

**CLEAR LAKE CITY COMMUNITY ASSOCIATION  
SUPPLEMENTAL COMMUNITY SERVICES CHARGE (SCSC)**

**FREQUENTLY ASKED QUESTIONS &  
ANSWERS TO YOUR QUESTIONS FROM THE FEB. 3, 2026 TOWNHALL MEETING**

**Q. What is the Supplemental Community Services Charge (SCSC)?**

A. This charge is intended to provide funds for the common general fund of Clear Lake City Community Association. The Supplemental Community Services Charge (SCSC) shall commence on July 1, 2026 for all residential lots that are purchased on or after the effective date of the Declaration Amendment, and will be charged each year thereafter, along with and in addition to the regular annual Community Services Charge.

**Q. Who will the Supplemental Community Services Charge (SCSC) apply to?**

A. If passed, this Supplemental Community Services Charge is **ONLY FOR NEW PROPERTY OWNERS** who purchase their lot on or after July 1, 2026 in the sections the amendment passes. **Current property owners will not be subject to the Supplemental Community Services Charge (SCSC).**

**Q. How much is the SCSC?**

A. Starting July 1, 2026 and every year thereafter, all residential lots that are purchased on after the Effective Date of the Declaration Amendment (i.e., on or after July 1, 2026) within the four main cores (Oakbrook, Meadowgreen, Oakbrook West, and Camino South), shall be subject to a **mandatory Supplemental Community Services Charge (SCSC) thirty-two (32) mills \$0.032 per square foot of land area.**

This additional assessment is to be paid, **IN ADDITION to the Community Services Charge (CSC) \$0.008 Eight (8) Mills per square foot of land area** as referenced in the original Residential Restrictions for all residential lots that are currently paying such charge to the Clear Lake City Community Association (CLCCA), Inc., on or before July 1 in any given year.

**Q. Why do we need an increase?**

A. While fees paid by CLCCA property owners have NOT increased since 1963, costs of maintaining facilities, postage, wages, fuel, insurance, lawn maintenance, etc. have increased and continue to increase substantially. It will be difficult to fulfill the mission of CLCCA beyond the next few years with 1963 income.

**Q. What happens to the original Community Services Charge (mill assessment)?**

A That fee will remain as is. The deed restriction amendment would add a fee to supplement the cost of maintenance and services for the residential areas within Oakbrook, Oakbrook West, Camino South, and Meadowgreen.

**Q. Why amend the deed restrictions and add a new fee instead of simply raising the current fee?**

A. The original Community Services Charge (CSC) document affects all landowners and therefore demands a vote of all the landowners. Raising the current fee would require a majority vote of the square footage of all properties within the CLCCA, and areas such as University Green and the Commercial owners, who rarely use our service and facilities, almost make a majority by themselves. An amendment to the CSC would stand little chance to pass.

## Q. How do I vote?

A. A vote in favor requires you to vote online or cast a paper ballot and send it to the CLCCA office at 16511 Diana Lane, Houston, TX 77062.

You can also stop in to vote by completing the ballot at the CLCCA gym office 8-5pm, Monday-Friday and on Saturdays 9am-5pm. Votes can also be placed in the black drop box in the gym or the green drop box outside the main office in the Ramada parking lot.

To make sure you have every opportunity to be an informed voter, informational meetings will be scheduled. Please check the [www.clcca.org](http://www.clcca.org) website for meeting dates.

An opposing vote requires you to do nothing, but we ask that you send it back with the words “opposed” and your address, so that we do not spend additional resources trying to contact you.

## Q. What will it take to pass the amendment?

A. Once 51% of the homeowners in a given section vote in favor, the amendment passes and will go into effect in that section. If that does not happen, the fee does not change for new owners, and it is likely significant cuts in the CLCCA services will take place in the near future.

## Q. What am I going to get for voting “yes” to the SCSC?

A. Nothing initially. As the income increases with homes being bought and sold, with the additional funds received will be able to increase the maintenance of our parks and entrances, maintain the facilities to a higher standard that helps make the community more marketable of our parks, entrances, maintain the facilities to a higher standard that helps make the community more marketable in the real estate market. What realtor wants to drive a potential purchaser into a community who entrance or park or the playground equipment is broken? We will also be able to work on ensuring a higher level of deed restriction enforcement. This too will help protect the community from unwanted eyesores and problems. If/when you list your home on the market, a community swimming pool and amenities are something that makes your home competitive with homes in our neighboring communities. Also, while the pools and amenities are a large part, the fact is the association is not just about the pools. You also receive deed restriction enforcement, park maintenance, mosquito spraying and entrance maintenance.

## **Questions from property owners at the February 3, 2026 Communications/Information Meeting:**

### **Q. Why are the Commercial properties not included in the SCSC and why are current owners exempt from the SCSC?**

A: **The voting process for commercial must be handled in a different manner, and more difficult.** CLCCA would follow the verbiage in the Founding Document **to increase all Real Property both Commercial and Residential**, just as if increasing the current .008 annual mill assessment for all properties. This means every owner in the association (*Commercial and Residential*) would need to vote on the increase, and it would require a **majority based on the total square footage of all lots** or properties in every section paying an assessment.

**Currently, FY 2025 - 2026 assessment income of \$620,176.84 would require the following:**

**\$620,176.84 / \$0.008 = 77,522,106 SQ FT / 2 = 38,761,053 SQ FT +1 = 38,761,054 SQ FT voting favorable (for) the resolution.** \*Commercial accounts for 32,604,224 sf out of the total 77,522,106 sq ft!

Additionally, a significant portion of our budget is allocated to the maintenance of common areas and facilities situated within the four cores of Oakbrook, Meadowgreen, Camino South, and Oakbrook West. Therefore, it makes more sense that those residents should fund the maintenance since they have the largest vested interest. Commercial owners would likely not be in favor of an increase due to the lower number of services provided to them. The current board may consider discussing, at a future meeting, the possibility of proposing a vote to increase the mill assessment.

### **Q: Why can't the mill assessment be increased for ALL current owners?**

**A: The process of amending the deed restrictions with the SCSC is simpler than attempting to raise the assessment through the 1963 Founding Document method.** To increase the mill assessment across the board to all properties would require the association to follow the Founding Document; meaning, every owner in the association (*Commercial and Residential*) would need to vote on the increase, and it would require a majority based on the total square footage of all lots or properties in every section paying an assessment. If the board would like to propose an increase to the current .008 mill rate for just commercial or to all commercial and current residential owners, they will have to decide on one of the options below at a future board meeting.

#### **Options:**

1. Provide a vote for just commercial or both commercial and current owners for an increase using the square footage as stated in the Founding Document. **Or,**
2. Two-Step Approach:
  - a. Vote on amending the founding document to change the "*Method of Voting*" from square footage to a "*Majority of Those Who Vote*."
  - b. If "a" passes, the board could suggest going out for vote to raise the current mill assessment for commercial alone or for both commercial and current residential property owners.  
*\*Note: Total Sq. foot of Commercial & Residential 77,522,106*  
**Majority Sq foot of Commercial & Residential 38,761,054**  
*\*Commercial accounts for 32,604,224 sf out of the total 77,522,106 sq ft!*

### **Q: Why can't the current owners be subject to a new fee, using the deed restriction method as well?**

**A:** Again, the board decided to move forward with a vote to amend the deed restrictions and grandfather the current owners, introducing the SCSC added fee exclusively to future owners who purchase their lot on or after July 1, 2026. The board can discuss this idea at a future board meeting but it may benefit the association to survey the community before moving forward with the expense of putting this to a vote.

### **Q: How long will it be until the association goes under?**

There are many factors that go into answering this question. Inflation, A/R, recreation income, emergency repairs, etc.

As of Feb. 5, 2026, CLCCA currently has approximately \$464k in reserves. Big ticket maintenance/safety items and emergencies will demand the use of these funds. Rutledge Park and Krueger Park pools need \$80,000 to \$100,000+ each in repairs, and the plumbing at every location is 45+ years old. The quote to repair the recreation center courtyard plumbing that services the rental income will cost over \$100k to replace. Tennis courts, pool and tennis court fencing, parks, indoor pool plaster, decking, etc. also need expensive repairs or updates.

Many facility repairs/replacement issues were continually pushed back year after year due to financial constraints. **Over the last 15 years, the CLCCA Board of Trustees and staff have handled numerous**

**essential repairs and updates to sustain the recreation income that keeps the organization running so we can continue to provide the maintenance to common areas,** . They've also worked diligently to maximize recreation income and collect overdue assessments. We will continue these efforts, but additional income is still needed. CLCCA is doing their best to get by on a 1963 income, but with inflation soaring, it's become an incredibly tough challenge.

Thank you to all who participate in our programs and events and to all of you who pay your assessments on time! As of Feb. 5, 2026, accounts receivable sits at \$337,170.19. When owners fall behind, it creates a domino effect—cash flow for the whole community takes a big hit. Before long, the POA struggles to cover regular expenses, let alone handle emergencies. \$337,170.19 could make a big difference in updating and maintaining facilities, parks, and entrances, as well as funding additional deed restriction drives to help boost property values.

### **Q: Where can I find CLCCA financial information and the current budget?**

A: CLCCA publishes its annual tax returns, audited year end financials and annual operating budget on its website at [www.clcca.org](http://www.clcca.org). [Financial Reports - Clear Lake City Community Association](#). You are welcome to email General Manager Rachel Morales at [rmorales@clcca.org](mailto:rmorales@clcca.org) with questions. You may also reach out to your representative on the board.

### **Q. What is the current Annual Community Services Charge current owners pay, how can it be changed, and how is it calculated?**

A. July 29, 1963, CLCCA Founding Document Page 3 last paragraph

[https://d3n8a8pro7vhmx.cloudfront.net/clcca/pages/28/attachments/original/1462309332/B731706\\_\(1\).pdf?1462309332](https://d3n8a8pro7vhmx.cloudfront.net/clcca/pages/28/attachments/original/1462309332/B731706_(1).pdf?1462309332)

Such annual charge may be adjusted from year to year by Clear Lake City Community Association, Inc., its successors or assigns, as the needs of the property may, in its judgement, require, but in no event shall such charge be raised above **eight (8) mills per square foot of area**, unless raised by the then owners of a majority of the square foot of area of the lots or property in ALL of said sections paying such charge.”

This includes all Real Property (Square Footage) Residential & Commercial, Single-Family Homes, Patio Homes, Townhomes, Condominiums, Duplexes, and all types of Commercial Property.

It excludes Religious Institutions, CCISD Schools, City, County, State, & Federal Properties, as well as Texas State Chartered Agencies, such as Houston Park & Ride.

FY 2025 – 2026 CSC Annual Assessment \$620,176

Calculated as:  $\$620,176 / \$0.008 = 77,522,106 \text{ SF} / 2 = 38,761,053 \text{ SF} + 1 = \text{Majority } 38,761,054 \text{ SF}$

### **Q: How much in revenue could the SCSC potentially provide to CLCCA?**

We looked at the last 15 years to see how many properties were sold/transferred with each year. [CLICK HERE](#) to see a spreadsheet of units sold over the last several years to see the potential.

An average of 254 properties within the four cores are sold each year. Using this average and multiplying it by the SCSC rate of thirty-two mills, or \$0.032 per square foot of land area, would yield \$71,673.37 for the general common fund. As you know, there are many factors that influence the number of properties sold in a year, but this gives a better idea of what can be achieved through the SCSC.