

Your AVHOA Board endeavors to be transparent and respond timely to any questions and concerns raised by the community. Neighborhood GroupMe messages can be an excellent way to quickly disseminate information but may not be the best platform for accurate and objective information about HOA policies and initiatives. We encourage attendance at HOA Board meetings where you can speak directly to the Board officers. In the meantime, to answer recent concerns raised by homeowners, the Board has compiled the following list of Questions and Answers.

Why am I not receiving information from the HOA Board? Some neighbors have received packets delivered to their door, but I have not.

In January our Communication Committee Co-Chair Sally Benwell compiled information packets that contained a letter from HOA President Tim Connolly in addition to detailed information on Board meetings and other neighborhood news. Block Captains were asked to personally deliver these packets to homes on their street, along with a welcome letter. If you have NOT received this HOA information packet, please contact your Block Captain listed in the Board Contact section of this website.

I can't attend Board meetings because of other obligations. How can I stay informed of HOA Board actions? Can't you stream meetings live?

We thank you for suggestions on live streaming Board meetings. This is not as simple as it sounds, however, and we would have to review legal and practical aspects. Meanwhile, we regularly update this HOA website with communications from the President, along with the most recent Board agenda, minutes and social events, in addition to Deeds and Restrictions and other helpful information. Our Communication Committee has been diligently updating our database of homeowners so that we can send our Newsletters and other information out to all homeowners. Please be sure we have your updated email addresses and phone numbers.

Is the Board proposing new mandatory HOA fees?

It is a stated goal of HOA President Tim Connolly that he would like to eventually put the issue of mandatory HOA fees to a homeowner vote, but there are currently no plans to do so.

No decision has been made, and no Board resolution has been passed.

At the January annual HOA Board Meeting, President Tim Connolly suggested that a \$350 per year mandatory HOA fee would be appropriate to allow the AVHOA to plan an annual budget to provide adequate resources to protect the interests of Afton Village and preserve real estate values, and the character of the neighborhood.

Many homeowners have voluntarily increased their HOA Annual contribution as a show of solidarity for our HOA goals, and we are grateful for their support.

A mandatory fee is only possible through the formal amendment process outlined in the Deed Restrictions and Bylaws linked on this website. This generally requires notice to homeowners, a formal vote, and approval by the required percentage of property owners. The Board alone does not have authority to impose mandatory dues without that process.

At the annual budget meeting in January, the HOA voted to retain a Law firm to review current AVHOA deed restrictions and bylaws and advise the Board on the requirements of any proposed amendments.

Any change that would impose mandatory fees on homeowners would require following the amendment procedures in the governing documents and applicable Texas law, which typically includes approval by a specified percentage of homeowners. The Board cannot unilaterally impose new mandatory fees.

I pay my HOA Annual fee, and I know many others do not. I would like the HOA to publicly acknowledge me and those who pay.

We are very grateful for your support, but due to privacy concerns HOAs cannot make public which homeowners pay HOA dues and those who do not.

Why is the Board discussing HOA management or administrative assistance?

The Board is exploring whether a part-time administrative manager could help with communication with homeowners, record keeping and documentation, handling deed-restriction inquiries, and reducing direct neighbor-to-neighbor conflict. This would provide administrative support to the volunteer Board, not replace it. The HOA is currently run by volunteers who must carve time out of their busy schedules to fulfill their leadership duties.

Would an HOA manager have authority over homeowners?

No. Any manager would work only under close supervision and direction of the Board. They would not set HOA policy, change deed restrictions, or independently issue enforcement actions. All decisions would remain with the elected HOA Board.

How are deed restrictions enforced today?

Afton Village HOA's deed restrictions are part of the legal covenants attached to each property. They are linked to this site. These covenants establishing an Afton Village HOA were established in 1952 and amended in 1996. They are intended to help maintain neighborhood appearance, property values, and quality of life. They are enforced in accordance with the Texas Property Code, which has strict requirements preventing HOA Boards from foreclosing property without always following Texas legal procedures. Traditionally, HOA deed restriction enforcement has occurred through neighbor communication, Board review, and voluntary compliance.

Will enforcement become more aggressive under this HOA Board?

The goal of your HOA Board is consistent and fair enforcement, not aggressive action. The Board prefers a collaborative environment to resolve violations. Most homeowners have

indicated to us that they want the deed restrictions enforced to maintain the value and character of the neighborhood. However, we have found instances where homeowners are unwilling to conform to the requirements of the deed restrictions. In these cases, the Board must enforce our deed restrictions, or we can lose their protection which could cause a loss of real estate values. Formal action is generally considered only as a last resort.

Some of my neighbors have received letters from the HOA saying they have to take down signs in their yards. Why do they have to do this?

We would like to remind homeowners of our deed restrictions on yard signage. Here is the excerpt from our AV Deed Restrictions on approved signage.

No signs identifying or advertising a business, product or service are allowed. Additionally, no sign of any kind shall be displayed to public view on any lot except:

- (i) one sign, of not more than six square feet, advertising the property for sale or rent,*
- (ii) temporary political signs, of not more than six square feet each, during the ninety-day period prior to a covered election or ten days thereafter*
- (iii) one sign, of not more than one square foot, giving public notice of a security or alarm system*
- (iv) School spirit signs are permitted, and family celebration signs are allowed on a temporary basis.*

Here is the excerpt from the Texas Property Code on HOA sign enforcement on internal elections.

HOA Internal Elections: While [Texas Property Code § 209.00592](#) governs how HOA board elections are conducted, the specific "90-day political sign" protection in the Election Code is widely interpreted to apply to public governmental elections rather than private association board votes.

What is the procedure if I get a letter saying I have violated a deed restriction?

First you will receive a letter and a time frame requesting that you correct the deed violation. Second, a registered letter will be sent to your home address with a second request to comply within a given time frame. The homeowner may appeal to the HOA Board as to the requirements of their compliance with the deed restriction. If no appeal is granted, then the HOA has the right to engage legal counsel to take whatever steps are necessary to ensure correction of the violation.

What happens if people don't comply?

Because the Afton Village HOA has no mandatory fees, we do not have the ability to file a lien against homeowners who violate our deed restrictions. Therefore, our only recourse to compel compliance is civil litigation. As you know, civil litigation is extremely expensive

and time consuming. The Board wants to avoid litigation whenever possible. Our HOA funds are better used for improving our neighborhood, not enforcing restrictions.

What protection do homeowners have from an aggressive HOA?

HOA actions must comply with Texas Property Code Chapter 209, which requires proper notice of alleged violations, opportunity for homeowners to respond, and due process before penalties or enforcement actions.

Why enforce deed restrictions at all?

The restrictions were agreed to by all homeowners when purchasing property in the neighborhood. Their purpose is to protect property values and preserve the character of the community. The Board's responsibility is to administer the rules already in place.

Can homeowners participate in these HOA Board discussions?

Yes. Homeowners are encouraged to attend Board meetings, ask questions, and provide feedback during the stated "Open Forum" part of the HOA meeting which has a 2-minute speaker time limit. Speaker time limits are set by the Board as a practical measure to ensure as many residents may be heard while also taking into account time constraints of our meeting venue. This structure is not an effort to dissuade certain viewpoints or limit homeowners input. You may always reach out to Board directly via our email: info@aftonvillagehouston.org.

Do homeowners get to vote at HOA meetings on items which affect us?

Homeowners may express their opinions in the "Open Forum" but only the Board votes on matters related to Board business as mandated in our governing documents. Homeowners do vote in the annual AVHOA election of the Board. They also vote in formal votes in special circumstances like proposed amendments to the Deed Restrictions, under TPC and/or AVHOA governing documents.

Where can I find the governing documents?

All our Afton Village deed restrictions, bylaws, and a link to the Texas Property Codes are on our website so residents can understand both Board authority and homeowner protection.

Is the Board considering buying Flock cameras or hiring security services?

Security issues have been discussed at length at recent board meetings, but no decisions have been made nor votes taken by the Board to take any of these actions.

Is the Board going to spend money to create a park on land owned by the Afton Village Swimming Pool?

We understand many homeowners would like to have access to a safe, convenient park space and there are active conversations about this. However, the Afton Village Swim Club is not owned, operated or affiliated with the Afton Village HOA. There are currently no plans to spend HOA funds on such a park project.

Why has the Board spent so much money maintaining the publicly owned esplanade on Antoine?

The landscape contract for maintenance of the esplanade is expiring, and the HOA is actively exploring ways to use ground cover, rocks or other xeriscaping ideas to lower maintenance costs. The esplanade is owned by the City of Houston and subject to minimum maintenance standards. Since Antoine is an important “front door” to our neighborhood it behooves us to invest in making it look attractive. To that end, the “Afton Village” stone signage is being power washed, and several low-cost solar lights installed to provide some nighttime illumination. We are reviewing costs to replace another sign that was lost some time ago.

Why is it necessary to have a \$600 property transfer fee and a \$2000 new construction fee? It seems like a lot to ask.

Our neighborhood is undergoing a transformation. We are a well-located, reasonably priced neighborhood. We have just been re-districted to the Hunters Creek Elementary School by the Spring Branch School District, effective fall of 2026. Many young families are buying property here, who were raised in the Memorial area and want to stay in this area. Some are opting to build new homes, which requires the HOA Board to review plans and make inspections throughout the construction process. The new fees help support the HOA in these processes and are competitive with fees charged in other nearby neighborhoods.

I have another question. How can I get an answer from the HOA Board?

We welcome your comments and suggestions. Please email at info@aftonvillagehouston.org