ROBSON RANCH REPUBLICAN CLUB

September Community Updates

September 28, 2026

President's Message

As we step into the first crisp days of fall, our club continues to shine with creativity, connection, and purpose. September was filled with energy — from lively small-group gatherings to the early buzz around our upcoming election projects — and October promises even more opportunities to learn, serve, and enjoy one another's company. I hope you all got your Abbott Impact App and are ready to put it to good use! Thank you for bringing such heart to everything we do; be it fundraising, movies, educational seminars or fellowship with like-minded republicans. Your enthusiasm is what keeps this community vibrant.

This season also brings an important moment for Texans: **early voting begins October 19**. Casting your ballot early is not only convenient, it is **more cost-effective for candidates**, allowing them to focus their resources on outreach rather than last-minute marketing. As we vote our values, we remain committed to supporting policies that reflect the future we

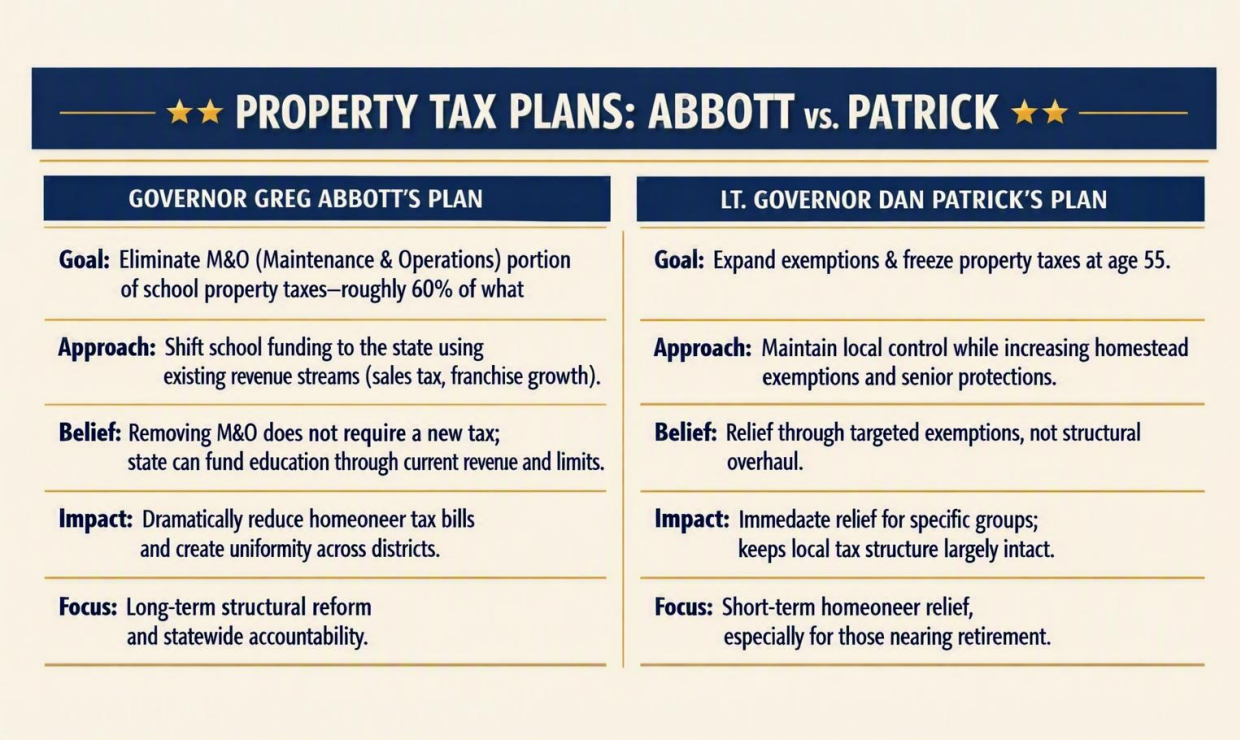
want for Texas — thoughtful, strong, and grounded in principle rather than personality. I encourage you to stay informed, stay aware, and be a good citizen: vote early, remind your friends, and make your voice heard.

While many feel that "**Don't Sharia My Texas**" will be the number-one priority in the Texas Legislature, I believe the legislative branch has already established strong protections, and it is now the responsibility of the judicial branch to uphold and enforce those laws. With that foundation in place, our focus naturally shifts to what will affect Texans most directly in the coming session, I believe it will be **Property Taxes**. This is why I want to take a closer look at both major proposals — Governor Abbott's structural reform plan and Lt. Governor Patrick's exemption-based approach — so that together, we can better understand the path forward for Texas homeowners.



In this November's election, Texans will be voting on statewide offices including Governor and Lieutenant Governor. Gov. Greg Abbott is on the ballot seeking another term as Governor, and Lt. Gov. Dan Patrick is on the ballot seeking another term as Lieutenant Governor. This makes their competing property tax proposals especially important to understand, as they reflect the direction each leader would take Texas in the

coming years. As you prepare to vote—especially with early voting beginning October 19—take time to review both plans, consider which best aligns with your values, and then vote early and encourage your friends to do the same.



Governor Abbott and Lt. Governor Dan Patrick have each released property tax proposals, but they differ sharply in approach and impact. Abbott's plan is a structural overhaul that caps appraisal growth, restricts local government spending, empowers voters to roll back taxes, and places a constitutional amendment before Texans to *eliminate* school property taxes for homeowners entirely. Patrick's "Operation Double Nickel," by contrast, focuses on raising homestead exemptions and lowering the age at which values are frozen, offering meaningful relief — especially for homeowners over 55 — but without addressing the underlying drivers of rising tax bills. Patrick acknowledges his plan would take several legislative sessions to eliminate school property taxes, while Abbott's proposal aims to achieve that goal immediately. This caveat should be concerning for every Republican as we don't know how long we can hold our values in the Texas Legislature.

Gov. Abbott's 5-Point Property Tax Solution is a **structural reform package** aimed at permanently reducing Texans' property taxes by limiting local government spending,

tightening appraisal rules, and ultimately eliminating school district property taxes for homeowners. **Governor Abbott has introduced a five-point Texas Taxpayer Empowerment Plan designed to deliver lasting property tax relief.** His proposal caps local government spending at population growth plus inflation, requires a two-thirds voter approval for any tax increase, and empowers citizens to roll back taxes through petition-driven elections. The plan also stabilizes appraisals by limiting increases to 3% and requiring reappraisals only once every five years. Most significantly, Abbott's framework would place a constitutional amendment before voters to eliminate school district property taxes for homeowners entirely—cutting the typical tax bill nearly in half while shifting school funding to the state.

Gov. Abbott's Five-Point Texas Taxpayer Empowerment Plan

1. Common-Sense Local Spending Limits

Local governments (cities, counties, special districts) would be restricted to increasing their budgets **only by population growth + inflation OR 3.5% — whichever is lower**. This prevents local entities from wiping out state-provided tax relief with higher spending.

2. Two-Thirds Voter Approval for Any Property Tax Increase

Any local property tax increase would require **a 2/3 supermajority vote** of local voters before it could take effect. This makes raising taxes significantly harder and ensures taxpayers—not bureaucracies—have final say.

3. Empower Voters to Roll Back Taxes

If **15% of registered voters** in a jurisdiction sign a petition, it triggers a **rollback election** to lower property tax rates. This gives citizens a direct tool to reverse tax hikes.

4. Create Appraisal Predictability & Cap Appraisal Growth

Abbott proposes:

- **Appraisals only once every 5 years** (instead of annually)
- **Lowering the homestead appraisal cap from 10% → 3%**
- **Extending the 3% cap to ALL properties**, including rentals and commercial

This stabilizes tax bills and prevents sudden spikes in valuation.

5. Eliminate School District Property Taxes for Homeowners

The most transformative element: A **constitutional amendment** allowing Texas to **eliminate school district property taxes for homeowners**, with the **state fully funding**

public education. This would cut the average homeowner's property tax bill **roughly in half**.

Some Texans believe that reducing the influence of local education associations—often referred to collectively as TSEA (Texas School Employees Association)—and shifting more authority back to the state is essential for meaningful property tax reform. These groups frequently advocate for higher district spending and resist statewide limits, which can drive taxes upward. Governor Abbott's plan to eliminate school property taxes for homeowners and have the state fully fund public education naturally reduces this local pressure and creates a more uniform, accountable system. Combined with moving all local elections to November, this approach strengthens voter participation and supports long-term tax stability.

Governor Abbott has argued that eliminating the **M&O (Maintenance & Operations of school property taxes) portion of school property taxes** would *not* require creating a new tax to replace it. M&O makes up roughly 60% of the school property taxes homeowners pay. His position is based on the idea that the **state already collects enough revenue**—through existing streams like sales taxes, franchise taxes, and natural growth in the economy—to fully fund public education **without needing an additional tax layer**. Because M&O represents about 60% of the school property taxes homeowners pay, eliminating it would dramatically reduce the burden on Texas homeowners — and Governor Abbott believes this can be done without creating a new tax to replace it.

Lt. Gov. Dan Patrick's plan focuses on **expanding exemptions and freezing taxable values earlier**, rather than restructuring the entire property tax system. His proposal includes:

- **Raising the homestead exemption** From $140,000 → **$180,000** for most homeowners From $200,000 → **$240,000** for homeowners **55 and older**
- **Lowering the age for the appraisal freeze** The freeze would move from age **65 → 55**, giving millions of homeowners a lifetime freeze on their school property tax valuation.
- **Gradual elimination of school property taxes** Patrick says full elimination is possible, but only **"in two or three legislative sessions,"** meaning **4–6 years**, not immediately.
- **Opposition to appraisal caps** Patrick argues appraisal caps cause long-term tax increases and prefers freezes and exemptions instead.

- **Less emphasis on local spending limits** His plan does not include the strict population-plus-inflation spending cap that Gov. Abbott proposes.

Compare & Contrast: Abbott vs. Patrick

	Gov. Abbott's Plan		Lt. Gov. Dan Patrick's Plan "Operation Double Nickel"
Core Strategy	Structural reform of the entire property tax system	★	Increase exemptions & freeze values earlier
School Property Tax Elimination	Immediate constitutional amendment to abolish school property taxes for all homesteads	★	Says elimination is possible but only over several legislative sessions
Appraisal Caps	Caps appraisal increases & propuses predictable appraisal cycles	★	Opposes appraisal caps saying they raise taxes long term
Local Government Spending	Strict limits tied to population & inflasion	★	Less detailed limits focusing more on exemptions than spending reform
Homestead Exemption	Not the centerpiece, focues on structural change	★	Raises exemption from $140k to $180k for under 55; $200k to $240k for 55+
Age Based Freze	No age based freeze mechanism	★	Lowers freeze age from 65 to 55, affecting 3.3 million homeowiers
Speed of Relief	Immediate and statewide	★	Gradual; 'two or three sessions" to eliminate school taxes
Scope	System wide reform	★	Homeowner focused relief, especially for older Texans
Long Term Impact	Permanent structural change	★	Helpful relief but does not fix underlying tax drivers

Gov. Abbott's plan is a **structural overhaul** aimed at *permanently* reducing property taxes by capping appraisals, restricting local government spending, empowering voters, and **eliminating school property taxes for homeowners** through a constitutional amendment.

Lt. Gov. Dan Patrick's plan-often referred to as the ***Operation Double Nickle*** is a **targeted exemption expansion** that increases homestead exemptions and lowers the age at which values are frozen — helpful for homeowners, especially older ones, but **does not structurally reform the system** and **does not eliminate school property taxes immediately**. Patrick himself says full elimination would take "two or three sessions."

Pro's of Property Tax Plans for Abbott & Patrick

Category	Gov. Greg Abbott – Pros	Lt. Gov. Dan Patrick – Pros
Overall Strategy	Structural reform of the entire property tax system	Immediate relief through exemptions and freezes
School Property Tax Elimination	Proposes **immediate elimination** via constitutional amendment	Supports elimination **over 2–3 legislative sessions** (gradual phase-in)
Appraisal System	3% appraisal cap for *all* properties; appraisals every 5 years	Opposes caps; simpler system using existing exemptions and freezes
Local Government Spending	Strict limits tied to **population + inflation**	Less structural change; simpler for counties to implement
Voter Empowerment	Rollback elections triggered by citizen petitions	No new voter-triggered rollback mechanisms
Impact on Younger Homeowners	Benefits all homeowners equally	Benefits older homeowners more (freeze age lowered to 55)
Administrative Complexity	Requires structural changes; more oversight	No expansion of appraisal districts; easier to administer
Speed of Relief	Fast, statewide, structural	Immediate relief for homeowners, especially 55+
Long-Term Stability	Predictable tax bills due to caps + spending limits	Stable for older homeowners due to freezes

Both major property tax proposals offer meaningful relief, but they differ in strategy and long-term impact. Gov. Abbott's plan is a structural overhaul that caps appraisal growth, limits local government spending, empowers voters to roll back taxes, and seeks to eliminate school property taxes for homeowners through a constitutional amendment. Lt. Gov. Patrick's plan focuses on raising homestead exemptions and lowering the appraisal freeze age to 55, delivering immediate relief—especially for older Texans—without requiring expansion of appraisal districts. Patrick supports eliminating school property taxes over several legislative sessions, while Abbott aims to do so immediately. Understanding these differences helps voters evaluate which approach best aligns with their values and priorities.

Why Uniform November Elections Strengthen Abbott's Property Tax Vision

One of the strongest methods for achieving meaningful property tax reform—especially the structural changes proposed in Governor Abbott's plan—is to **legislate a uniform election date for all local offices**, including city councils and school boards. When these elections are held in May or scattered throughout the year, turnout is consistently low, and a very small percentage of voters end up choosing leaders who control local spending, tax rates, and appraisal pressures.

By contrast, **November elections draw the highest voter participation of the entire year**. Texans are already engaged, already paying attention, and already showing up. Moving local elections to November ensures that **more citizens—not just small, organized groups—are selecting the officials who make the decisions that directly affect property taxes.** This aligns with Abbott's broader goal of empowering voters and increasing accountability in local government.

Addressing the "Long Ballot" Concern

Some people worry that moving all local elections to November would make ballots "ridiculously long." But that assumes November is the only time voters can weigh in on resolutions or propositions. It doesn't have to be.

Local propositions, bond packages, and charter amendments **could still be scheduled strategically** throughout the year, while **local office elections**—the ones that determine spending, taxation, and governance—would be consolidated into November.

This approach:

- Preserves voter clarity
- Reduces ballot clutter
- Ensures high turnout for leadership positions
- Keeps issue-specific votes flexible and targeted

It's a balanced way to increase participation without overwhelming voters.

Why This Matters for Property Tax Reform

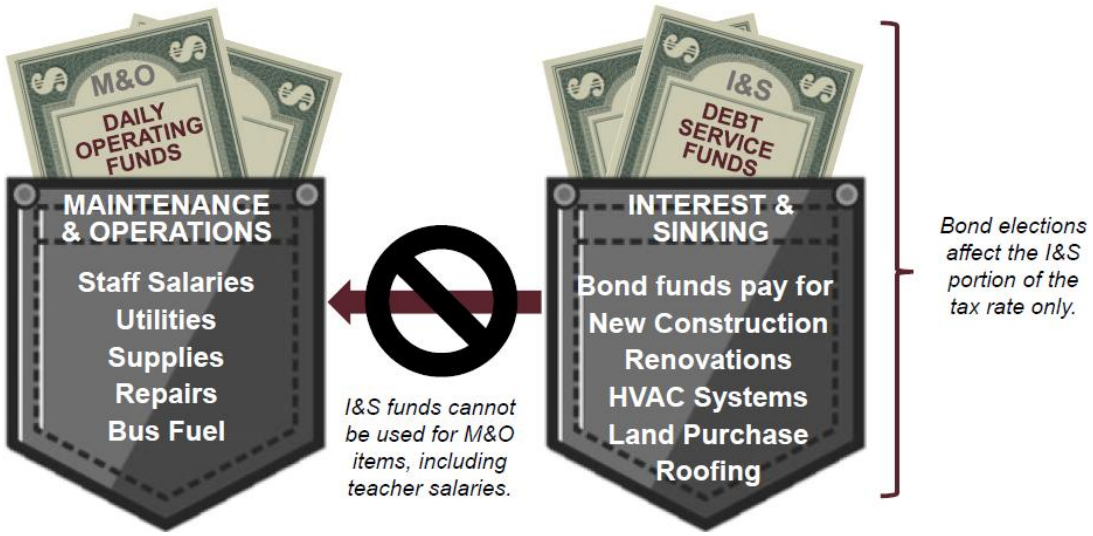
Uniform November elections would:

- Increase voter turnout for local offices
- Reduce the influence of small, highly organized groups

- Make local officials more accountable to a broader electorate
- Strengthen the effectiveness of statewide property tax reforms
- Support Abbott's structural approach by aligning local governance with voter engagement

Why Election Timing Matters

As we look ahead to the decisions before us this fall, I also believe it is time to consider how our election structure affects the policies we care about most. One of the strongest ways to support meaningful property tax reform is to move (legislate) all local elections—city councils, school boards, and municipal offices—to November, when voter turnout is highest and the greatest number of Texans are engaged. Some worry this would make our ballots too long, but resolutions and propositions can be scheduled at other times when communities can focus on them more directly. What matters most is ensuring that the leaders who shape local spending and tax policy are chosen when the most citizens are participating. A uniform November election strengthens accountability, supports the reforms we are evaluating together, and empowers Texans to make their voices heard.



Strengthening Statewide Reform Through Smarter Local Governance

Another important factor in achieving meaningful property tax reform is ensuring that local governance aligns with statewide priorities. For years, many Texans have expressed concern that certain education and municipal associations exert outsized influence over local spending decisions, often pushing for higher budgets and resisting statewide limits

that would stabilize taxes. Think, $26 million bond passed this past election cycle for Denton ISD! As we evaluate the major property tax proposals, it's worth recognizing that shifting more authority back to the state—especially in how school funding is structured—can reduce this pressure and create a more consistent, accountable system. When local elections move to November and more citizens participate, and when statewide funding replaces the patchwork of local tax decisions, Texans gain a clearer, stronger voice in shaping the policies that affect their homes and communities.

Looking Ahead Together

As we move into this new season with purpose and optimism, I'm grateful for the thoughtful, engaged community we have here. The conversations we're having — about early voting, about strengthening participation through November/Uniform elections, and about understanding the property tax proposals before us — reflect a shared commitment to being informed citizens who care deeply about Texas' future. When we show up, when we vote our values, and when we take time to understand the policies shaping our daily lives, we strengthen not only our state but our own neighborhood right here at Robson Ranch. I look forward to exploring these issues together in the weeks ahead and continuing the work of building a community grounded in clarity, accountability, and civic responsibility.

Last date to register to vote is coming up fast! Monday-October 5th

Many of you may have new neighbors. Help them get registered!

VOTER REGISTRATION available in the Robson Ranch Clubhouse lobby, 9:00AM-11:00AM: Wednesday (09-23-'26), Monday (09-28-'26), Wednesday (09-30-'26)and finally Monday (10-05-'26) – LAST day!

Conservative Women of Action

Is pleased to invite you to attend their fall luncheon-October 30th, Friday from 11:00 am-1:00 pm in the Robson Ranch Clubhouse, Legacy/Patriot Rooms. Cost $30.

Buffet: Herb-crusted pork tenderloin with red wine demi, green beans almondine, mashed potatoes, and spice cake.

Tickets: On sale from 9:00–11:00 AM in the Clubhouse on September 28, 30, October 5, & 7. Seating is limited, so purchase your tickets early!

Featured Speaker: Jane Waterhouse, daughter of Colonel Charles Waterhouse.

A Father's Mission. A Daughter's Promise

It began with a promise—a deathbed promise from daughter to father.

Esteemed artist and Iwo Jima survivor *Marine Colonel Charles Waterhouse* devoted the final years of his life to creating what he considered his most important artistic contribution to the Marine Corps and the nation: a comprehensive collection honoring Medal of Honor recipients. Before he could no longer walk to his easel, he completed 225 canvases and 107 recipient portraits.

His daughter, author **Jane Waterhouse**, promised to complete his mission. She spent five years fulfilling that promise, culminating in the *2020 publication of Valor in Action: The Medal of Honor Paintings of Colonel Charles Waterhouse*.

Jane will share this inspiring story at the Conservative Women of Action Fall Luncheon on Friday, October 30. As an author and storyteller, she brings to life the courage, sacrifice, and humanity of America's military heroes.

Special Door Prize: One lucky attendee will receive a signed copy of *Valor in Action*.

SIGNAGE

All signs for Republican Candidates can be picked up for free at the home of Dave Parker, Precinct Chair-#4185-at 8816 Crestview. Signs and pokers can be found on his front porch. No appointments are needed. Sign-ups are being noted for any sign not yet available. As of this date we have not yet received any Paxton signs. We are monitoring daily. Thank you for your patience.

The Reel Series: Autumn Wrap-Up

As we close out the autumn season, The Reel Series has officially completed its first run. It was a wonderful launch — filled with lively discussion, shared history, and growing fellowship among members. A new lineup of films will debut in January, and details will be posted as soon as show dates and times are confirmed. We look forward to seeing this program continue to grow, enriching our community through friendship, history, and education.



As we prepare for our October 7th meeting, we pause in remembrance of the lives lost and the deep sorrow felt on that day. We stand in solidarity with Israel and with all who continue to carry the weight of that tragedy. May our community remain steadfast in prayer, compassion, and unwavering support.

Psalm 122:6

“Pray for the peace of Jerusalem: may they prosper who love you.”





Please Join Us at our next meeting-October 7th, Doors open at 6:00 pm, short business meeting with the program to immediately follow. We will be voting by acclimation on the updated Bylaws, Policies and Procedures, and Budget. Featured speakers will be our own **Justice of the Peace-Judge Harris Hughley**, and **Chair of the Republican Party of Texas-Ms. D'Rinda Randal**. Come and bring your friends for an enjoyable, informative meeting.

Be Bold. Be Republican. Be Part of the Story.

⭐ **James Madison: "The people are the only legitimate fountain of power."**

Patriotically,

Julie Greenawalt
President, Robson Ranch Republican Club