Niemann & Heyer LLP. Our firm was founded over 40 years ago and has since its inception specialized in real estate law, representing numerous real estate trade organizations and specializing in property owners association (POA) representation. Our lawyers have lobbied the Texas Legislature for more than 10 years on behalf of the Texas Legislative Action Committee for the Community Associations Institute, a nation-wide trade organization representing the interests of property owners associations (POAs) and their members. Our lawyers have been instrumental in drafting all major POA statutes in the last 15 years, including the Texas Uniform Condominium Act and the Texas Real Property Owners Protection Act. Currently, our firm represents over 150 POAs in central Texas, ranging in size from an eight-unit condominium development to a subdivision with over 5,500 residences.

General POA services:

- Deed restriction enforcement
- Deed restriction drafting (initial drafting or amendments)
- Board consultation
- Litigation

Special services and advantages:

- We not only know POA law, we wrote it. Our lawyers have been instrumental in drafting all major POA statutes in the last 15 years, including the Texas Uniform Condominium Act and the Texas Real Property Owners Protection Act.
- Complimentary annual new director orientation program for our POA clients that maintained at least ten active collection accounts with us over the prior year.
- Small, "boutique" specialty firm. Our attorneys can work in a time-efficient manner to resolve your issues because of their expertise, and are able to keep their fees at a competitive rate because we do not have to pay the large overhead expenses associated with larger firms.
- Personal service. One of three POA attorneys will be taking care of your POA's needs and may be contacted directly by email or telephone.
- Long-established working relationship with numerous professional property management companies.
- We bill in 6-minute increments, not minimum 15-minute increments like many firms.

Collection services:

- Full-time staff dedicated solely to POA collections;
- Fully-integrated web-based collections system, which permits managers and directors to obtain the real-time status of all collections accounts and to authorize further action electronically.
- Flat-fee collection rates - no hidden fees or "nickel and diming."
- In most cases, delinquent property owners are required by law to reimburse the POA for all collection fees incurred.
- Professional service - attorneys, not paralegals, oversee all collection activity.
- Reports – In addition to real-time 24/7 web availability, automatic reports on all collection accounts are provided via email
Our partners:

**Connie Niemann Heyer.** Connie is a native of Austin and graduated from The University of Texas, where she earned four degrees. She holds undergraduate degrees from UT-Austin in Plan II and in Honors Business. While attending UT she was inducted into several academic honor societies, including Phi Beta Kappa. She also has an M.B.A. from the Graduate School of Business at UT-Austin, and a law degree from The University of Texas School of Law in Austin. While attending law school, she was the administrative editor of the Texas International Law Journal.

She is a partner in the law firm of Niemann & Heyer LLP in Austin. She is legal counsel and lobbyist for the Texas Self Storage Association, and is a founding member and a board member of Texas Community Association Advocates (a lobby group lobbying on behalf of HOAs and their members). She is a former President of, and is currently on the board of, the Austin Chapter of the Community Associations Institute (CAI). In 2011 she received a lifetime achievement award from Austin CAI. Her practice focuses primarily on representation of property owners associations.

Connie also served as associate legal counsel to the Texas Apartment Association and Texas Building Owners and Managers Association for 10 years before retiring from this area of her practice to focus almost exclusively on property owners association representation.

**William M. Heyer.** William is a native of Austin and graduated with honors from Princeton University. After working for the United States Senate in Washington, D.C. as a legislative aide he returned to Austin and received his law degree with honors from The University of Texas School of Law in 1994. Mr. Heyer also was named a member of the Order of the Coif, a national legal honors society.

Immediately after law school, he served as a briefing attorney to a justice on the Texas Court of Criminal Appeals. Mr. Heyer then co-founded, and served as legal counsel for, an independent oil and gas exploration company active in the coastal bend region of Texas. He has also been involved in, and continues to be involved in, various residential development projects in both Texas and Arizona.

William oversees Niemann & Heyer’s HOA collections department.