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Texas Legislature Alters HOA Regulations

During the last session of the Texas Legislature a number of bills were passed and signed into law that dealt with regulations governing Home Owner Associations. In fact, there were 32 such laws that address various aspects of the rules under which HOAs in Texas operate. Among these thirty-two laws the Legislature set three different "effective" dates.

In an effort to stay in compliance with the totality of the new laws, The Castle Hill Board has been in consultation with the attorney who helps us with this type of issue. There will need to be some changes to our By-Laws and Declarations. Any changes to those documents require

approval by 67% or 75% (depending upon if it is the By-Laws or Declarations) of the community members.

Recently each member of the community received an envelope containing the proposed changes to the By-Laws and Declarations.



Included in that envelope was a letter announcing a special called meeting of the HOA membership on May 29, 2012 at Centerpoint Church, 601 SW Alsbury at 6:30 PM. The purpose of this meeting is to review, discuss, and vote on the proposed changes to make us compliant with the new laws.

In addition, the envelope contained a Proxy form for members unable to attend the meeting.

As mentioned previously, a high percentage of members must be present in person or via Proxy in order to make changes to comply with the law. Please make plans to attend for follow the directions on the Proxy sheet.

Long Term Planning Committee Report

At the August 2011 Community Meeting, a committee formed to explore long term needs and plan for the community. Fred Terasa volunteered to head up the committee and coordinate its efforts.

The committee examined nine questions and addressed each in

the report:

1. How can we maximize the potential and benefit of our financial resources and common areas?

2. How do we inspire residents to serve on Boards and Committees?

3. How can we encourage residents' interest in being involved

in community events?

4. What is the best way to demonstrate to home owners that compliance with Deed Restrictions increase property values?

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Summary of Proposed Changes to Covenants

Here is a brief summary of some of the changes that are proposed for the Declaration of Covenants:

- Reference to members' rights to inspect books and records of the HOA.
- Guidelines for Alternative Payment Plans on assessments.
- Information on the placement of Liens on properties by the HOA.
- Provisions for the foreclosure process. This is a rather large segment on pages 11-13.
- Information on Use Restrictions relative to solar energy panels, rain water harvesting, and display of flags and banners.
- A number of items were deleted for several reasons. These are in green print in the copies you received in the mail.

Community Meeting:

May 29

Centerpoint Church

6:30 PM

Please plan to attend or participate via proxy.

"You will ever remember that all the end of study is to make you a good man and a useful citizen"

John Adams

May in Texas History

- May 13, 1865 -- The last land engagement of the Civil War was fought at the Battle of Palmito Ranch in far south Texas, more than a month after Gen. Lee's surrender at Appomattox, VA.
- May 16, 1888 -- The dedication of the present state capitol in Austin ended seven years of planning and construction. The building was funded with 3,000,000 acres of land in north Texas.
- May 1, 1718 -- San Antonio de Valero mission, known as the Alamo was the chapel, is founded in San Antonio.
- May 14, 1836 - Santa Anna and Texas' provisional president David Burnet sign two Treaties of Velasco -- one public, the other secret -- ending the Texas Revolution. The treaties were, however, violated by both sides. Texas' independence was not recognized by Mexico and Texas' boundary was not determined until the Treaty of

Upcoming City of Burleson Events

May 18— Community Health Fair— 3:00—7:00 PM at Hidden Creek Golf Course
May 19— Household Hazardous Waste Collection and Electronic Recycling Event 9:00—

11:00 AM at 133 N. Main

June 1, 8, 15, 22, and 19 Hot Sounds of Summer Concerts in Old Town.

July 4— Independence Day Celebration. 7:30—

10:00 Chisenhall Fields

See the City of Burleson website for information on additional upcoming community events.

Summary of Proposed Changes to By-Laws



Here is a brief and incomplete summary of the proposed changes to the By-Laws that will be addressed at the May 29 meeting:

1. A useful Table of Contents is added.
2. Stipulation to remove Board member if member is convicted of a felony or crime involving moral turpitude.
3. Considerable number of changes to the process and guidelines of Board meetings.
4. Clarification of the role of the Architectural Committee.
5. Considerable changes to the guidelines for elections.
6. Guidelines and exemptions regarding the accessibility of HOA Books and Records.

Take some time to read over the proposed changes and join fellow members as we consider theses at the special called meeting on May 29 at Centerpoint Church on Alsbury at 6:30.

City Water Restrictions Continue in Force

The most welcome rain that we have received in the area over the last couple of months have brought a much appreciated break in the long season of drought.

This past summer the local water governing board instituted Stage One restrictions on water usage for irrigation and other purposes. While it may seem that the drought

is over and at times it seems the monsoon season has begun, the restrictions are still in place.

Be sure and check out the city website for any updates on changes to this status as it may change at any time.

The county burn ban was lifted but the water restrictions are still in place.



Improvement Committee Report—con't.

5. How can we become vigilant about security in the Community?
6. How do we organize the HOA to create advancement, progression, and continuity on the Board and Committees?
7. How do we promote neighborliness and community?
8. How do we facilitate better community within the Castle Hill

community?

9. How can we improve our image as Castle Hills within the City of Burleson?

The report is posted on the community website on the right hand page. We encourage you to review the document.

The Board appreciates the work of all the members of the committee.



Castle Hill Burleson
P O Box 1474
Burleson, Texas 76097



**Castle Hill
Burleson**



How to Participate “by Proxy”

In a society so packed with activities and events, and having families extended into many of those activities and events, it is often (actually it usually) difficult to participate in everything that calls for our attention. While you cannot attend a child's school program or a grandchild's baseball game “by proxy”, you can participate in the HOA community meeting coming up on May 29th “by Proxy”

To do so is quite simple, In

the envelope you received recently with the proposed changes to the HOA documents, was a copy of the Proxy. Simply fill it out and give it to someone to represent you or you can mail it to the HOA at P O BOX 1474, Burleson, TX 76097. You can include on that form how you want your vote cast or you can leave that to the judgment of your Proxy. The choice is totally yours.

If you are unable to attend

the May 29 meeting, please do so by Proxy. If we do not have the required number of individual present and voting, either in person or via proxy, we cannot make the changes required by law.