

kalecomm@gmail.com
Keith A. Lindsey, MBA
Owners Association of Bradford Park, Inc.
c/o Goodwin & Company
11149 Research Blvd.,
Suite 100
Austin, TX 78579-5227

March 15, 2023

Congressman Pete Sessions
17th District of Texas
400 Austin Avenue
Suite 302
Waco, TX 76701-2139

Dear Congressman Sessions:

I would like to take this opportunity to thank you and your legislative aid, Stanton Bain and Christina Moreno, Manager, Customer Relations of the United States Postal Service in San Antonio, Texas, for your successful efforts in aiding our Association in having the United States Postal Service replace the broken mailbox that I last wrote to you about in December 2022.

I've communicated with Stanton several times and he was shocked when I informed him that the mailbox had indeed been replaced because he had been told by the United States Postal Service (U.S.P.S) that repair/replacement of mailboxes in homeowner associations were the responsibility of the association, not the U.S.P.S. Regardless, I and my homeowners are most grateful for your, Stanton's and Christina's efforts in getting that mailbox repaired. Thank you!

However, I would like to revisit and bring to your attention what both Stanton and Christina brought to my attention concerning broken/vandalized mailboxes in homeowner associations. Christina told me when I spoke with her, that the U.S.P.S., in an effort to save money, has been authorized by the Biden Administration to designate homeowners associations as corporations. Corporations have to repair or replace their mailboxes at their own expense. Christina told me that although the rule has been in place for a couple of years, the U.S.P.S. just started enforcing it in September 2022.

These mailboxes are expensive. According to the local U.S.P.S., they can cost \$2,000 per set. Our subdivision has seven mailbox clusters that are within the homeowners association. Note I said "clusters" as there are multiple of these boxes at each of the seven locations within our subdivision. In addition, these mailboxes are very flimsy and can easily be broken with just a screwdriver. Further, the reason that each home does not have it's own mailbox is primarily because of costs to the U.S.P.S and those mailbox clusters are there primarily for the U.S.P.S's convenience.

Homeowner associations are non-profit corporations and receive their revenue only from the dues their members pay, whereas for-profit corporations receive their revenue from sales. Further, homeowner associations have budgets that they have to adhere to each year. Those budgets are approved by the HOA's Board of Directors and the members at each Annual Meeting of the Members. Pushing the cost of replacing a broken mailbox cluster to the HOA creates a burden on the budget of the HOA, where the only way to make up the difference is to raise the dues of the members of the HOA. This can cause some members to have to sell their home, especially those who are on fixed incomes. Designating a homeowners association as a corporation amounts to an

unfunded mandate by the Federal Government as well as an invisible tax on those who live within homeowners associations.

While I understand the need for U.S.P.S. to cut costs, I would ask that Congress, and particularly you Congressman Sessions, to author a bill in the House and push for it in the Senate, and pressuring the President to sign such a bill that would require the U.S.P.S. to repair or replace any broken or vandalized mailboxes within a homeowners association instead of homeowners associations.

As I told Stanton, I'm a generous man, however I think we should take care of our citizens first by having the U.S.P.S. fix these broken mailbox clusters before we send billions of tax dollars overseas to places like Ukraine. Americans pay (way too much in) taxes to the U.S. Treasury, not citizens of Ukraine, to not have their mailbox clusters fixed by the U.S.P.S.!

I and my homeowners thank you for your time and attention to this and sincerely thank you, Stanton Bain and Christina Moreno of the San Antonio U.S.P.S. for aiding our association in getting that mailbox replaced. Though that is a victory, I believe that until the U.S.P.S. is required to repair or replace broken mailboxes in homeowner associations, more work is yet needed. I ask you to spearhead that effort.

Best Regards,



Keith A. Lindsey, MBA
President,
Owners Association of Bradford Park, Inc.

/kl