



Officers and Board Members

President – Joe Carte
Vice President/Treasurer – Shannon Smith
Secretary – Jennifer Taylor

If you have any suggestions or issues concerning
Section 3, feel free to contact us:
Board3@woodsedgestates.org

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Visit the Association's website to see the Minutes from all Board Meetings and copies of all
Association Governing Documents and Policies.

www.woodsedgestates.org

NEWS FROM YOUR BOARD OF DIRECTORS

Section 3 Website

www.woodsedgeestates.org

Section 3 Board email Addresses

HOA Board Board3@woodsedgeestates.org

Joe Carte President3@woodsedgeestates.org

Shannon Smith Treasurer3@woodsedgeestates.org

Jennifer Taylor Secretary3@woodsedgeestates.org

Section 3 ACC email Address

ACC3@woodsedgeestates.org

HIGHLIGHTS

- ❖ Cedar Creek Bridge Update
- ❖ TxDOT Virtual Meeting – FM723
- ❖ GCWA Jones Creek Video Presentation
- ❖ New Front Entrance Landscaping Completed
- ❖ Section 2 Annual Meeting
- ❖ Section 3 Board Election
- ❖ Section 3 ACC Appointment
- ❖ Section 3 IT Committee Appointment

SECTION 3 INFORMATION TECHNOLOGY OVERSIGHT COMMITTEE

The IT Committee oversees the website and advises the Board on Information Technology issues.

Jacqueline Blankenship
Betty Knott
David Rennie
Jim Rinn
Jay Weatherwax

SECTION 3 ACC

If you have plans to renovate, construct, or redo, contact the Architectural Control Committee Members for the guidelines and approvals you may need. ACC application is on the website.

ACC3@woodsedgeestates.org

Rich Cash
Mary Rennie
Jennifer Taylor
Keith Witty
Michele Carte

WOODS EDGE NEIGHBORHOOD NEWS

The challenges of 2020 have continued into 2021. COVID is still with us, and Mother Nature played a cruel joke with the recent Arctic cold weather. Many neighbors lost power for nearly 24 hours in frigid temperatures. A lot of residents had frozen pipes and water damage to their homes and garages. Many of our landscapes will change due to plant damage or loss. Some of the new front entrance landscaping had cold damage, but should recover.

Spring is here. As plants start to bud out with new growth, let's hope it brings a new beginning.

DEED RESTRICTIONS

Woods Edge is a wonderful place to live. We should not lose sight of how fortunate we are to live in such a beautiful neighborhood. To maintain the beauty and preserve the value of our neighborhood, we have deed restrictions. They are contractual obligations assumed when you purchased your property.

The HOA Board has the task of making sure these restrictions are followed. When someone makes a complaint or a violation is observed, the HOA Board must investigate, and notify the property owner of the violation. The property owner is given 30 days to correct the violation. Most residents are neighborly and correct their violation without further action. The Board prefers to resolve these issues in an amicable way.

Roberts, Markel, Weinburg, Butler, and Hailey is Section 3's HOA's retained law firm.

SECTION 3 DEED RESTRICTION VIOLATIONS

There are currently 2 active deed restriction violations that we are working to resolve. The violations are pending pre-litigation. As COVID-19 restrictions are lifted, our attorneys will be able to move forward to resolve these violations.

SECTION 3 ANNUAL ASSESSMENTS



Thumbs up to Section 3 Residents. All Section 3 HOA Assessments have been paid for 2021.

BOARD NEWS

SECTION 3 ANNUAL MEETING

We are working on details for Section 3's Annual Meeting.

An email will be sent when the details are finalized.

SECTION 3 HOA BOARD MEMBER ELECTION



There is an opening for one Board member for Section 3's HOA. The position is for a 3 year term, filling Joe Carte's position. Joe completed his three year term.

To date, Jay Weatherwax has submitted his name as a candidate for the 2021 Director's position. Jay is the Engineering Director for an engineering firm in Houston. He is a West Point graduate. Jay served one tour in the Balkans and two tours in Iraq as a Captain and CH47 Helicopter Pilot. Jay and his wife, Maureen (Mo) live on Hickory Hollow with their two children, Keira and L.J.

An email was sent out to residents. If you would like to have your name placed on the ballot for the upcoming Director election, please notify the Association by sending an email to: Board3@woodsedgeestates.org. If you do not have access to email, you may mail your information to the Association's address: 1860 FM 359 Box 104, Richmond, TX 77406. To have your name on the ballot, the emailed submission must be from you and include your name, property address, and be received by the Association no later than 5:00 pm **April 20, 2021** if delivered by email; or postmarked not later than Wednesday, **April 20, 2021** if delivered by mail.

In addition, the Association would like to include a brief bio of each of the candidates in the notice of the annual meeting provided to the Association's members. *The form was included in the email.*

MORE BOARD NEWS



SECTION 2 ANNUAL MEETING



Jones Creek Ranch Park
7714 FM-359
Richmond TX
April 15, 2021
5:00pm – 7:00pm

SECTION 3 COMMITTEE APPOINTMENTS

The Section 3 HOA Board will appoint a new member to the **Architectural Control Committee** to replace Rich Cash whose term will expire at the HOA's Annual Meeting. This is a three year term. If you wish to be considered, please send an email to: Board3@woodsedgeestates.org by **April 20, 2021**. Include your name, address, and a brief bio.

The Section 3 HOA Board will also appoint a new member to the **Information Technology Committee** to replace Jacqueline Blankenship, whose term will expire at the HOA's Annual Meeting. This is a three year term. If you wish to be considered, please send an email to: Board3@woodsedgeestates.org by **April 20, 2021**. Include your name, address, and a brief bio. Jacqueline Blankenship has submitted her application to continue serving on the IT Committee.

~ ARCHITECTURAL PROJECTS ~
CONSTRUCTION, PAINTING, STRUCTURES, ETC.



Each section of Woods Edge has its own Architectural Control Committee. An Application for Architectural Committee Approval is required to be submitted for: construction, renovation of exterior, paint color change to exterior, roof color change, fencing, swimming pool, propane tank, flagpole, gazebo, whole house generators, etc. You must get approval before work can begin.

If you have plans to renovate, construct, or redo, contact the Architectural Control Committee Members for the guidelines and approvals you may need. Check with your Section's ACC for more information.

Section 1 ACC Contact Info: josiane.ginestra@gmail.com

Section 2 ACC Contact Info: josiane.ginestra@gmail.com

Section 3 ACC Contact Info: ACC3@woodsedgeestates.org

Section 3 ACC Application is on the Woods Edge website

UPDATE OF WOODS EDGE CEDAR CREEK BRIDGE



Old Culvert System



Proposed New Bridge

Concerned Section 3 resident Jay Weatherwax, hosted a meeting March 9th on his property for the four affected bridge property owners, and the property owner where the temporary road will be built while the new bridge is being built. Sections 2 and 3 HOA Presidents were also in attendance. County officials and engineers provided drawings and answered questions concerning the right of ways required for the bridge project.

Once Fort Bend County provided the completed drawings for the new Woods Edge Bridge, Section 3 had a meeting March 31 at the bridge, for all Section 3 residents to discuss the new fully funded bridge, and the right of ways required for Gulf Coast Water Authority to have access for maintenance. Mark Dessens with SPI Engineering, county facilitator for the project, spoke and answered questions from those in attendance.

The current bridge design would require moving fences and removing several trees from the four properties that border the bridge. The majority of the property required for GCWA access is in the existing easement. However, there is a portion that is outside of the easement. The four property owners are not in favor of donating the property needed for GCWA access. Unless the county can modify the bridge design to allow GCWA access through GCWA's existing easements, or find an alternate solution, the bridge in Woods Edge will NOT be built.

The Woods Edge and Pecan Creek Bridges were a joint project. The information provided to us at this time, is the Pecan Creek Bridge will be built. The affected residents in Pecan Creek that border their bridge, unanimously agreed to donate the property required for GCWA access.

If Woods Edge does not reach an agreement to build a new bridge, Mark Dessens indicated that a hydrology study would be necessary to assess the negative impact the new Pecan Creek Bridge would have on Woods Edge's culvert system.

TxDOT VIRTUAL PUBLIC MEETING - FM 723



Below is a link for a TxDOT virtual meeting **April 13**, on the raising of FM 723 to the 100 year flood plain level, from the Brazos River to Beadle Lane. TxDOT seems to realize the need for pro-active planning for area residents' access and safety.

By virtue of TxDOT referencing the building of 7 bridges (assuming these are low elevated structures for water to flow under) the project design reflects their expectation of more frequent area elevated water events in the future.

<https://www.txdot.gov/inside-txdot/get-involved/about/hearings-meetings/houston/041321.html>

GULF COAST WATER AUTHORITY PRESENTATION



This is an excellent presentation by Gulf Coast Water Authority on the Jones Creek/Oyster Creek Watershed. Starting at 22:30 onward it explains our dilemma and why a new bridge in Woods Edge is so critical. The problem appears to be the elevation of the Flewellen Creek area (182') and the relative level elevation (76' to 73.4' fall) of Jones Creek through Pecan Creek and Woods Edge (28:00 to 29:20 time). Water comes rushing down from the Waller/Fort Bend border area and it's developments, and pools here. No improvement is in sight and the situation will get worse with all of the additional development upstream.

<https://www.gulfcoastwaterauthoritytx.gov/canal-division/news/jones-creek-oyster-creek-operations>

WOODS EDGE FRONT ENTRANCE

NEW LANDSCAPING



The improved lighting has been turned on and the new landscaping has been completed. Soil was added, mahonias, micron yaupons, flirt nandinas, and pansies were planted and mulched. Some of the plants have cold damage from the recent frigid weather, but should recover as the weather warms. The seasonal pansies will be changed out with other color plants later this spring.

These improvements enhance the beauty of our front entrance.

MAKING A DIFFERENCE



Mary Rennie and Michele Carte planting pansies.

Section 3 residents David Rennie, Mary Rennie, Jim Rinn, Joe Carte, and Michele Carte recently landscaped the front entrance.

Section 3 resident Rudy Alvarez is building decorative stone covers to conceal the oak tree upright fixtures.

A lot of hard work went into this project. These Section 3 residents volunteered their time to make Woods Edge a better and more beautiful place to live.

Thank you Rudy, David, Mary, Jim, and Joe for making a difference.

OTHER NEWS & NEIGHBORHOOD FEATURES



It's that time of year again. In addition to regular spring cleaning, Mother Nature recently left us with a lot of work to do in our yards. There are many freeze damaged and dead plants to prune or remove this year. Some of the freeze damaged plants will survive, other more tropical plants, will not.

Take a look at your home and yard to see if they need some TLC. Do you have mold or mildew on your siding or trim? Does your paint need to be refreshed? Do your flowerbeds need to be weeded and mulched? Are there objects visible from the street that shouldn't be there? Does your fence need to be repaired or replaced? Are your culverts clear of debris so water can easily flow when we have heavy rain?

If you have outside projects that need to be done, now is the time to do them before the summer heat. We want to maintain the beauty of our neighborhood by making our properties as attractive as possible.

MORE NEWS

Thank you Edie Speer



Although Edie moved away from Woods Edge almost two years ago, she graciously continued to do Section 3's bookkeeping on QuickBooks.

Unfortunately, Edie has decided the time has come for her to to move on. We knew this day would come, but we are sad to see her go. Edie was an asset to the neighborhood. Over the years, she served on Section 3's Board, ACC, and Deed Restriction Committee. She was a good neighbor and friend.

We only wish the best for Edie and hope to hear from her now and then.

Thank you Edie for all you have done for Section 3 over the years.

MORE NEWS

Congratulations Canaan Bryant



We featured Section 3's Canaan Bryant's battle against osteosarcoma in a previous newsletter. We are happy to update with good news. Canaan recently got to ring the Cancer Free Bell.

We wish Canaan continued good health and hope he can go back to being a normal kid soon.

Way to go, Canaan!

THANK
YOU

Thank you John Rebeles

John Rebeles reviews the financials for Section 3 yearly, to make sure the records are in order. John has volunteered to do this the past few years.

Section 3 appreciates you John!



Welcome

Ivan Adrian and Coral Musil recently moved to Section 1 on Mimosa.

Andrew and Kacie Bartels purchased a lot on Mimosa in Section 3.

Welcome to the neighborhood. We hope you love living in Woods Edge.



Speedy Recovery Wishes

Section 3 Valorie Rinn recently had surgery.

Section 2 Charlotte Simer is having surgery this week.

Healing thoughts to Valorie and Charlotte.

Mimosa/Dogwood Intersection



A resident has requested we post a reminder that the Mimosa/Dogwood Intersection is **NOT** a 4-way stop. Vehicles on Mimosa have the right of way.

Drivers on Dogwood must STOP and yield to drivers on Mimosa.

SECTIONS 1 and 2 OFFICERS and BOARDS

Section 1 Officers and Board Members

President - Jeff Haley ~~~~ Vice President - Kevin Naiver ~~~~ Secretary - Josiane Ginestra
~~~~ Treasurer - Pat Hearn  
Director - Douglas MacDonnell, Jim Long (non voting)

If you have any suggestions or issues concerning Section 1, contact Jeff Haley at [jeff@sienv.com](mailto:jeff@sienv.com)

## Section 2 Officers and Board Members

President - Pam Nelson ~~~~ Vice President - Marty Heaney ~~~~ Treasurer - Dwayne Weenk  
Board Members- Douglas MacDonnell, Josiane Ginestra, Candace Seger (non voting)

If you have any suggestions or issues concerning Section 2, contact Pam Nelson at  
[pam.m.nelson@gmail.com](mailto:pam.m.nelson@gmail.com)

## NOTICE

This Newsletter is available through email and the Woods Edge website. If you know of a Woods Edge neighbor who is not receiving it, please encourage them to send their email address to their Section Board Contact. Notify us if you no longer wish to receive the newsletter.

## FEATURES

If you have news or a neighbor who should be featured in our newsletter, please contact:

**Michele Carte**  
[carte22@mac.com](mailto:carte22@mac.com)

# SECTION 3 FINANCIAL REPORT

5:56 PM  
04/06/21  
Cash Basis

## Woods Edge Section 3 Profit & Loss Budget Performance March 2021

|                                             | Mar 21        | Budget          | Jan - Mar 21     | YTD Budget       | Annual Budget    |
|---------------------------------------------|---------------|-----------------|------------------|------------------|------------------|
| <b>Ordinary Income/Expense</b>              |               |                 |                  |                  |                  |
| <b>Income</b>                               |               |                 |                  |                  |                  |
| Annual Maintenance Assessments              |               |                 |                  |                  |                  |
| 2020 Maintenance Assessments                | 0.00          | 0.00            | 0.00             | 0.00             | 0.00             |
| Late Fee Payments                           | 0.00          | 0.00            | 72.29            | 0.00             | 0.00             |
| Annual Maintenance Assessments - Other      | 0.00          | 0.00            | 10,359.66        | 10,360.00        | 10,360.00        |
| <b>Total Annual Maintenance Assessments</b> | <b>0.00</b>   | <b>0.00</b>     | <b>10,431.95</b> | <b>10,360.00</b> | <b>10,360.00</b> |
| Transfer of Title Fees                      | 25.00         | 0.00            | 25.00            | 0.00             | 0.00             |
| <b>Total Income</b>                         | <b>25.00</b>  | <b>0.00</b>     | <b>10,456.95</b> | <b>10,360.00</b> | <b>10,360.00</b> |
| <b>Gross Profit</b>                         | <b>25.00</b>  | <b>0.00</b>     | <b>10,456.95</b> | <b>10,360.00</b> | <b>10,360.00</b> |
| <b>Expense</b>                              |               |                 |                  |                  |                  |
| Annual Meeting                              | 0.00          | 0.00            | 0.00             | 0.00             | 1,400.00         |
| Banking Fees                                | 0.00          | 0.00            | 10.00            | 0.00             | 0.00             |
| Depth Gauge @ Jones Creek Bridg             | 0.00          | 150.00          | 0.00             | 150.00           | 150.00           |
| Documentation for DR Violations             | 0.00          | 0.00            | 0.00             | 0.00             | 0.00             |
| Electrical Front Entrance                   | 0.00          | 0.00            | 0.00             | 0.00             | 0.00             |
| Electrical Street Lights                    | 101.31        | 60.00           | 151.94           | 180.00           | 720.00           |
| Federal Income Taxes                        | 0.00          | 0.00            | 0.00             | 50.00            | 50.00            |
| Flag Display Front Entrance                 | 0.00          | 0.00            | 0.00             | 0.00             | 60.00            |
| Front Entrance Christmas Lights             | 0.00          | 0.00            | 0.00             | 0.00             | 0.00             |
| Insurance                                   | 0.00          | 1,800.00        | 0.00             | 1,800.00         | 1,800.00         |
| Legal and Professional Fees                 |               |                 |                  |                  |                  |
| Legal Fees- DR Enforcement                  | 0.00          | 259.00          | 0.00             | 777.00           | 3,100.00         |
| Legal Fees- Prior B of D Issues             | 0.00          | 0.00            | 0.00             | 0.00             | 0.00             |
| Legal Fees-Polices & Procedures             | 0.00          | 0.00            | 0.00             | 0.00             | 0.00             |
| <b>Total Legal and Professional Fees</b>    | <b>0.00</b>   | <b>259.00</b>   | <b>0.00</b>      | <b>777.00</b>    | <b>3,100.00</b>  |
| Maintenance Expenses                        |               |                 |                  |                  |                  |
| Front Entrance Lighting Costs               | 0.00          | 0.00            | 0.00             | 0.00             | 0.00             |
| Front Entrance Maintenance                  | 0.00          | 0.00            | 0.00             | 0.00             | 1,800.00         |
| Park Mowing                                 | 0.00          | 115.00          | 0.00             | 230.00           | 360.00           |
| <b>Total Maintenance Expenses</b>           | <b>0.00</b>   | <b>115.00</b>   | <b>0.00</b>      | <b>230.00</b>    | <b>2,160.00</b>  |
| Office Supplies                             | 0.00          | 0.00            | 21.95            | 0.00             | 150.00           |
| Post Office Box Rental                      | 0.00          | 0.00            | 57.00            | 58.00            | 230.00           |
| Property Taxes                              | 0.00          | 0.00            | 0.00             | 0.00             | 0.00             |
| Records Storage                             | 0.00          | 0.00            | 73.62            | 75.00            | 300.00           |
| Reserve for Unexpected Costs                | 0.00          | 0.00            | 0.00             | 0.00             | 190.00           |
| Web Design/Maintance                        | 0.00          | 0.00            | 0.00             | 0.00             | 0.00             |
| Web Hosting                                 | 0.00          | 50.00           | 0.00             | 50.00            | 50.00            |
| <b>Total Expense</b>                        | <b>101.31</b> | <b>2,434.00</b> | <b>314.51</b>    | <b>3,370.00</b>  | <b>10,360.00</b> |



# SECTION 3 FINANCIAL REPORT CONT'D

5:56 PM  
04/06/21  
Cash Basis

## Woods Edge Section 3 Profit & Loss Budget Performance March 2021

|                             | Mar 21        | Budget           | Jan - Mar 21     | YTD Budget      | Annual Budget |
|-----------------------------|---------------|------------------|------------------|-----------------|---------------|
| <b>Net Ordinary Income</b>  | -76.31        | -2,434.00        | 10,142.44        | 6,990.00        | 0.00          |
| <b>Other Income/Expense</b> |               |                  |                  |                 |               |
| <b>Other Income</b>         |               |                  |                  |                 |               |
| Interest Income             | 0.00          | 0.00             | 57.36            | 0.00            | 0.00          |
| <b>Total Other Income</b>   | 0.00          | 0.00             | 57.36            | 0.00            | 0.00          |
| <b>Net Other Income</b>     | 0.00          | 0.00             | 57.36            | 0.00            | 0.00          |
| <b>Net Income</b>           | <b>-76.31</b> | <b>-2,434.00</b> | <b>10,199.80</b> | <b>6,990.00</b> | <b>0.00</b>   |

# SECTION 3 FINANCIAL REPORT CONT'D

5:57 PM  
04/06/21  
Cash Basis

## Woods Edge Section 3 Balance Sheet As of March 31, 2021

|                                       | <u>Mar 31, 21</u>       |
|---------------------------------------|-------------------------|
| <b>ASSETS</b>                         |                         |
| Current Assets                        |                         |
| Checking/Savings                      |                         |
| Cash in Bank-Checking                 | 11,150.42               |
| Certificates of Deposit               | 20,784.85               |
| Total Checking/Savings                | <u>31,935.27</u>        |
| Total Current Assets                  | <u>31,935.27</u>        |
| <b>TOTAL ASSETS</b>                   | <b><u>31,935.27</u></b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                         |
| Equity                                |                         |
| Opening Balance Equity                | 21,735.47               |
| Net Income                            | 10,199.80               |
| Total Equity                          | <u>31,935.27</u>        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b><u>31,935.27</u></b> |