This presentation premiered at WaterSmart Innovations

watersmartinnovations.com
The Struggle With HOA's is Real!
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 Drawbacks

Dues $$$

HOA Board Approval

Freedom

The Gladys Kravitz Effect!
HOA Drawbacks'
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 Sobolewski
National Drought Mitigation Center

http://droughtmonitor.unl.edu

[Map showing drought conditions across the United States, with emphasis on Texas.]
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

Percent Area for Texas

- D0
- D1
- D2
- D3
- D4
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!
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
RESEARCH, PUBLIC OUTREACH AND CONTINUING EDUCATION

WATER USE EFFICIENCY IN THE URBAN ENVIRONMENT

WaterUniversity.tamu.edu
MISSION

Shape perception

Change behavior
PRIVATE CONSULTATION