

Common Terra

The publication of CAI of San Antonio - *The Source* for Responsible Communities

Third Quarter 2019



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The E-Scooter Epidemic in San Antonio, Texas

By: Paul Gaines, Roberts Markel Weinberg Butler Hailey PC

Beginning last fall, the City of San Antonio has seen an influx of dockless vehicles appearing on its sidewalks and streets. A quick drive downtown will reveal rows, and occasionally piles, of electric scooters utilized by the many pedestrians who frequent the area. On October 11, 2018, the City Council of San Antonio passed a dockless vehicle ordinance amending Chapter 19 of the City Code of San Antonio by adding Article XIX entitled "Motor-Assisted Scooters, Electric Bicycles, and Bicycles Equipped with GPS" ("Ordinance") to provide regulations regarding dockless vehicles, and implemented a six-month pilot program, purportedly in an effort to collect information on the new form of transportation and determine its value to the city. Although the program appears to provide individuals with easy access to quick and entertaining travel, its development did not come without problems. From aesthetic concerns to safety issues, the electric scooter epidemic has spread from downtown to the suburbs of San Antonio. Now, community associations are discovering that it's not only a city issue, but an association issue as well. The content discussed in this article applies to single family homeowner associations subject to Section 209 of the Texas Property Code ("Association") that are located within the City of San Antonio.

(Cont. on page. 6)

Bioengineered Living Shorelines: The Newest Erosion Control Solution

By: J. Wesley Allen, Environmental Scientist and Regional Manager at SOLitude

When development companies design community associations with lakes and stormwater ponds, they envision them as beautiful aquatic resources to attract homeowners, connect with nature and enhance the surrounding property. Without proper management, however, these waterbodies can quickly become eye-sores that produce harmful algae and bad odors, lead to damaged and eroded shorelines, and result in displeased community members.

Most aquatic management professionals will tell you that when a property manager calls about an issue at their waterbody, it's often past the point of a quick fix. This is regularly the case when we arrive onsite to look at an erosion issue on a lake or pond embankment. Rather than finding a few problematic patches of rock or soil, we discover steep,

(Cont. on page. 10)



Art Downey

Editor, Common Terra

Three features make community association homes different from traditional forms of home-ownership. One is that you share the use of common land and have access to facilities such as swimming pools that often are not afforda-

ble any other way. The second is that you automatically become a member of a community association and typically must abide by covenants, conditions and restrictions (CC&Rs). The third feature is that you will pay an "assessment" (a regular fee, often monthly, that is used for upkeep of the common areas and other services and amenities). There are many advantages to living in this kind of development. The community usually features attractive combinations of well-designed homes and landscaped open spaces. The houses may even cost less than traditional housing due to more efficient use of land.

Parks, pools and other amenities, often too expensive for you to own alone, can be yours through association ownership. So, now you have a chance to use and enjoy the pool, tennis court or other recreational facilities that may have been unaffordable previously. What's more, you won't have direct responsibility for maintenance, so you won't have to clean the pool or fix the tennis nets, and you may not even have to mow your lawn. But that doesn't mean you'll never have to think about it. The community association operates and maintains these shared facilities. Of course, you'll pay your share of the expenses and, as an association member, you'll have a

voice in the association's decisions. The association may have one of a variety of names: homeowners association, property owners association, condominium association, cooperative, common interest community or council of co-owners. This issue of Common Terra will focus on the responsibilities of volunteer boards and property managers to insure these amenities are safe and well maintained.; that the CC&Rs are observed; that all owners contribute their fair share by paying their assessments in a timely fashion; and that the association is managed in an open and fiscally responsible manner.



CommonTerra The publication of the San Antonio Chapter, CAI *the source* of responsible communities

Mission Statement : To enhance community association living in San Antonio and South Texas by promoting leadership excellence and professionalism through education, communication, advocacy and resources

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Our organization's success is as much the responsibility of the individual members as it is the Board or Committee Chairs, so please get involved!



The President's Message — Lynn Harmon

Dear Fellow Members – Congratulations to us!!!!

We have just received notice that our Chapter has received national recognition in several areas last year:

Best Net Growth: 37%

Membership: Membership Growth Initiative

Chapter Management & Development: Chapter Strategic Overhaul

Chapter Excellence Award: 80% or above in every category

Additionally two of our members have received individual recognition for their leadership as chairs of our Membership Committee:

Award of Excellence in Membership: Christie Anne Brown & Katie Starosta

Our organization's success is as much the responsibility of the individual members as it is the Board or Committee Chairs, so please get involved. Here are a few great ways!

- Attend Luncheons as well as Membership and Education Events
- Volunteer for a Committee
- Join us on social media – tag us and share!
- Involve the communities you serve!

Thank you for allowing me to represent you.

Email – Lynn.Harmon@associa.us

2018
CAI NATIONAL AWARDS
SAN ANTONIO CHAPTER
MEDIUM CATEGORY

Best Net Growth
37%

Membership:
Membership Growth Initiative

Chapter Excellence Award:
80% or above in every category

Chapter Management & Development:
Chapter Strategic Overhaul

Award of Excellence in Membership:
Christie Anne Brown
Katie Starosta

CHARTER AWARD WINNER

COMMUNITY ASSOCIATIONS INSTITUTE

Rights and Responsibilities for Better Communities

Principles for Board Members

An association's board of directors also exercises certain rights and responsibilities.

Board members have the right to:

1. Expect owners and non-owner residents to meet their financial obligations to the community.
2. Expect residents to know and comply with the rules and regulations of the community and to stay informed by reading materials provided by the association.
3. Respectful and honest treatment from residents.
4. Conduct meetings in a positive and constructive atmosphere.
5. Receive support and constructive input from owners and non-owner residents.
6. Personal privacy at home and during leisure time in the community.
7. Take advantage of educational opportunities (e.g., publications, training workshops) that are directly related to their responsibilities, and as approved by the association.

Additionally, board members have the responsibility to:

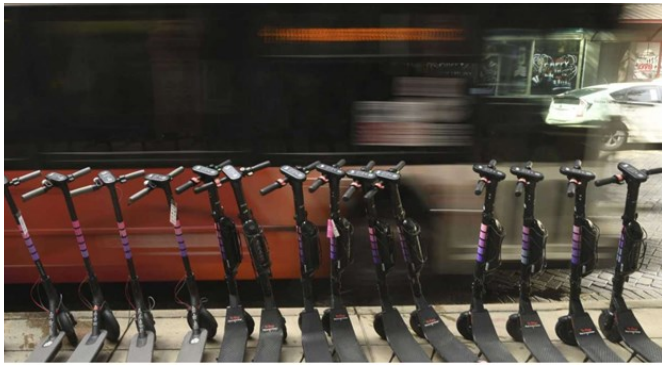
1. Fulfill their fiduciary duties to the community and exercise discretion in a manner they reasonably believe to be in the best interests of the community.
2. Exercise sound business judgment and follow established management practices.
3. Balance the needs and obligations of the community as a whole with those of individual owners and non-owner residents.
4. Understand the association's governing documents and become educated with respect to applicable state and local laws, and to manage the community association accordingly.
5. Establish committees or use other methods to obtain input from owners and non-owner residents.
6. Conduct open, fair, and well-publicized elections.
7. Welcome and educate new members of the community—owners and non-owner residents alike.
8. Encourage input from residents on issues affecting them personally and the community as a whole.
9. Encourage events that foster neighborliness and a sense of community.
10. Conduct business in a transparent manner when feasible and appropriate.
11. Allow owners access to appropriate community records, when requested.
12. Collect all monies due from owners and non-owner residents.
13. Devise appropriate and reasonable arrangements, when needed and feasible, to facilitate the ability of individual residents to meet their financial obligations to the community.
14. Provide a process residents can use to appeal decisions affecting their non-routine financial responsibilities or property rights—where permitted by law and the association's governing documents.

NOTE: The complete list of rights and responsibilities for better communities for homeowners and community leaders can be found for free at www.Caionline.org.

The E-Scooter Epidemic in San Antonio, Texas

(Cont. from page 1)

According to the City of San Antonio website, there are seven permitted dockless vehicle operators in the city: Razor, Bird, Lime, Spin, Jump, Blue Duck and Lyft. In total, these companies currently have around 16,000 dockless vehicles on the city streets. Of the 16,000 dockless vehicles within the city limits, approximately 14,000 are electric scooters.



Some of the company websites, such as Lyft, provide service area maps which depict the areas in which the electric scooters may be utilized. If the electric scooter is used or parked outside of the service area, the user can be penalized with a fee or a fine, depending on the circumstance. However, other companies, such as Bird, appear to have scooter locations as far as North Loop 1604. Consequently, Associations are now dealing with issues such as improperly parked electric scooters abandoned within a subdivision and the unauthorized use of electric scooters on community streets and sidewalks.

If electric scooters make their way into a community and are found parked on the streets, sidewalks or common areas, Associations may need to have a means of removal. However, before removal commences, an Association must determine whether its streets are public or private. Typically, this can be established by reviewing the Association's dedicatory instruments and/or plats. In addition, gated communities signify that the streets within a neighborhood are private considering that the streets are only accessible by members and their guests.

If a community contains private streets, the Association will generally own, control and maintain same. In other words, the streets and sidewalks would be considered private property of the Association. Thus, if electric

scooters are found improperly parked on community streets or sidewalks, the Association may proceed with collecting the scooters and placing them outside the community in a designated area.

For example, the Association may place the electric scooters upright in a row on a sidewalk outside the community gates. However, an Association should not place the electric scooters in a dangerous place (i.e. the street or a bike lane) or in a position to block a right-of-way or easement. In sum, placement should not create a safety hazard and should be executed with the utmost care.

Additionally, a community containing private roads owned and maintained by the Association may consider implementing rules and regulations regarding the ingress and egress of electric scooters within the community. However, before proceeding, an Association should review its dedicatory instruments to ensure it has the appropriate rule-making authority to establish regulations to combat the issue.

If a community does not contain private streets, and the streets and sidewalks within the community are owned and maintained by the City of San Antonio, the Association may need to contact the city in order to remove improperly parked electric scooters.

The City of San Antonio website provides information to report problems regarding electric scooters. Issues may be reported on the 311SA Mobile App. Users can take a photograph of the electric scooter and upload it to the application. Issues include improper parking, unsafe riding, blocking of sidewalks and vehicles that have fallen over.

In addition, Associations may use the following business phone numbers for the electric scooters companies to report "Parking Violations or Damaged Vehicles":

1. **Bird** 1.888.602.8389
2. **Blue Duck** 210.216.3359
3. **Lime** 1.888.LIME.345
4. **Razor** 1.833.LAST.MILE
5. **JUMP** Bike Support: 1.833.300.6106 Scooter Support: 1.844.505.9155
6. **Lyft** 1.877.452.6699
- Spin** 1.888.249.9698

(Cont. on page 6)

The E-Scooter Epidemic in San Antonio, Texas

(Cont. from page 6)

The Ordinance also requires all dockless vehicles, including electric scooters, to display a 24-hour phone number to report safety concerns, make complaints and request relocation of the vehicle. Thus, if an Association spots a stray electric scooter, it should locate the number on the vehicle and contact the company to submit a complaint and retrieve the electric scooter.

On February 14, 2019, after identifying the many issues with dockless vehicles, the City Council of San Antonio passed an amendment to the Ordinance that revised Chapter 19, Article XIX of the City Code ("Amendment"). The Amendment imposed the following additional restrictions:

Sec. 19-661. - Operation, parking, and required equipment of motor-assisted scooters, electric bicycles, and bicycles equipped with GPS.

(e) Dockless vehicles may not be operated between the hours of 11:00 p.m. and 6 a.m., and permit holders shall make dockless vehicles inoperable during these hours.

Sec. 19-664. - Dockless vehicle operations.

(f) Notices of violations or broken vehicles:

(4) City staff, and other persons authorized by city staff, including but not limited to Centro San Antonio and any other identified partners, may remove dockless vehicles parked in prohibited areas, dockless vehicles blocking ADA facilities, or dockless vehicles located within areas identified consistent with Section 19-664(h), in violation of this article, or that are identified as broken, immediately and without notice of violation to a permit holder, in which case the city may not impose an impound fee.

Notably, the Amendment provides that city personnel may remove dockless vehicles parked in prohibited areas, which includes streets and sidewalks, unless otherwise provided under the Ordinance. Thus, Associations with public streets may be able to rely on the city to remove and/or relocate electric scooters improperly parked or left within a community. In addition, the Amendment

prohibits operations between 11:00p.m.-6:00a.m. which, hopefully, will limit electric scooter issues in communities for the majority of the night.

As the use of electric scooters continues to grow in San Antonio, additional issues will arise for Associations in the future. The service areas in which the electric scooters may be utilized will likely expand, affecting a larger portion of the communities within and around the Alamo City, and city regulations may eventually decrease. If an Association wishes to address and/or regulate electric scooters within its community, its dedicatory instruments, the city, and perhaps the companies themselves may be able to help. Associations should consult with an attorney to determine the best course of action to tackle the ever-increasing issue of electric scooters in San Antonio, Texas.

About the Author:



Paul Gaines is an associate attorney with the Roberts Markel Weinberg Butler Hailey PC, Real Estate section as a part of the Community Association Team. He focuses his practice on community association law and represents the firm's clients in the Central and South Texas areas. Paul graduated from

St. Mary's University School of Law in 2015.



2019 Annual Meeting Announcement And Candidates for the Board of Directors

In accordance with the approved Bylaws for the Community Associations Institute – San Antonio Chapter (CAI-SA) you are requested to join us for the CAI-SA **Annual Meeting** which will be held at during our September Luncheon on September 10, 2019.

The purpose of this meeting will be:

- To **elect three directors** for our chapter (one Manager, one Business Partner and one Member at Large)
- To consider the State of Affairs of the Association,
- To transact any other business which may properly come before those assembled.

The candidate profiles, Agenda, Financials and 2011 Annual Meeting Minutes will be sent in a broadcast e-blast and mailed to those who do not have e-mail addresses closer to September 10, 2019 but not later than 30 days prior.

In the event you are unable to attend this very important meeting, please complete the proxy and return it to our Chapter Executive Director (CED), Judy Monger, at P. O. Box 65204, San Antonio, Texas 78265, *no later than Wednesday, September 4, 2012*. You may also give your proxy to another member who will be attending the annual meeting.

The Chapter Nominating Committee nominates the following candidates for the listed Director categories, in accordance with the Chapter Bylaws.

Community Association Managers (One Seat)

~~Barbara Lowry – (Real Manage San Antonio) – name withdrawn~~

Cathy Williams – (DAMC, Inc.)

Jenee Lewis – (Worth Ross Management Company, Inc.)

Cassie Thompson – (Patriot HOA Management, LLC)

Business Partners (One Seat)

Brady Ortego - (RMWBH, Law)

Member At-Large (One Seat)

Douglas Smith – BP / (Texas Disposal Systems)

Harmon Hammon – BP / (Insurica)

Art Downey – CAVL / (Stone Mountain HOA)

Summertime Energy Conservation Tips

Summer can quickly become an expensive season, but being mindful of energy conservation can help reduce your electricity bills—and your carbon footprint. Take a look at the following suggestions to increase your energy conservation efforts and beat the heat without breaking the bank.

Cook dinner outside. Save electricity by using a charcoal or gas grill to cook your favorite summertime meals.

Open the windows. Instead of cranking the air conditioning on summer evenings, opt for fresh air instead. Invest in an inexpensive electric fan to circulate the air.

Light candles. Since longer summer days afford more daylight, reconsider turning on the lights and use candles instead or as a supplement. Be sure not to leave burning candles unattended, especially around pets and children.

Modify the AC when you're not home. Adjusting the thermostat—even by a few degrees—when you're not home can conserve a significant amount of electricity.

Turn off the electronics. Power down the television and computer to spend time with friends and family outdoors. Splash around in your community pool or have a potluck barbeque in your backyard.

Take a walk. If possible, choose to walk to nearby stores and restaurants instead of driving. Early mornings and evenings are prime times for a stroll, especially in areas with hot climates.

Take a cool shower or bath. For a refreshing alternative to a hot shower, reduce your hot water heater usage by bathing in cooler water a few times a week.

Limit water consumption. Water the lawn every other day at off-peak times, use environmentally-friendly, disposable plate ware and utensils instead of running the dishwasher and spend a little less time in the shower.



“CAI can give you exactly what you need.”



Bioengineered Living Shorelines...

(Cont. from page 1)

unstable banks, deep washouts and extensive bottom muck caused by years of sedimentation.



Erosion is a natural process caused by wind, rainfall, poor design, cultural impacts like mowing and recreation, or simply an aging aquatic ecosystem. These erosion issues are all exacerbated by human disturbance. Unfortunately, erosion can also negatively affect your lake, stormwater pond, canal or coastline by causing loss of habitat and property value, nutrient loading, reduced storage volume and waterbody depth, and excess runoff. When topsoil is displaced, stormwater pipes and structures can be exposed and damaged. Overtime, erosion can lead to the formation of trenches and gullies that pose a serious danger to the public.

There are many ways to correct erosion with rip-rap, bulkheads, and other hard armoring systems; in certain situations, they may be the preferred option. In my experience, however, reestablishing the embankment utilizing vegetation, whether turf grass for recreation or native vegetation for habitat, has always been an excellent way to halt erosion and enhance community waterbodies. There are several best management practices that can help stop erosion and establish vegetation, but a lot of them have a shorter life-span or planting restrictions. Fortunately, there is a new solution available for both the immediate and long-term stabi-

lization of shorelines and hillsides.

Bioengineered living shorelines are the latest technology in erosion control. These patented woven systems offer an innovative, environmentally-friendly solution to immediately stop shoreline and embankment erosion and create a natural foundation for vegetation. The most effective systems available are designed using a combination of ecofriendly, biodegradable burlap sock-like fabric and heavy-duty knitted mesh. The socks can be filled with local pond muck and sediment, which is why many property managers choose to pair this solution with proactive hydro-raking projects. After the woven mesh systems are filled, they are then secured to the embankment and can be immediately sodded, planted with native beneficial buffer plants, or seeded through the mesh and fabric layers.



As an Environmental Scientist, I've utilized several different shoreline restoration techniques over the years, but this innovative system is certainly creating some excitement! It provides immediate stabilization while effectively filtering and buffering runoff water, removing harmful contaminants and benefiting waterways and water quality, all the while providing a seamless planting platform and long-lasting erosion control. Restored banks and hillsides can be walked on within just a few days, making bioengineered shorelines a fast, aesthetically-

PIRATES
of the
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X NORRIS CONFERENCE CENTER



Bioengineered Living Shorelines...

(Cont. from page 10)

pleasing and long-lasting solution for most properties.

Depending on your waterbody and specific erosion issues, goals and budget, your lake management professional may recommend other natural restoration tools. Lakes and ponds that experience heavy water movement may be suitable candidates for erosion control using logs comprised of coconut fibers. Installed in areas with direct water flow, these biodegradable logs can help redirect water movement while reducing erosion along delicate banks. Coconut “coir” logs are biodegradable, compact and excellent solutions for properties in need of a truly custom erosion control approach.

Whether you decide to move forward with a complete shoreline restoration or are several years away, it’s imperative to properly budget and integrate proactive management strategies that protect your banks and hillsides, while preserving the water quality of your aquatic resource. Cultivating a beneficial vegetative buffer with flowering native vegetation will help stabilize soil during rainstorms. Deep-rooted flowering plants can also help pull excess nutrients from stormwater runoff, preventing the growth of nuisance weeds and algae in the water resource. Undesirable nutrients can be further combated with the professional application of naturally-occurring nutrient remediation products, which permanently “lock up” and prevent nutri-

ents from fueling aquatic weeds or algae.

Just like lawn care, lake and stormwater pond management is an ongoing commitment that requires different approaches throughout the year. While no two waterbodies are the same, each and every aquatic ecosystem is susceptible to shoreline erosion and can benefit from custom management plans that integrate buffer management and nutrient remediation, as well as other sustainable tools like hydro-raking, aeration, biological augmentation, and regular water quality testing. Whether your waterbody is in its prime or has seen better days, contact your lake management professional to restore and prolong your water resources—starting with the shoreline.

About the Author:



J. Wesley Allen is an Environmental Scientist and Regional Manager at SOLitude Lake Management, an industry-leading environmental firm. He has nearly two decades of experience leading high-profile shoreline stabilization and wetland restoration projects. This article is the second in a series featuring new break-through technologies that will revolutionize the management of lakes, stormwater ponds, wetlands and fisheries in 2019. Learn more at www.solitudelakemanagement.com/knowledge

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↑ CED Corner →



Judy Monger
Chapter Executive Director

Our CA Day Committee, chaired by Austin Denson and Robert Hausen has been working on this year's CA Day. The Date has been set for August 23rd at the Norris Conference Center. Mark your calendars, Come and see for yourself! If you thought last year was good, then this year will be GREAT! The theme will be "Pirates of the Meridian" so prepare for a Swashbuckling Good Time! See the ad in this edition and on our web page. Register Now!

Our Awards & Recognition Gala Committee is working on the 2020 event already. Our Gala will be themes Havana Nights! We will have an MC, a DJ, a real Photo Booth, Gaming Tables and Raffles. The rules, questions and scoresheets are being tweaked so these awards will mean the winners are exceptional in our fields. There are three Manager of the Year Awards this year. But, you can only be nominated for one. Be

on the lookout as the applications will be coming out soon.

Our Sponsorship program is being tweaked a little for next year so look and plan your budget accordingly. We cannot do any of this without you! We appreciate all you do for our chapter! Please try to come to the September Luncheon, Our Annual Meeting and get involved in YOUR chapter by joining a committee. We need your help!

We will be electing 3 Directors to our Board in September at our Annual Meeting. Our Annual Meeting Notice is published in this issue along with our Nominating Committees Report of Nominees. Our program last year was Legal Jeopardy. This was something we all need to hear and we laughed a little, too. It was a great hit last year so we are repeating it this year.

Please remember your current Board of Director, Board of Directors Nominees and all our wonderful committee chairs (listed on another page). When you see them, tell them THANK YOU and ask them how you can help make the San Antonio Chapter of CAI the best!



Our Mission Statement is....

"To Enhance Community Association Living in San Antonio and South Texas by Promoting Leadership Excellence and Professionalism Through Education, Communication, Advocacy and Resources."

Judy

Judy Monger, CED
ced@caisa.org

Visit our website at:
www.caisa.org



Insurance for Homeowner Associations

By Insurica

A homeowners association (HOA) shoulders not only the wellbeing of a community but also many of its inherent risks. With few regulations and no general insurance programs able to fit all HOAs, it is imperative to understand the details of your association's coverage and design it to meet your needs. Fill the cracks in your insurance so that you are not making costly payments when the unexpected happens.

HOA Insurance Basics

HOAs are required to possess general property and liability insurance; however, these policies can't cover the HOA from every angle. If you stop to think about your association's policy, you might come up with a few questions: How much coverage does general insurance actually supply? Is there coverage out there for my association's automobiles? What about our employees and directors?

Property, money flow, workers, executives—a robust HOA requires much of the same insurance as a regular business. Everything from vehicle operation to officer conduct can be a source of liability. Holes in coverage should be searched out and plugged quickly.

What Was Missed?

Think about every official action and function your HOA takes and fulfills; nearly all of these interactions can be a source of liability for the community. Here are some policies that often are overlooked:

Comprehensive Equipment Coverage: Designed to provide coverage for damages or loss caused by sudden mechanical breakdown (e.g., a water heater leaking and causing water damage.) Typically used to expand property insurance, it can be purchased for either groups of machines or specific units.

Workers' Compensation: Even if the association doesn't think it has any true employees, workers' comp should still be reviewed; any worker may try to claim an HOA as an employer.

Employee Dishonesty: Protects the community from several kinds of theft, fraud and embezzlement carried out by HOA employees or officers.

Discrimination Coverage: In the event of a foreclosure, this coverage helps protect HOAs from evicted parties claiming they are being discriminated against because of class.

Comprehensive General Liability (CGL): HOAs may be protected in community-owned areas by their required liability plan, but a comprehensive policy can grant liability coverage to any location where an association function or meeting is being held.

Director's and Officer's Liability: Covers an HOA if it is sued for misappropriated funds or officer negligence.

Even the best HOA can't protect against everything. Community members should know what the HOA protects so they can make sure their own property is properly insured against all types of loss.

Completing Your Coverage

The variety and depth of HOA coverage is huge and difficult to navigate. An agent who understands your community is crucial to getting excellent coverage.

Call INSURICA and discuss any changes to your community or concerns you may have about your HOA's coverage. Working together, we can discover the exact insurance your association needs to protect the assets of your living community.



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The 86th Regular Session of the Texas Legislature ended on Monday, May 27th.

Bills that Passed

A few bills passed this session that directly impact homeowners and associations in Texas, including: **HB 234** by Rep. Matt Krause, which prohibits community associations from regulating the sale of lemonade or similar beverages by children on property located in the subdivision if the child has permission of a property owner to be there. There are also similar provisions in the bill that apply to local government regulations of lemonade stands. CAI and our advocacy partner, TCAA was successful in amending the bill to require permission by a property owner and to limit a property owners' association's liability for any injury or activity related to such sales.

HB 302 by Rep. Dennis Paul provides a defense for owners, tenants, and guests carrying, storing, or possessing a firearm or ammunition in apartments or condominiums.

HB 1025 by Rep. Dwayne Bohac deals with candidacy for and membership on the board of certain community associations. Additionally, the bill was amended to add the text of **HB 1396** by Rep. Sam Harless, which limits board eligibility in relation to cohabitation at the same primary residence, so that only one director is permitted per primary residence. Sen. Schwerter and Sen. Whitmire assisted with these bills in the Senate to ensure that our preferred language was in the final version.

HB 2554 by Rep. John Bucy streamlines and reorganizes statutes related to the ability of community associations to regulate the display of political signs.

Bills that Failed

Many bills were tracked and analyzed by the CAI and the TCAA legislative team that did not become law before the end of the legislative session.

HB 660 by Rep. Matt Shaheen addressed the assessment of fines by community associations by requiring that associations must adopt and record a fining policy that establishes reasonable fine amounts for each type of violation and provide a copy of that policy annually to its members.

HB 1737 by Rep. Justin Holland relates to the statutes of limitation and repose for certain claims involving the construction or repair of an improvement to real property or equipment attached to real property, compressing the timeframe available for such claims from 10 years to 8 years.

HB 2302 by Rep. Greg Bonnen, which addressed the issue of when a property owners' association may regulate religious displays at a residence.

HB 2596 by Rep. James White (and its companion **SB 86** by Sen. Bob Hall) related to the ability of a local government or community association to prohibit an individual from raising or keeping six or fewer chickens at their single-family residential lot, and also override any similar community association restrictive covenant.

HB 3445 by Rep. Tracy King shortened the timeframe for an association board to transition from developer-controlled to resident-controlled, and also required board meetings of certain associations to be held within 10 miles of the subdivision.

HB 3498 by Rep. Dustin Burrows made multiple changes to the laws governing mechanic's, contractor's, or materialman's liens.

HB 589 by Rep. Joe Deshotel also addressed mechanic's, contractor's, and materialman's liens, and extended to condominium unit owners the liability of a condominium association's failure to pay a contractor.

HB 3778 and **HB 4176** by Rep. Angie Chen Button addressed the ability of municipalities and community associations, respectively, to regulate short-term rentals.

SB 639 by Sen. Joan Huffman was a wide-ranging bill addressing the operation and management of condominium unit owners' associations, including issues related to the meetings, records, and elections of those groups.

TCAA would love to hear from you about the issues of concern to you and your neighbors. For more information on the Texas Legislature and updates on TCAA activities and events, please visit the TCAA website at:

www.txcaa.org

TCAA NEEDS YOUR SUPPORT

Thunderstorm Safety – Avoiding a Lightning Strike

Warm weather usually means fun in the sun, but summer heat also can bring severe weather. Threatening thunderstorms often loom large on summer afternoons so it's important to be prepared for downpours and accompanying lightning, which can strike outdoors or indoors. Consider the following suggestions when planning both outdoor and indoor events this summer to reduce the risk of a lightning strike.

Watch the weather. Pay attention to your local weather forecast before participating in outdoor activities. If there's a chance of thunderstorms, consider rescheduling or moving events indoors. If that's not possible, have an emergency plan in place in case a severe storm rolls in and designate a sufficient nearby structure as an emergency shelter.

Stay inside. If severe thunderstorms are imminent, go indoors and wait until they pass. Safe, enclosed shelters include homes, schools, offices, shopping malls and vehicles with hard tops and closed windows. Open structures and spaces do not provide adequate protection.

Duck and crouch. If you're caught outside during a severe storm, it's important to crouch low on the ground, tuck your head and cover your ears to help protect yourself from harm. Do not lie down; lightning strikes can produce extremely strong electrical currents that run along the top of the ground, and laying horizontally increases electrocution risk.

Turn off faucets. During a thunderstorm, lightning can sometimes be conducted through the plumbing. Avoid any type of contact with running water, including bathing, showering, and washing your hands, dishes, or clothes.

Turn off electronics. All electrical appliances—televisions, computers, laptops, gaming systems, stoves, and more—that are plugged into an electrical outlet could carry a current from a lightning strike. Surge protectors will reduce the risk of damaging electronics.

Stay away from windows. Not only is lightning a threat, but high winds and hail create flying debris that could be harmful during a thunderstorm. Close all windows and doors and keep away from them.



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MODEL CODE OF ETHICS

CAI developed the Model Code of Ethics for Community Association Board Members to encourage the thoughtful consideration of ethical standards for community leaders. The model code is not meant to address every potential ethical dilemma but is offered as a basic framework that can be modified and adopted by any common-interest community.

Model Code of Ethics for Community Association Board Members

Board members should:

1. Strive at all times to serve the best interests of the association as a whole regardless of their personal interests.
2. Use sound judgment to make the best possible business decisions for the association, taking into consideration all available information, circumstances and resources.
3. Act within the boundaries of their authority as defined by law and the governing documents of the association.
4. Provide opportunities for residents to comment on decisions facing the association.
5. Perform their duties without bias for or against any individual or group of owners or non-owner residents.
6. Disclose personal or professional relationships with any company or individual who has or is seeking to have a business relationship with the association.
7. Conduct open, fair and well-publicized elections.
8. Always speak with one voice, supporting all duly adopted board decisions—even if the board member was in the minority regarding actions that may not have obtained unanimous consent.

Board members should not:

1. Reveal confidential information provided by contractors or share information with those bidding for association contracts unless specifically authorized by the board.
2. Make unauthorized promises to a contractor or bidder.
3. Advocate or support any action or activity that violates a law or regulatory requirement.
4. Use their positions or decision-making authority for personal gain or to seek advantage over another owner or non-owner resident.
5. Spend unauthorized association funds for their own personal use or benefit.
6. Accept any gifts—directly or indirectly—from owners, residents, contractors or suppliers.
7. Misrepresent known facts in any issue involving association business.
8. Divulge personal information about any association owner, resident or employee that was obtained in the performance of board duties.
9. Make personal attacks on colleagues, staff or residents.
10. Harass, threaten or attempt through any means to control or instill fear in any board member, owner, resident, employee or contractor.
11. Reveal to any owner, resident or other third party the discussions, decisions and comments made at any meeting of the board properly closed or held in executive session.

HOMEOWNER ASSOCIATION GUIDELINES

Many residents – owners and renters alike—don't really understand the fundamental nature of homeowner associations. Many others, including the media and government officials, lack a true understanding of the homeowner association concept.

What is the basic function of a homeowner association? What are the essential obligations and expectations of homeowners? What are the core principles that should guide association leaders?

- 1. Associations ensure that the collective rights and interests of homeowners are respected and preserved.**
- 2. Associations are the most local form of representative democracy, with leaders elected by their neighbors to govern in the best interest of all residents.**
- 3. Associations provide services and amenities to residents, protect property values and meet the established expectations of homeowners.**
- 4. Associations succeed when they cultivate a true sense of community, active homeowner involvement and a culture of building consensus.**
- 5. Association homeowners have the right to elect their community leaders and to use the democratic process to determine the policies that will protect their investments.**
- 6. Association homeowners choose where to live and accept a contractual responsibility to abide by established policies and meet their financial obligations to the association.**
- 7. Association leaders protect the community's financial health by using established management practices and sound business principles.**
- 8. Association leaders have a legal and ethical obligation to adhere to the association's governing documents and abide by all applicable laws.**
- 9. Association leaders seek an effective balance between the preferences of individual residents and the collective rights of homeowners.**
- 10. Association leaders and residents should be reasonable, flexible and open to the possibility—and benefits—of compromise.**

EVENTS CALENDAR

Mark yours today!



2019 CALENDAR OF EVENTS

July

- 9th Board Meeting before luncheon (10:00 am)
- 9th Luncheon – How to Prepare & Present a Proper Board Meeting

August

- 1st New Member Luncheon
- No Board Meeting before luncheon (10:00 am)
- No Luncheon
- 23rd Community Association Day (CA Day)

September

- 10th Board Meeting before luncheon (10:00 am)
- 10th Luncheon & Annual Meeting – Legal Jeopardy
- 15th Deadline for Common Terra advertising and articles

October

- 8th Board Meeting before luncheon (10:00 am)
- 8th Luncheon - Neighbor Harassments (Attorney Panel)




November

- 12th Board Meeting before luncheon (10:00 am)
- 12th Luncheon – Dispute Resolutions

December

- 10th Board Meeting
- 10th December Luncheon - Hoarding/Mental Issues
- 15th Deadline for Common Terra advertising and article

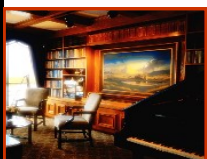
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NOTE: Location is San Antonio TX unless otherwise noted. Watch email for times and details. Always RSVP!

See you there!

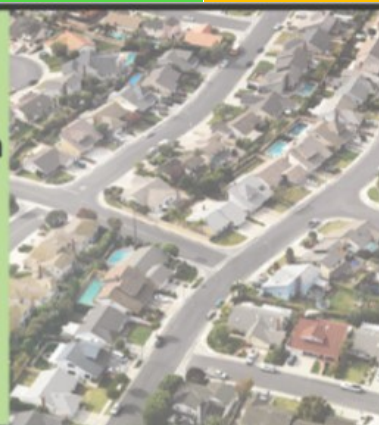


The Petroleum Club is located at on the top floor of the Energy Plaza Building at 8620 N New Braunfels. It is a member-owned private club that contains the Main Dining Area; Informal Grill Room; Comfortable Lounge and Library; and Six Private Clubrooms (suitable for dining or business meetings). All rooms offer dramatic skyline views of the city. Complimentary parking is available.



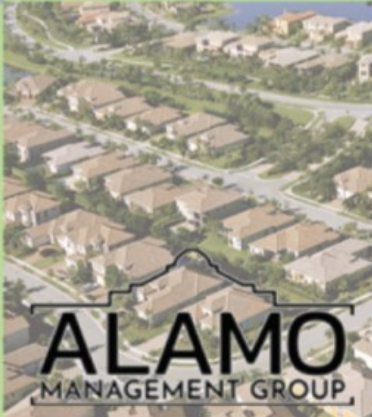
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Contributing Writers:

Elliott Cappuccio, Leigh Leshin Levy, Adrian Coronado, Christian Vieira and Luke Kraus

HOA Prevails in Covenant and Assessment Enforcement Case

Sumner v. Harbor Owners Ass'n, Inc., No. 05-18-00580-CV, 2019 WL 1930158 (Tex. App. May 1, 2019)

Terrence Sumner (“Sumner”) owns a property (the “Property”) in Rowlett, Texas within the Harbor Owners Association, Inc. (the “HOA”). For more than a decade, Sumner and the HOA’s Board of Trustees (the “Board”) engaged in numerous disputes related to Sumner’s failures to maintain the Property and pay fines to the HOA. In 2012 and 2013, the HOA sent demand letters asking Sumner to perform fourteen different maintenance obligations at his Property. To name a few, Sumner was asked to “remove a dryer stored in an alley . . . replace missing shingles . . . mow and edge his yard . . . collect and discard all grass clippings . . . treat and remove weeds from the alley . . . [and] repair his fence that was leaning . . .” If corrective actions were not taken, the letters threatened fines for these violations. The HOA then sued Sumner to collect money owed as a result of his failures to pay HOA assessments, maintain the Property, and pay fines. At trial, Sumner admitted that he was “responsible for maintaining and repairing his property.” He testified that he had in fact received “dozens of notices” from the HOA. He further claimed that he “fixed some problems and not others,” but had adequately maintained his Property “as evidenced by his home remaining standing.”

The trial court ruled in favor of the HOA, finding that: (1) the HOA had the right to levy fines for violations of the Declaration; (2) Sumner violated the Declaration by failing to maintain and repair the Property; (3) Sumner failed to timely pay assessments; (4) the Board approved the fines assessed on Sumner; (5) Sumner failed to remedy the violations; and (6) Sumner owed delinquent assessments and attorneys’ fees incurred to collect those delinquent assessments.

On appeal, Sumner argued that the evidence at the trial court was insufficient to support its findings of fact. The appellate court reviewed the Declaration and Board minutes, as well as testimony given by Sumner and others at trial. The appellate court found at least some evidence to support each finding of fact, including that Sumner had violated the Declaration, that the HOA had authority to assess fines and had assessed fines under a valid fining policy provided to the community, and that Sumner had refused to remedy the violations and pay the fines.

Sumner also asserted that the trial court’s conditional award of attorneys’ fees to the HOA of \$10,000 if Sumner appealed to the Texas Supreme Court was incorrect because it did not set out the steps required to make such an appeal. However, “[i]t is well settled,” wrote the appellate court, that “where attorneys’ fees are recoverable, the award may include appellate attorney’s fees.” Further, because the award of appellate fees was conditioned on Sumner’s unsuccessful appeal to the Texas Supreme Court, the award was not “in error.”

In sum, the appellate court overruled all of Sumner’s challenges to the trial court’s rulings and upheld the judgment awarding damages and attorneys’ fees to the HOA.

About the Authors

Elliott Cappuccio is the partner in charge of the Property Owner Association Section at the law firm of Pulman, Cappuccio & Pullen, LLP (“PC&P”), along with Senior Counsel Leigh Levy and Adrian Coronado. PC&P is a full service “Preeminent” Rated law firm with offices in San Antonio, Fort Worth, Austin, and McAllen. Associate Luke Kraus and Law Clerk Christian Vieira deserve most of the credit for this article. This article is not intended to provide legal advice, nor is it intended to create an attorney/client relationship between PC&P and the reader. If you have specific legal questions, you may contact Elliott Cappuccio at (210) 222-9494 or ecappuccio@pulmanlaw.com.

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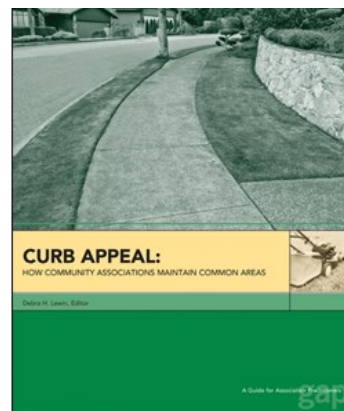


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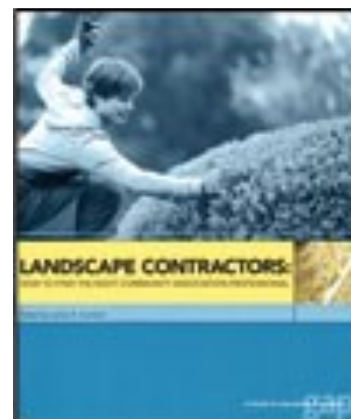


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Texas Community Associations facts & figures

» Approximately **4,010,000** Texans live in **1,530,000** homes in **19,900** community associations.

» These residents pay **\$5.4 billion** a year to maintain their communities. These costs would otherwise fall to the local government.



» **137,000** Texans are elected to their community association boards each year, providing **\$112 million** in service.

» Homes in community associations are generally valued at least **5-6%*** more than other homes.

» By **2040** the community association housing model is expected to become the most common form of housing.



88 percent say their association's rules protect and enhance property values (66%) or have a neutral effect (22%); only 8% say the rules harm property values.

70 percent of residents oppose additional regulation of community associations.

85 percent of residents rate their community association experience as positive (56%) or neutral (29%).

4.6.18

Community associations are private entities, not governments. Residents vote for fellow homeowners to provide leadership—making decisions about operation, administration and governance of the community.

Assessments paid by association members cover the costs of conducting association business—such as common area maintenance, repair and replacement, essential services, routine operations, insurance, landscaping, facilities maintenance as well as savings for future needs.

CAI supports public policy that recognizes the rights of homeowners and promotes the self-governance of community associations—affording associations the ability to operate efficiently and protect the investment owners make in their homes and communities.



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SOURCES
Community Associations Fact Book 2016.
HOA Sweet HOA: 2016 Homeowner Satisfaction Survey.

Community Next: 2020 And Beyond, 2017.
foundation.caionline.org

*Agan, A. & Tabarrok, A. (2005). What are private governments worth. *Regulation*, 28 (3), 14-17.



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Paula Rast	Neil Bresnahan
Ashlee Krehel	David Johnson
Karen Cabral	Jody Sherrill
Kimberly Carrigan	Lele Simmons
Bob Crane	John Squatrito
Wes Green	Dean Hofer
Diane Hutson	Frank (Chip) Slade
Aldofio Moncivaiz	Rufus Woods
Phillip Sloop	Nancy Green
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CAI offers several membership opportunities. Go to CAIonline.org to learn more about member benefits and resources. Your membership total includes membership dues, a mandatory advocacy support fee and an optional donation to the Foundation for Community Association Research.



CAI of San Antonio

Sponsorship Program

2019 SPONSORSHIP OVERVIEW

CAI San Antonio is proud to present its 2019 Sponsorship Package. The goal is to provide an a la carte system of sponsorships which gives the chapter a strong foundation of support for general chapter functions and provides higher level CAI San Antonio sponsors the opportunity to select specific activities of the chapter to support.

All donations collected from the Friendship, Bronze, and Silver donation levels will provide general funding to the CAI San Antonio chapter. This includes basic financial support of (1) individual committees, (2) educational opportunities such as the monthly luncheons, (3) TCAA legislative advocacy, and (4) other needs of the chapter addressed in the annual budget.

Donations collected to achieve Gold, Platinum, and Diamond donation levels will provide additional funding support for CA Day, Membership, and the Awards Gala. Cost for booths, tables, and/or tickets to events will be provided separately by the respective committee.

2019 SPONSORSHIP LEVELS

Your 2019 sponsorship level will be determined by your overall donation amount. The following donation levels provide general budgetary support for the CAI San Antonio chapter:

CAI San Antonio Friendship Donation - You may enter any amount that you choose between \$100.00 and \$599.00 to support your CAI San Antonio chapter.

Bronze - Minimum donation of \$600.00 to support your CAI San Antonio Chapter

Silver - Minimum donation of \$1,200.00 to support your CAI San Antonio Chapter

These higher donation levels MUST include "Add-On Donations" as indicated on the Sponsor Application to reach the required minimum donation for that level:

Gold - Donations must total at least \$2,000.00 (\$1,200.00 Silver Level + \$800.00 in optional add-on donations)

Platinum - Donations must total at least \$3,000.00 (\$1,200.00 Silver Level + \$1,800.00 in optional add-on donations)

Diamond - Donations must total at least \$4,000.00 (\$1,200.00 Silver Level + \$2,800.00 in optional add-on donations)

All 2019 sponsorship opportunities, except attendance cost to specific events, are provided in the 2019 Sponsorship Package.

Your sponsorship level for 2019 will be determined by your overall donation amount. You can choose to support the chapter's general fund, or you can choose to also provide support to the chapter committees as well.

All donations must be received between January 1, 2019 and March 31, 2019. Payment plans are also available; please contact Judy Monger, Chapter Executive Director, for payment plan details.

Donations received for specific committees will be utilized for that committee's needs, unless otherwise deemed appropriate by the Board of Directors to reallocate funds per the CAI San Antonio Bylaws.

The chapter will honor all donation levels at all events and functions. Specific donations may or may not be recognized separately.



SPONSORSHIP LEVELS - BENEFITS

DIAMOND LEVEL SPONSOR - MINIMUM \$4,000.00 DONATION

(\$1,200.00 Silver Level (required) + \$2,800.00 in optional add-on donations)

Benefits:

- One (1) free regularly sized booth or table at all CAI San Antonio functions, booth and table upgrade options available (Does not include Awards Gala, see below)
- Ability to pre-register for all events, two (2) weeks in advance of normal registration
- Four (4) free tickets, or 50% off of one (1) table, to the 2020 Annual Awards Gala
- Distinguished Diamond Award to be presented at the 2020 Awards Gala
- Two (2) free luncheon tickets to all regularly scheduled luncheons
- Opportunity to provide marketing material on the Business Partner Table at all regularly scheduled luncheons
- CAI San Antonio Annual Meeting sponsor
- Luncheon sponsor of two (2) regularly scheduled luncheons - includes: \$100.00 in gift cards given in business partner's honor by CAI San Antonio. Opportunity to present business information to attendees.
- Recognition on the CAI SA banner under Diamond level, viewed at all luncheons and events
- Company logo included in slide show at CAI San Antonio luncheons, CA Day, and Awards Gala
- Free submission of one (1) featured article in *Common Terra* - Article to be written by business partner
- Free full page advertisement in four (4) issues of *Common Terra*
- Link on the CAI San Antonio website homepage to your company website
- Ability to utilize the Constant Contact coupon program
- Special Diamond Level name badges for up to two (2) representatives

PLATINUM LEVEL SPONSOR - MINIMUM \$3,000.00 DONATION

(\$1,200.00 Silver Level (required) + \$1,800.00 in optional add-on donations)

Benefits:

- 50% off one (1) regularly sized booth or table at all CAI San Antonio functions, booth and table upgrade options available (does not include Awards Gala, see below)
- Ability to pre-register for all events, two (2) weeks in advance of normal registration
- Two (2) free tickets to the Annual Awards Gala, or 25% off one (1) table, at the 2020 Awards Gala
- Distinguished Platinum Award to be presented at the 2020 Awards Gala
- Two (2) free luncheon tickets to six (6) regularly scheduled luncheons
- 50% off an additional two (2) luncheon tickets at any two (2) regularly scheduled luncheons
- Opportunity to provide marketing material on the Business Partner Table at all regularly scheduled luncheons
- CAI San Antonio Annual Meeting sponsor
- Luncheon sponsor of one (1) regularly scheduled luncheon - includes: \$100.00 in gift cards given in business partner's honor by CAI San Antonio. Opportunity to present business information to attendees
- Recognition on the CAI SA banner under Platinum level, viewed at all luncheons and events
- Company logo included in slide show at CAI San Antonio luncheons, CA Day, and Awards Gala
- Free submission of one (1) featured article in *Common Terra* - Article to be written by business partner
- Free half (1/2) page advertisement in four (4) issues of *Common Terra*
- Link on the CAI San Antonio website homepage to your company website
- Ability to utilize the Constant Contact coupon program
- Special Platinum Level name badges for up to two (2) representatives



CAI of San Antonio

Sponsorship Program

SPONSORSHIP LEVELS - BENEFITS

GOLD LEVEL SPONSOR - MINIMUM \$2,000.00 DONATION (\$1,200.00 Silver Level (required) + \$800.00 in optional add-on donations)

Benefits:

- 25% off one (1) regularly sized booth or table at all CAI San Antonio functions, booth and table upgrade options available (does not include Awards Gala)
- Two (2) free luncheon tickets to four (4) regularly scheduled luncheons
- 50% off an additional two (2) luncheon tickets at any two (2) regularly scheduled luncheons
- Opportunity to provide marketing material on the Business Partner Venue Table at all regularly scheduled luncheons
- Recognition on the CAI SA banner under Gold level, viewed at all luncheons and events
- Company logo included in slide show at CAI San Antonio luncheons, CA Day, and Awards Gala
- Free submission of one (1) featured article in *Common Terra* - Article to be written by business partner
- Free quarter (1/4) page advertisement in four (4) issues of *Common Terra*
- Link on the CAI San Antonio website homepage to your company website
- Ability to utilize the Constant Contact coupon program
- Special Gold Level name badge for one (1) representative

SILVER LEVEL SPONSOR - MINIMUM \$1,200.00 DONATION

Benefits:

- Ability to upgrade to Gold, Platinum, and Diamond levels
- Two (2) free luncheon tickets to two (2) regularly scheduled luncheons
- Opportunity to provide marketing material on the Business Partner Venue Table at all regularly scheduled luncheons
- Recognition on the CAI SA banner under Silver level, viewed at all luncheons and events
- Company logo included in slide show at CAI San Antonio luncheons, CA Day, and Awards Gala
- Free business card size advertisement in three (3) issues of *Common Terra*
- Link on the CAI San Antonio website homepage to your company website
- Ability to utilize the Constant Contact coupon program
- Special Silver Level name badge for one (1) representative

BRONZE LEVEL SPONSOR - MINIMUM \$600.00 DONATION

Benefits:

- One (1) free luncheon ticket to one (1) regularly scheduled luncheon
- Opportunity to provide marketing material on the Business Partner Table at all regularly scheduled luncheons
- Recognition on the CAI SA banner under Bronze level, viewed at all luncheons and events
- Company logo included in slide show at CAI San Antonio luncheons, CA Day, and Awards Gala
- Free business card size advertisement in two (2) issues of *Common Terra*
- Link on the CAI San Antonio website homepage to your company website
- Special Bronze Level name badge for one (1) representative

FRIENDSHIP LEVEL SPONSOR - MINIMUM \$100.00/MAXIMUM \$599.00 DONATION

Benefits:

- Free business card size advertisement in two (2) issues of *Common Terra*
- Link on the CAI San Antonio website homepage to your company website

professionalism and community managers



Community managers are the professional backbone of the community associations they serve, providing expertise that is crucial to the successful operation of homeowners associations, condominiums, cooperatives and other planned communities.

Many communities contract with association management firms for specific services. Others hire full-time, on-site managers.

Successful managers must possess knowledge and skills relating to association governance, financial and facilities management, communications, insurance, maintenance and much more.

Many of the most successful managers elevate their expertise and careers by taking advantage of CAI's Professional Management Development Program, which includes 17 expert-led courses that address the many facets of community management—including professional ethics.



Professionals who want to expand their knowledge and further accelerate their careers can earn the following credentials:

- » Certified Manager of Community Associations (CMCA®)
- » Association Management Specialist (AMS®)
- » Professional Community Association Manager (PCAM®)
- » Large-Scale Manager (LSM®)

Companies that meet specified professional requirements can earn CAI's Accredited Association Management Company (AAMC®) credential.

These individual and corporate credentials tell community association boards and homeowners that they are supported by managers with high standards of professional excellence.



Learn more:

- » **PMDP courses:** www.caionline.org/pmdp
- » **Professional credentials:** www.caionline.org/credentials
- » **CAI benefits for managers:** www.caionline.org/managerbenefits

the homeowners we serve



Homeowners are CAI's largest member group, comprising more than 40 percent of our 32,000-plus members. For the most part, these are the homeowners who have chosen to be leaders in their communities—serving on association boards and committees or volunteering for special projects. Some simply rely on CAI to stay informed about how their communities should be governed and managed.

CAI strives to serve homeowners who have or probably will step up to the plate to serve their communities and fellow residents. The benefits we provide to them—from *Common Ground* magazine and our specialized newsletters to web content and educational opportunities—are developed for these leaders.



While we do provide information for all HOA residents—including our online course, *An Introduction to Community Association Living*—our focus is on community associations and those who lead them, especially the more than two million residents who serve on association boards and committees. By supporting community leaders, we are making communities preferred places to live for all residents.

Our primary mission is to help homeowner leaders and professional community managers protect property values, preserve the character of their communities and meet the established expectations of all residents.

Our education inspires effective governance and management. Our best practices help leaders build and sustain more harmonious communities. Our advocacy promotes practical legislative and regulatory policies. Our ethics guidelines inspire fairness, transparency and integrity.



That's how we serve all community association residents, even as we strive to preserve and enhance the concept, perception and value of common-interest communities.

- » **About CAI:** www.caionline.org/about
- » **Member Benefits:** www.caionline.org/homeownerleaders
- » **Find a chapter:** www.caionline.org/chapters
- » **Join CAI:** www.caionline.org/join

Community Associations

Making Neighborhoods Stronger Across Texas

What Is TCAA and who are its supporters?

Texas Community Association Advocates, (TCAA) is the public policy voice of community associations and the professionals who serve them.

Our supporters are united by a common mission: To ensure that Texas community associations function properly for the benefit of all residents, that property values are protected and that community associations are well governed and properly managed to serve homeowners across Texas.

We are the voice for millions of Texas homeowners who choose to live in community associations and want to preserve the value of their home—the greatest asset most Texans will ever purchase in their lifetime.

We believe in responsibility and involvement in working together with public officials on public policy and working to find common ground to benefit homeowners and protect the quality of life of Texas neighborhoods.



What is a community association?

HOAs, POAs, and Condominium Associations are non-profit associations which deliver services that were once the exclusive responsibility of local government. For many single-family communities these include street paving, lighting, pools, parks, trails, entry ways, recreational areas and many other services. HOAs also provide protection against neighborhood deterioration such as abandoned cars, dilapidated homes or yards that are not maintained.

In past generations, the city probably had a city park with a municipal swimming pool and community center where events were held. Often this is no longer the case. For the last several decades, municipalities have shed these responsibilities and costs by requiring developers of new communities to provide services once funded by cities. Most owners choose to live in these communities to give their families first-rate schools, swimming pools, tennis courts, playgrounds and other amenities many could not afford on their own.

Community Associations

Making Neighborhoods Stronger Across Texas

Texas Community Association Advocates (TCAA) is the public policy voice of community associations and the professionals who serve them.

TCAA Priorities For Neighborhoods

- Champion transparency and openness for community associations
- Provide educational resources to ensure volunteer board members, HOA professionals and others are trained about Texas laws
- Teach best practices in operating community associations
- Support protecting our environment through energy efficient practices



Our supporters are united by a common mission: To ensure that Texas community associations function properly for the benefit of all residents, that property values are protected and that community associations are well governed and properly managed to serve homeowners across Texas.

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CAI Member Price

Standard 8ft x 8ft booth – \$600

Premium 10ft x 8ft booth – \$650

Non – Member Price

Standard 8ft x 8ft booth – \$750

Premium 10ft x 8ft booth – \$800

CAI Diamond Level Sponsors – Receive a complimentary standard 8ft x 8ft booth

CAI Platinum Level Sponsors – Receive 50% off a standard 8ft x 8ft booth

CAI Gold Level Sponsor – Receive 25% off a standard 8ft x 8ft booth

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CAI of San Antonio *Luncheon Program*

2nd Tuesday of Every Month
11:30 – 1:00 p.m.

RSVP Until Tuesday, One Week Before—ced@caisa.org

Members: \$30 (\$35 if billed) Guests: \$40
(\$10 late fee for failing to RSVP in a timely fashion)

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CAI of San Antonio



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about Community Associations Institute

Building Better Communities



Founded in 1973, CAI and its 59 U.S. and international chapters provide information, education and resources to the homeowner leaders and professionals who govern and manage homeowners associations, condominium communities and cooperatives. CAI's 32,000-plus members include community association board members, other homeowner leaders, community managers, association management firms and other professionals who support common-interest communities.

CAI serves associations by:

- Advancing excellence through seminars, workshops, conferences and education programs
- Publishing the largest collection of resources available on community association management and governance
- Advocating on behalf of community associations and their residents before legislatures, regulatory bodies and the courts
- Conducting research and serving as an international clearinghouse for information, innovations and best practices

CAI believes community associations should strive to exceed the expectations of their residents. Our mission is to inspire professionalism, effective leadership and responsible citizenship, ideals that are reflected in communities that are preferred places to call home.

Visit www.caionline.org or call (888) 224-4321.

