

Harbor Point Owners Association NEWSLETTER June 2026

Physical Address - 3381 Starboard
Drive, May, Texas 76857
Office Phone - 325-221-3355
Email address -
harbor.point@yahoo.com
Website address -
www.harborpointownersassociation.net

Officers of the Association -
President - Jeremy Bolduc
Vice President - Sarah Lillestol
Secretary - Roger Templeton
Treasurer - Robert Brummett
Vice President - June Cartwright
Architect member - Tim Griffin, Dusty
Organ and Sarah Presley
Architect Committee Email -
harborpoint-Acc@outlook.com
Architect applications available at -
www.harborpointownersassociation.net
select applications

New Harbor Point Phone Number

The phone number for the office
has been changed; the new
number is

325-221-3355

Annual Meeting Date is Saturday, July 11,2026, 10:00 am at the Legion.

Please check out the proposals for
Ballot on the Harbor Point
Website under 2026 Annual
Meeting.

The WEB ADDRESS IS

Harborpointownersassociation.net

Fourth of July Parade 250 Anniversary

July 4th 2026 line up is at the
American Legion at 9am

Parade starts at 9:30am

Trophies for best decorated

Cameras are up and Working in the Dumpster area, Pool Area and Office.

The new cameras were
installed two weeks ago and
are now working. Footage can
be reviewed for violations or
incidents if need be.

2026-2027 Billing Statements were mailed May 21,2026

If you have not received your
Harbor Point yearly billing
statement please contact the
Harbor Point office and leave a
message with your current
contact information. We have
received some returned
statements for invalid
addresses. You can pay online
now through PAYHOA link.

Cleaning up the Streets in Harbor Point

Thanks to residents who are
taking the time to pick up
litter and trash in the
subdivision. We appreciate
members of our community
going out of their way to
enhance our subdivision's
appearance. Every little bit
helps.

We would also like to
recognize those who help
their neighbors. We have

numerous older residents in
our subdivision. Sometimes
they could use a helping
hand maintaining their
property or help with a
project. If you are one of
the people volunteering to
help, **Thank You!!!** If you
have not helped anyone
lately, try it. It will make
you feel good.

Property Alterations

(Repeat article)

A Property Alteration
Application must be submitted
for all proposed projects within
the subdivision. Whether it is a
new shed, addition to a home,
moving a structure, culvert,
fence, etc. You must have
approval before starting the
project. If you have any
questions, please contact the
Architect Committee at
harborpoint.ACC@outlook.com
We are making every effort to
make Harbor Point an attractive
place to live. As an owner,
please do your part. Thank you!

Part Time Office Position Opening

Harbor Point is looking for
part-time office assistance. If
you are interested in working a
part-time position doing
secretarial work/office duties,
contact the Harbor Point Board
by email at

harbor.point@yahoo.com.

Call and leave your name and
contact information on the
answering machine at 325-221-
3355.

Harbor Point Owner Association Lien Information

This information is taken from the Texas State Law governing HOA's and Liens. Chapter 209.0094

The Harbor Point Owners Association must send two (2) delinquency notices to the property owner to the address or email address on file at the office.

The FIRST notice must be by first class mail or email to inform the owner of intent to lien.

The SECOND notice must be sent by certified mail at least 30 days after the first notice to the address the Association has on file.

An affidavit of lien can be filed SECOND notice or later.

At the earliest this process takes 120 days to complete.

This information can be found in Section 209.0094 of the Texas Property Code.

1. Harbor Point Owners Associations must complete an assessment of affidavit of Lien form.
2. It must be notarized.
3. Harbor Point Owners Association must pay a filing fee for the first page and a fee for each additional page to the Brown County Clerks Office. The Harbor Point Owners Association representative must

present their drivers license for identification to the Brown County Clerk.

4. After filing the Clerk's Office will record the lien. The recorded affidavit of lien will then be mailed to the HPOA where it is kept with the lien records. The HPOA must send a copy of the Lien to the property owner address on file at the office.

Sec. 209.0091. PREREQUISITES TO FORECLOSURE: NOTICE AND OPPORTUNITY TO CURE FOR CERTAIN OTHER LIENHOLDERS.

(a) A property owners' association may not file an application for an expedited court order authorizing foreclosure of the association's assessment lien as described by Section [209.0092](#)(a) or a petition for judicial foreclosure of the association's assessment lien as described by Section [209.0092](#)(d) unless the association has:

- (1) provided written notice of the total amount of the delinquency giving rise to the foreclosure to any other holder of a lien of record on the property whose lien is inferior or subordinate to the association's lien and is evidenced by a deed of trust; and
 - (2) provided the recipient of the notice an opportunity to cure the delinquency before the 61st day after the date the association mails the notice described.
- (b) Notice under this section must be sent by certified mail to the address for the lienholder shown in the deed records

relating to the property that is subject to the property owners' association assessment lien.

(c) Notwithstanding any other law, notice under this section may be provided to any holder of a lien of record on the property.

Added by Acts 2011, 82nd Leg., R.S., Ch. 1282 (H.B. [1228](#)), Sec. 2, eff. January 1, 2012.

Amended by:

Acts 2015, 84th Leg., R.S., Ch. 1183 (S.B. [1168](#)), Sec. 21, eff. September 1, 2015.

Proposal 6 Questions and Answers

Q. Why is this proposal necessary?

A. This proposal was suggested by the current Attorney representing Harbor Point. It is to expedite and/or lower processing time in the foreclosure process. It lowers legal fees.

Q. Does Association currently lack the authority it needs to collect unpaid dues?

A. The Association has options for collecting unpaid dues and assessments. A Lien is placed on properties when the least costly options for collection of the debt to the Owners Association have been exhausted.

Q. How many properties are currently delinquent?

A. We currently have 46+/- liens on properties.

Q. Has the Association ever foreclosed on property before?

A. Yes, Past Harbor Point Boards have foreclosed on properties.

Q. What specific problem is this amendment intended to solve?

A. Time, money and decrease in property values.

Revenue is needed to maintain and improve the amenities.

Reduce money spent on attorney fees.

Reduce time spent on collections.

Reduce office staff time.

Help to maintain property values

Q. Why was 3 days chosen after the due date to pursue foreclosure.

A. The lien process takes time. The process gives adequate time and alternatives according to Texas State Law Chapter 209 for an owner to respond and clear up the unpaid debt. The Power of Sale clause requires "a number of days" to be determined. The clause will become part of the HPOA governing documents and cannot be changed without a vote from the owners. It was agreed by the Board of Directors, when Harbor Point has completed all steps required by Texas State Law, 30 days for the first notice, 90 days for the second notice, after the required 120-day period, the non-judicial foreclosure can begin after 3 additional days. So, it would be a minimum of 123 days from the first notice before the foreclosure can be pursued.

Q. Is there a minimum dollar amount before foreclosure could be considered?

A. It is not financially prudent for Harbor Point to Lien or seek foreclosure on properties for small unpaid amounts.

Q. Could a relatively small unpaid balance eventually lead to foreclosure proceedings?

A. It is not financially prudent for Harbor Point to Lien or seek foreclosure on properties for small amounts.

Q. What protection exists for property owners who accidentally miss a payment?

A. Currently Harbor Point property owners can be charged a late fee. Harbor Point Owners Association has a payment plan option that can keep property owners in good standing. Texas Property Code 209 mandates this protection for owners.

Q. What exactly does "first right of refusal" mean in this context?

A. Harbor Point Board can decide whether a property could be used for the common good of the community. Possible Storm Shelter, Park area, equipment storage area etc.

Q. Who appoints the non-board member committee to process the foreclosed properties.

A. The Board of Directors will appoint the committee out of local volunteers.

Q. Can committee members purchase foreclosed properties?

A. The concept of the committee just came about earlier in June. All the details have not been worked out yet. However, the purpose of the committee will be to oversee the process of selling a

foreclosed property and to ensure that no individual will have an advantage in the bidding process.

Q. Can board members, relatives, or business associates purchase foreclosed properties?

A. Any owner can compete legally for the right to purchase a foreclosed property. The highest bidder would typically be awarded the property. This is so even if the property is sold in the typical Judicial Foreclosure.

Q. Will foreclosed properties be publicly marketed and sold at fair market value whenever possible?

A. Yes. The purpose behind the foreclosure process is to recover as much money as possible for the Harbor Point Association owners and to keep property values from declining.

Please Remember Your Harbor Point Owners Association Board

1. Follows State law 209.0059 eligibility requirements for their Board Members.
2. All board members are in good standing with the Association.
3. They Volunteer their time to attend meetings, review documents, participate in committee work, make hard financial decisions for the Association.
4. They agree to contribute time and effort without personal gain, focusing on the well-being of the entire community.
5. They have a genuine commitment to maintaining and improving the neighborhood.