



TCAA Thanks Legislative Leaders for Supporting Legislation to Improve Homeowners' Associations

Governor Greg Abbott Signs SB 1168 into Law

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Austin, TX-June 22, 2015-**Texas Community Association Advocates (TCAA)** today praised the 84th Texas Legislature for passing legislation that demonstrates a strong commitment to improving the operations of homeowners' associations in the State of Texas. Legislators supported TCAA's Affirmative Legislation, SB 1168, sponsored by Senator Royce West (Dallas) and Representative Jason Villalba (Dallas), which will increase consumer protections and allow greater transparency. Governor Greg Abbott signed the bill into law, which goes into effect on September 1, 2015.

"TCAA believes legislation passed by the 84th legislature fairly represents homeowners and other stakeholders involved in community association living and strikes a balance to ensure everyone is protected and home values are preserved," said Judd Austin, TCAA Co-Chair.

SB 1168 allows associations to have more flexibility and offer longer payment plans to homeowners. The new law also provides greater transparency in open meetings by allowing members to attend open board meetings by video conferencing; requires important votes to be taken at an open meeting such as selling land or adopting a deed restriction; provides privacy protection for voting by allowing associations to adopt rules regarding use of secret ballots, and by making it clear that any person who tabulates or recounts votes must not disclose to anyone how an individual voted. The new law also

clarifies the manner in which votes may be cast. Although absentee ballots or proxy voting must be allowed, the association may also elect to offer other methods such as online or electronic voting.

“TCAA achieved much of its legislative agenda with the passage of several bills by the Texas legislature. We believe SB 1168 will provide additional protections to consumers and ensure there is greater transparency in how homeowner associations are governed,” said Connie Heyer, Co-Chair of TCAA. “We are pleased to have worked with State Senator Royce West, Rep. Jason Villalba and members of the legislature and other stakeholders to pass legislation that is fair and balanced and will assist millions of homeowners living in associations to preserve, protect and enhance their property values.”

There are more than five million people living in the 25,000-30,000 community associations in the state of Texas. Thousands of volunteer board members and committee members dedicate countless hours of their time working with their neighbors to benefit their communities across the State of Texas.

About TCAA:

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