

This presentation premiered at WaterSmart Innovations

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AGRILIFE
RESEARCH

WATER
UNIVERSITY



**CLINT
WOLFE**

*Program
Manager*

**DANIEL
CUNNINGHAM**

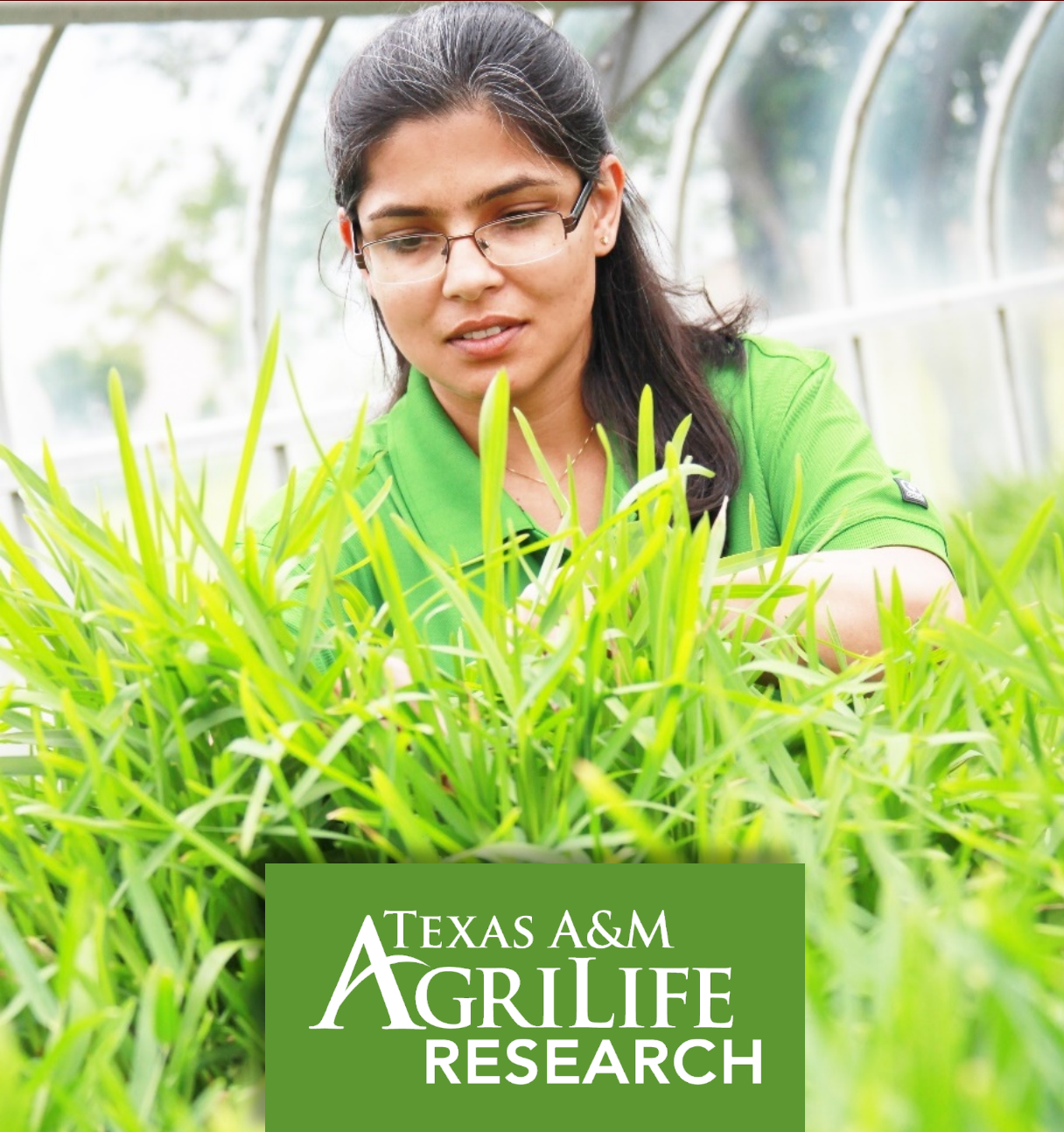
Horticulturist



The Struggle With HOA's *is Real!*

@AgriLifeWaterU





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EXTENSION

10

RESEARCH & EXTENSION CENTERS ACROSS TEXAS



A wide-angle photograph of the Dallas skyline. In the foreground, there is a dense layer of green trees and foliage. Behind the trees, the city skyline is visible, featuring several prominent skyscrapers. The most notable building is the Reunion Tower, which has a spherical observation deck at the top. Other tall buildings with various architectural styles, including glass facades and stepped tops, are scattered across the skyline. The sky is a clear blue with a few wispy white clouds. The overall scene is bright and sunny, suggesting a clear day.

DALLAS

Improved and sustainable
urban and suburban living



7.5 MILLION PEOPLE

Texas has

7,589

**Homeowner's
Associations**

HOA Benefits

Increased Property Values

Attractive Neighborhoods

Amenities

Sense of Community/ Support

HOA Drawback's

Dues \$\$\$\$

HOA Board Approval

~~Freedom~~

The Gladys Kravitz Effect!

HOA Drawback's



Native
Plants



Drip
Irrigation



Composting

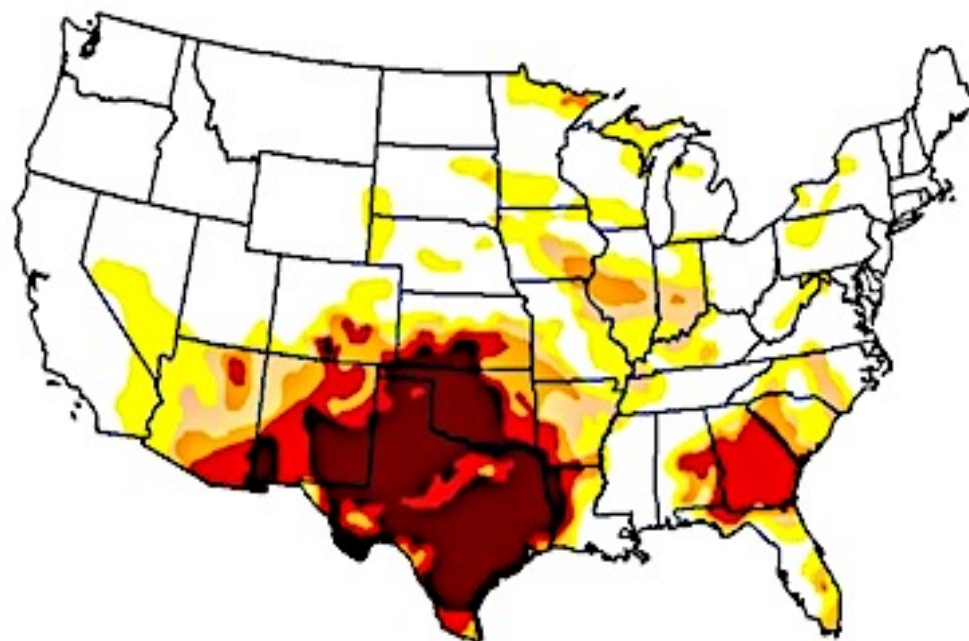


Rainwater

Texas Drought

U.S. Drought Monitor
CONUS

September 6, 2011
(Released Thursday, Sep. 8, 2011)
Valid 7 a.m. EST



Intensity

- D0 Abnormally Dry
- D1 Moderate Drought
- D2 Severe Drought
- D3 Extreme Drought
- D4 Exceptional Drought

The Drought Monitor focuses on broad-scale conditions. Local conditions may vary. See accompanying text summary for forecast statements.

Author:
Mark Svoboda
National Drought Mitigation Center



<http://droughtmonitor.unl.edu/>

Rule-making changes to promote rainwater harvesting

Incentives for installing rainwater harvest systems in:

Homes

Businesses

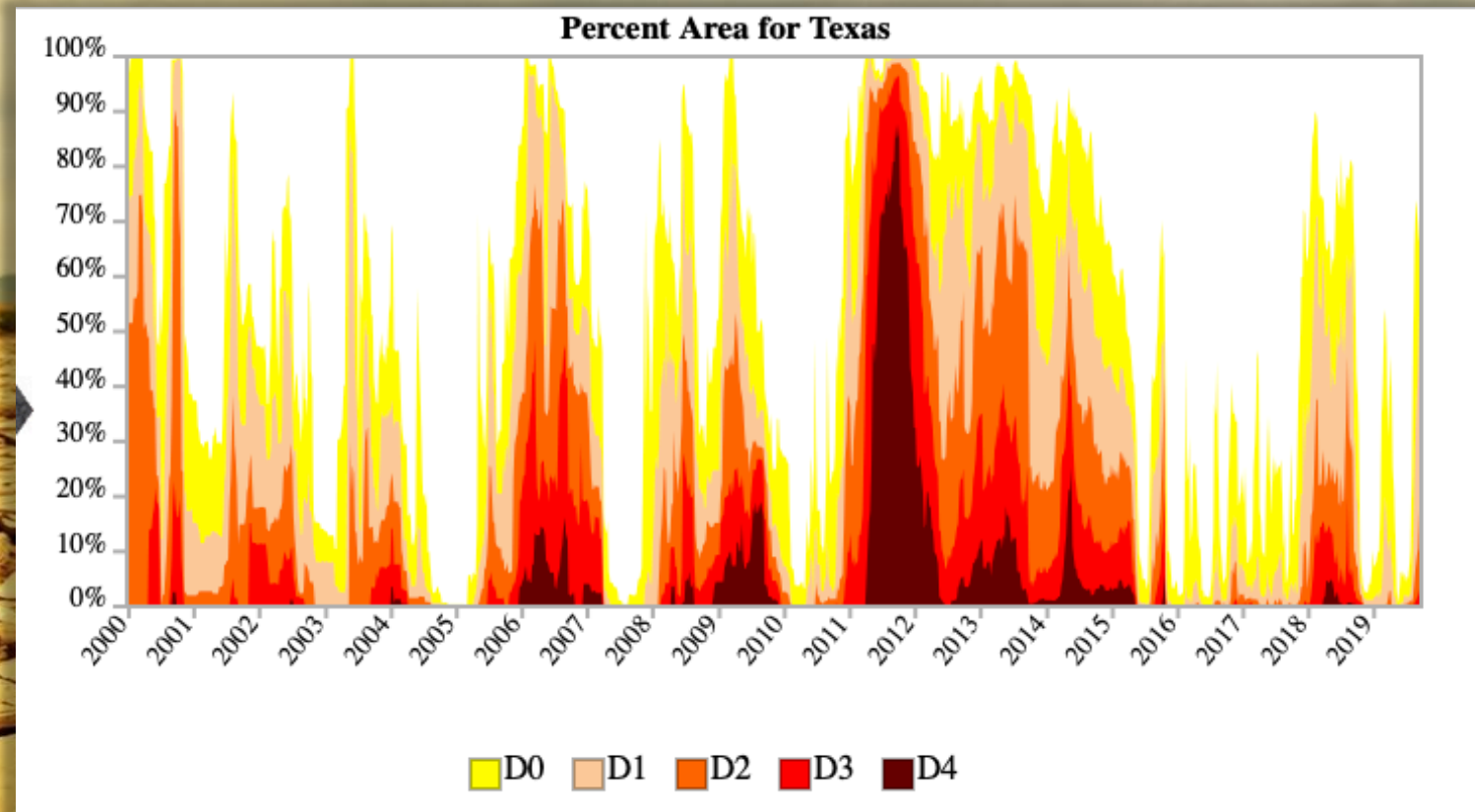
Schools

Government buildings

Funding rainwater harvesting demonstration projects

“A HOA cannot restrict Homeowners from installing a rain barrel or rain harvesting systems on their lots”

Texas Drought



Amending what water-saving landscaping practices HOAs could restrict

**A property owners' association
may not prohibit or restrict a homeowner from:**

- **Composting**
- **Installing rain barrels**
- **Implementing efficient irrigation systems**
- **Using drought-resistant landscaping**
- **Water-conserving natural turf**

**Requires that HOA guidelines and processes do not
"unreasonably deny" the ability of a homeowner to save water.**

What does "unreasonable" mean?

That might depend on your HOA!

NO state agency regulates home or property owners' associations!



The Solution?

Work with the HOA's

Introduce them to the bills/ changes

Volunteer on the HOA's landscape committee

Work with the Management Company?

"I personally like S.B. 198 because it gave me a backbone when negotiating with unreasonable management companies and HOA boards who don't like change." Ellen Taft

If That doesn't work?

It may ultimately need to be up to the courts....

“to assure that some HOAs are not being
overly restrictive in how they apply S.B. 198”

David Foster, director of [Clean Water Action](#)



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WaterUniversity.tamu.edu

**RESEARCH, PUBLIC OUTREACH
AND CONTINUING EDUCATION**

**WATER USE
EFFICIENCY
IN THE URBAN ENVIRONMENT**



MISSION

Shape perception
Change behavior



A man with a beard, wearing a grey button-down shirt, stands at a black podium, addressing a group of people seated around a large conference table. The room has large windows on the left, an American flag on the right, and a screen displaying a colorful map with the text 'trwd' in the background. The table is set with water bottles, tissues, and informational materials.

PRIVATE CONSULTATION



LIVE PUBLIC COURSES

- 60 municipalities
- 4 major water utilities

HOA LANDSCAPE RE-DESIGN



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