

# South Knoll Area Neighborhood Plan

## Public Meeting Series

### Meeting 2 – Neighborhood Associations & HOAs

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#### Public Comments:

- Is there a map of HOAs/Neighborhood Associations available? (Yes. On-line.)
- Are realtors obligated to disclose if a home is in an HOA? (Yes. Papers at closing.)
- How do HOAs enforce rules? (Fines. Board/Management Company collects. Civil case.)
- Is South Knoll one big Neighborhood Association? (No. Most neighborhoods are not in a neighborhood association, though. Residents pick boundaries.)
- Can a Neighborhood Association just be one street? (Yes.)
- We don't have deed restrictions. Can we have a Neighborhood Association? (Yes.)
- Can you form an HOA without deed restrictions? (Yes.)
- My neighborhood has never had deed restrictions. Can an HOA be created? (Yes – need everyone to participate.)
- If in a Neighborhood Association without restrictions, can some be created? (Yes – but would have to go to title company and revise deeds for properties afterwards.)
- To form a Neighborhood Association, not all members have to be property owners.
- Can you force someone to join an HOA if you've never had one? (No.)
- 1711 Welsh Alleyway – How do we get those fixed? (Alleys are private. City cannot fix because was owned by HOA – formerly South Knoll Townhome Association. Considered common property. City has worked with property owners to encourage them to organize.)
- What do HOA fees go toward? (Up to association. If not paid, lien could be placed on property. Neighborhood Associations – fees are optional.)
- Angelina/Augustine HOA – formed to buy vacant lot and created HOA later. 3 property owners decided to not join which means those are not bound. Deed restricts student houses. Language encumbers property within another Neighborhood Association which had given opportunity to meet each other and discuss. Process was not cheap, had to hire a lawyer.
- Want to save the neighborhood (Holik/Charles)– ½ are students. A lot of walk thru traffic, crime, and street parking.
- Neighborhood Associations don't have to own property.
- Bee Creek Neighborhood Association has been wonderful. Can accomplish a lot with working together, learn problems, great experience.
- HOA State Rule for regulation – 14 lot minimum
- Why a Neighborhood Association and not an HOA for rentals? (Property owners might not be involved)
- Can character be preserved? (Yes – depends on what language is included in deed restrictions.)
- City can't stop properties being purchased by investors.
- Can put restrictions to own neighborhood through deed.
- Sometimes HOAs not so good with nit-picky restrictions