Department of Labor, Washington, D.C.) for the preceding month of July, which increase shall be cumulative once established ("Maximum Assessment").

**Section 4.** Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy in any assessment year, a special assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a described capital improvement upon the Common Area, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting setting forth the purpose of the meeting.

**Section 5.** Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on an annual basis with each Lot Owner paying an amount equal to that paid by each of the other Lot owners.

**Section 6.** Quorum for Any Action Authorized Under Sections 3 and 4. At the first meeting called, as provided in Sections 3 and 4 hereof, the presence at the meeting of members or of proxies entitled to cast sixty percent (60%) of all the votes shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirement set forth in Sections 3 and 4, and the required quorum at any such subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.