



Facts • Records • Open Discussion



Crighton Ridge

Community Newsletter

A homeowner-published newsletter. Not published or affiliated with Crighton Ridge Homeowners Association, Inc. Vol 1, Issue 1.

A LETTER FROM THE COMMUNITY

This newsletter exists for one reason: so, every homeowner in Crighton Ridge can read a claim or publication, look up the document behind it, and decide for themselves.

The Association's July newsletter notes that information shared on social media is often inaccurate. That is sometimes true, of every medium. The answer to inaccurate information is not less discussion. It is better sourcing.

So here is our standard. Every factual claim in this newsletter cites a recorded document, a public record, or an open-session board action any homeowner could have attended. Where we are wrong, we correct it in the next issue, in print.

Hold this page next to the Association's newsletter and count the document numbers on each. That is a standard we hold ourselves to, and one we would welcome the Board adopting.

We are not asking anyone to take our word for anything. We are asking you to check.

FLOCK SAFETY CAMERAS

The Association's newsletter explains what Flock cameras do and do not do. That explanation is useful. This is the part it does not cover.

- Approximately \$65,743 in payments to Flock Safety appear in Association financial records.
- No executed case study has been produced.
- No camera-use, data-retention, access, or privacy policy has been produced by the board or IMC.
- No homeowner vote was taken. **Homeowners have requested one.**

This is not a claim or accusation that the cameras do not work. It is a fact that homeowners were never asked for them.

Some neighbors will disagree about surveillance. That is exactly the kind of question a community should decide together, in the open, before the money is spent. Homeowners asked the Board to let the members vote on the camera program. The President stated that the decision rests with the Board and that no homeowner vote will be held. The Bylaws do permit the Board to decide without a member vote. The question is not whether it may decide alone, but whether it should, when homeowners have asked to be heard.

BY THE NUMBERS

- 292** homes in Crighton Ridge
- 3** directors on the Board
- 2** directors are both a quorum and a majority (Bylaws Art. VI §3)
- 7** members on the Architectural Review Committee
- 4+** committees performing or assisting with Association work, and growing

At the July 9 board meeting, held in open session with notice, the Board expanded the Architectural Review Committee to seven members, with four required to approve.

Approving a homeowner's fence now requires four people. Approving the annual HOA budget only requires two.

- **The Board can expand itself from 3 to 5 .** Bylaws Art. V §1: "The number of directors may be changed by amendment of the Bylaws of the Association."
- **Two votes are enough.** Bylaws Art. XIII: the Bylaws are amended "by a majority of the members of the Board of Directors." No homeowner referendum is required.
- **Committees advise; they do not govern.** Bylaws Art. IX: "The Board of Directors shall appoint such committees as deemed appropriate." Committees do not approve budgets, contracts, policies, or assessments, and carry no fiduciary duty.
- **Some votes must be public & have not been.** Bylaws Art. VII §3 requires an open meeting with owner notice before the Board votes on budget adoption, assessment increases, or a dedicatory instrument. The Bylaws state: "There are no exceptions."

Every quotation above is from the Association's own recorded Bylaws, Montgomery County Doc. #2021018307.



COMMUNICATION

A newsletter is a broadcast. It arrives, it is read, and it ends. You cannot ask it a question, ask it for the document it describes, or tell it that it got something wrong. That is not a flaw in the Association's newsletter. It is simply what a newsletter is, including this one.

The Crighton Ridge Homeowner Group on Facebook now has 166 members and is growing. It is not an official channel and does not claim to be. It is a place where a neighbor can ask a question and get an answer the same day, post a recorded document and let others read it, and disagree in the open where everyone can weigh both sides.

Open discussion is not the enemy of accurate information. It is how inaccurate information gets corrected. A claim posted to 166 neighbors is checked within hours. A claim mailed to 292 homes is not checked at all.

We encourage every resident to join. Bring your questions, your corrections, and your disagreement, especially if it is with us.

Read the Association's newsletter. Read this one. Check both against the records. Decide for yourself.

THE QUESTION: WHY THREE BOARD MEMBERS?

Crighton Ridge has 292 homes and three directors. At the same time, the Association increasingly relies on committees and homeowner volunteers to carry the work of community oversight, and those committees keep growing.

If the work of the Association now requires multiple committees and expanded homeowner involvement, why should the voting Board remain limited to three people?

This is not personal. No director or volunteer is being criticized. People are giving their time, and that matters. The question is structural.

THE MATH OF THREE

"A majority of the number of directors shall constitute a quorum." — Bylaws Art. VI §3

With three directors, two people are a quorum and two people are a majority. Every decision the Association makes, including budgets, assessments, contracts, policies, and enforcement, can be made by two homeowners out of 292.

That is not an accusation. It is arithmetic.

WHAT FIVE DIRECTORS WOULD DO

- Distribute the workload the committees already prove exists, with three votes required rather than two
- Preserve continuity if a director resigns, moves, or falls ill
- Match the governing body to the governance model we already run
- Let the homeowners already contributing move into decision-making roles
- Preserve continuity if a director resigns, moves, or falls ill

The Bylaws already permit this. Article V §1 says the number of directors may be changed by amendment of the Bylaws, and Article XIII says a majority of the Board may amend them. No homeowner referendum. Two votes.

There is no procedural barrier to a five-member Board. Only a decision not to make one.

WHAT YOU CAN DO

At the November 2026 annual meeting, members are expected to vote on expanding to a five-person board.

But note the timing. Even if that vote passes, the two new seats would not be filled until the 2027 annual meeting. Approving the idea in 2026 does not seat anyone until 2027.

We support letting the members decide and think it is worth asking whether a full year's wait to fill the seats serves the community. (The Answer is no – do not wait)

October 8, 2026

Board Meeting

November 12, 2026

Annual Meeting

Attend. Listen. Ask questions. The Association's newsletter notes that concerns raised in advance of a meeting can be researched and, if appropriate, placed on the agenda. Use that.

PLAIN LANGUAGE

Four terms that appear throughout HOA documents, in ordinary English.

Deed Restrictions. The rules recorded against your property at the county, binding on you and every future owner. They exist whether or not you have read them, and can be changed only the way the Declaration allows.

Dedictory Instrument. Any recorded document that governs the community: the Declaration, the Bylaws, adopted rules and policies. It matters because the Bylaws require an open meeting, with notice, before the Board adopts or amends one.

Fiduciary Duty. A director's legal obligation to act in the Association's interest rather than their own, and to be informed before deciding. Committee volunteers do not carry it. Elected directors do.

Executive Session. The closed portion of a board meeting, from which homeowners are excluded. Texas law and our Bylaws limit what may be decided there. Budgets, assessment increases, and dedicatory instruments are not on that list.

VERIFY IT YOURSELF

Pull these from Montgomery County public records, free to search and open to any homeowner.

- Declaration of Covenants, Conditions and Restrictions (1998) — Doc. #9856067
- Amended and Restated Bylaws (2021) — Doc. #2021018307
- Document Retention, Inspection and Production Policy (2026) — Doc. #2026057990

Join us: **Crighton Ridge Homeowner Group** on Facebook.

Published by Crighton Ridge homeowners. Corrections are welcome and will be printed, submit requests at www.crightonridge.com or email info@crightonridge.com