

Meyerland Property Challenges

Non occupied homes and potential for squatters to takeover

Current Situation

We have recently observed within the past several months incidences, where a property owner or Pct5 discovered illegal resident(s) [squatters] living on the property

- a) 5319 South Braeswood
- b) 5047 Glenmeadow
- c) 10206 Balmforth
- d) An additional one is at 10006 Balmforth [single individual who brandished a knife at law enforcement]

Some common themes include the following;

- a) Homes that have been unoccupied for an extended period of time, typically an LLC entity
- b) HAR lock boxes employed are combination types only, these have all been broken into to retrieve keys
- c) Same group of individuals perpetrating these three squatting situations [except 10006 Balmforth]
- d) Same vehicles seen at several of these locations, data now filed with Pct5 [see pictures]
- e) No alarm systems on exterior windows/doors nor interior security cameras
- f) No signage saying “No Trespassing”
- g) Property owner not monitoring their property on a regular basis
- h) Supposed lease agreements shown by squatters to indicate they had paid rent for the home and blaming someone else for scamming them

What Can MCIA do to stop squatters?

- **MCIA has developed a multi-pronged approach to the problem of squatters;**
 - Texas State law appears to be biased towards the squatters, so reaching out to Texas Senate and Texas House representatives [from our local area] to develop revised laws to protect property owners. This may require time as the current session is ending soon but Elaine Britt is taking this on.
 - Section 8S Board member Ed Wolff will be communicating with HAR and TAR to determine improved means of securing client homes. This is focused on lock boxes and other security measures. Another element is to improve the lease agreement form and require owner or owner's rep to sign off. This would eliminate a "fake" lease being shown to law enforcement.
 - Section 8W and Traffic & Security Committee chair Larry Schwartz will reach out to the Harris County DA's office and communicate with Valerie Turner Chief of Consumer Fraud, regarding tools needed to stop squatters.
 - It is worth noting that the State laws trump all other entities. State/County/City/.....HOA. We have very little power in addressing squatters within Meyerland. This is why working with State leaders is a critical part of the solution

What can we do to prevent this situation?

- Inspect your property periodically or have someone inspect it for you
- If affixed with an HAR lock box require an electronic one to better secure the property
- Make sure all doors, windows and fence doors are properly secured
- Have adequate lighting, especially during the nighttime hours. (Motion detection lighting)
- Install surveillance equipment [especially video – motion activated] and an alarm system that can all be monitored remotely
- Post, ***No Trespassing*** signs on your property and make sure they are visible
- File a **Trespass Affidavit** with HPD at the nearest substation, authorizing them to enter the premises and post a copy next to the No Trespassing sign
<http://www.houstontx.gov/police/pdfs/Trespass-Affidavit-Residential.pdf>
- Ask neighbors to park a vehicle in your driveway, giving the impression that someone is living at the location.
- Evaluate installing gates to prevent individuals from accessing the back of your property.
- If you find squatters onsite;
 - Call the police immediately
 - Do not make any agreements with squatters
 - Start the eviction process immediately

Squatter's vehicles – Report to PCT5 if you see them in the neighborhood

Texas plates;

Nissan Altima SR

Grey 2020?

RXY-7431

Nissan Altima

Silver 2017?

SCD-5030



INSTRUCTIONS TO RESIDENTS EXECUTING TRESPASS AFFIDAVITS

The following are instructions to persons who wish to execute a Trespass Affidavit to authorize the

Houston Police Department to enter the premises to enforce all applicable trespass laws on their behalf

for a property located in the city of Houston. The attached Trespass Affidavit may be executed by

only the owner or the authorized agent of the owner for the concerned property.

1. Complete all sections of the attached Trespass Affidavit form and Complainant Data Sheet. The

complainant is the owner or agent of the owner executing the Trespass Affidavit and the person

who would be subpoenaed for court in the event of a trial regarding a trespass violation.

2. Have the Trespass Affidavit notarized.

3. Post a “**No Trespassing**” sign at all places reasonably anticipated to be used as an entrance to the premises.

4. Keep copies of the Trespass Affidavit and Complainant Data Sheet for your records.

5. Submit the original Trespass Affidavit and Complainant Data Sheet to the nearest Houston Police

Station or Police Storefront having jurisdiction over the concerned property.

6. If there are any changes in the information listed in the Trespass Affidavit and/or the Complainant

Data Sheet, a new Trespass Affidavit and Complainant Data Sheet must be submitted to the

Houston Police Department.

TRESPASS AFFIDAVIT

(FOR RESIDENTIAL PROPERTY)

My name is _____ . I am the

(Printed Name) (Owner / Agent of the Owner)

of the property located at _____, Houston,
Texas _____.

(Street Address) (Zip Code)

I hereby request and authorize the HOUSTON POLICE DEPARTMENT to enter the premises at said

location and, in my absence, to enforce all applicable trespass laws on my behalf in regard to the

above referenced property. I further request that on my behalf, the HOUSTON POLICE

DEPARTMENT request all persons who are not residents, or invited guests of residents, to

immediately leave the property or be arrested pursuant to Section 30.05 of the Texas Penal Code.

“NO TRESPASSING” signs have been posted throughout the property.

In addition, I, or my designee, will cooperate fully in the prosecution of anyone who is arrested for a

violation of any local or state law.

My business address is

My business telephone number is

(Signature)

Subscribed and sworn to before me on this the _____ day of

_____, 20____,

to certify which witness my hand and seal of office.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

COMPLAINANT DATA SHEET

(For use in filing charges on suspects arrested for criminal trespass)

Date: _____

Business Name: _____

Complainant's Last

Name: _____

Complainant's First Name: _____

Complainant's

Race: _____

Complainant's Sex: _____

Complainant's Date of

Birth: _____

Complainant's ID/TDL

#: _____

Complainant's Address: _____

Complainant's Telephone

Numbers: _____

Complainant's Email Address: _____

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The complainant will be the person subpoenaed for court in the case of a trial.

Complainants may use a business address and telephone number to satisfy the District Attorney's Office requirement for this information.

Attach this form to the signed and notarized copy of the Trespass Affidavit.

This form will not be released to anyone except the District Attorney's Office and will be protected from release to the extent possible under state and federal law. This form will be kept on file with the

Trespass Affidavit at the division responsible for the concerned location.

Questions?