

Annexation

in 2020

And we should be able to
Vote



- ? Did you know that the City of Austin is annexing Shady Hollow Municipal Utility District?
- ! If you are getting water or sewer service from the district but don't pay taxes to them, you get a vote!
- ! If you pay taxes to the District you don't get a vote!
- ! The Texas Legislature split up Shady Hollow in 2017 and we're asking them to fix it so we all can vote.

SHAVE was organized for the purpose of lobbying on behalf of the residents of Shady Hollow to secure the right to vote on annexation for all homeowners in the Shady Hollow neighborhood.

Please Donate

Your donation will be used by SHAVE to pay a lobbyist to get the law fixed, and to pay the administrative expenses of SHAVE, including governmental fees and insurance premiums. Make checks payable to SHAVE and deliver to the Shady Hollow Community Center: SHAVE c/o Shady Hollow HOA, 3303 Doe Run, Austin, TX 78748



(Shady Hollow Annexation Vote for Everyone) informs the residents of Shady Hollow:

Annexation by City of Austin

Prior to 2017, Texas law allowed cities to annex anywhere they wanted without any vote of the landowners in the area. However, any Municipal Utility District (MUD) in the area was able to sign a Strategic Partnership Agreement (SPA) with the city to govern how the MUD would hand over its assets to the city upon annexation.

In 2014, the Shady Hollow MUD signed a SPA with the City of Austin that provided for full annexation in December 2020. Under the SPA, the City of Austin began manning the Fire Station on Brodie Lane in June 2017, and the City took over billing for the water and sewer service in April 2018, charging the MUD's rates until full annexation in December 2020.

What are the potential disadvantages of annexation?

Property taxes will increase dramatically as well as costs for water and sewer service. Even if you live outside the MUD's taxable boundaries and won't get annexed, the City will take over your water or sewer service from the MUD and raise your rates when it annexes your neighbors inside the MUD.

City of Austin Annexation Plans after SB 6 in 2017?

In 2017, the Texas Legislature passed SB 6, which changed the annexation procedures to require a city to give a vote to the homeowners in certain areas before annexing them. Unfortunately, SB 6 says that a city does not have to give a vote to homeowners inside of a MUD's taxable boundaries if the MUD signed a SPA. As a result, Shady Hollow homeowners inside Shady Hollow MUD's taxable boundaries do not get a vote but homeowners outside the taxable boundaries would likely get a vote. In December 2017, the City of Austin changed its position and said that it does not plan to annex Sections 1 and 2, Shady Hollow West, and the Estates of Shady Hollow at this time (about 20% of its customers), but it is proceeding with annexation of the homeowners inside Shady Hollow MUD (about 80% of its customers) without a vote.

One Potential Way to Fix SB 6 – Give Everyone a Vote.

To prevent the City of Austin from splitting up Shady Hollow HOA, SB 6 should be fixed by amending Local Government Code Section 453.052(h)(3(B) to require a city to use the applicable voting procedures in order to annex an area inside a MUD if that MUD serves water or sewer customers outside its taxable boundaries and the SPA requires the MUD to hand over its infrastructure to the city in those outlying areas.

Please DONATE

The HOA cannot use its membership dues to pay a lobbyist to fix SB 6, so some HOA Board Members have set up a Texas Unincorporated Nonprofit Association called Shady Hollow Vote for Everyone (SHAVE) to collect voluntary donations to pay a lobbyist to fix SB 6 to guarantee a vote on annexation for every member of Shady Hollow HOA. Your donation will be used by SHAVE to send a lobbyist to the Legislature and to pay the administrative expenses of SHAVE, including governmental fees and insurance premiums. Your donation is NOT tax deductible (SHAVE is not a charity).

Make checks payable to SHAVE and deliver to the Shady Hollow Community Center:

SHAVE
c/o Shady Hollow HOA
3303 Doe Run
Austin, TX 78748

For further information and news visit:

shady-hollow-vote.com