



Officers and Board Members

President – Jay Weatherwax
Vice President/Treasurer – Jennifer Taylor
Secretary – Shannon Smith

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

Jay Weatherwax President3@woodsedgeestates.org

Jennifer Taylor Treasurer3@woodsedgeestates.org

Shannon Smith Secretary3@woodsedgeestates.org

Section 3 ACC email Address

ACC3@woodsedgeestates.org

HIGHLIGHTS

- ❖ Section 2 Annual Meeting
- ❖ Section 3 Annual Meeting
- ❖ Section 3 ACC Appointment
- ❖ Section 3 IT Committee Appointment
- ❖ Woods Edge 4th of July Parade
- ❖ Remembering Marty Heaney

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

Betty Knott
Mary Rennie
Jennifer Taylor
Keith Witty
Michele Carte



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.

BOARD NEWS

SECTION 3 HOA ANNUAL MEETING



Section 3 held its Annual HOA Meeting May 11, 2021 at Jones Creek Ranch Park. An election was held for the Board position of Joe Carte, who completed his 3 year term.

The results of the election were:

Jay Weatherwax **35 Property Owner Votes - 74.572 acres**
Charlie Inman **13 Property Owner Votes - 37.508 acres**
14 Property Owners – 26.0471 acres did not vote

Section 3's New Board:

Jay Weatherwax, President
Jennifer Taylor, Vice President/Treasurer
Shannon Smith, Secretary

Section 3's Treasurer's Report is on pages 17 and 18.

MORE BOARD NEWS

SECTION 2 HOA ANNUAL MEETING



Section 2 held its Annual HOA Meeting April 15, 2021 at Jones Creek Ranch Park.

Section 2's New Board:

Dwayne Weenk, President
Doug MacDonnell, Vice President
Gail McIntire Stotler, Member and Secretary
Blaine Self, Treasurer

SECTION 3 COMMITTEE APPOINTMENTS

Betty Knott was appointed to the **Architectural Control Committee** to replace Rich Cash whose term expired at the HOA's Annual Meeting. This is a three year term. Betty was the only resident who applied for the position.

We would like to thank Rich for serving on the ACC the past three years.

Jacqueline Blankenship will continue serving on the **Information Technology Committee** for the next three years. No other residents applied for the position.

SECTION 2 DEED RESTRICTION COMPLIANCE REMINDER

..Section 2 Board requested that this reminder be posted:

Article VI Maintenance

“Section 5. Mowing policy. All vacant Lots shall be required to be mowed by the tenth (10th) day of the month, March through November. If any vacant Lot is not kept mowed, the Association may contract to have it mowed at the Owner’s expense, for the reasonable costs of mowing, plus a penalty equivalent to one half of the mowing fee. The fees incurred by the Association for mowing shall constitute a lien on the Lot and be enforceable in Article V, Section 6 herein.”

Article VII Use Restrictions

Section 2. Animal and Livestock “There shall not be more than one (1) horse and one (1) colt per full acre of land within a lot or adjoining lot.”

Please review the number of horses owned and acreage available to ensure your compliance with the deed restrictions.

“Section 3. Vehicles and Parking. All trucks larger than a three-quarter (3/4) ton pickup, recreational vehicles, motor homes, boats, trailers, campers, commercial vehicles or inoperable vehicles **shall be screened from public view if parked or stored on any Lot.**”

Please review your individual situation. If there are any such vehicles parked in public view on your property, please adjust your individual situation to become in compliance with Section 3 of the Deed Restrictions.

STANDBY GENERATORS



After numerous power outages and hurricane season upon us, many residents are considering standby generators.

Section 3 has a standby generator policy on the Woods Edge website:

https://woodsedgeestates.org/documents/section_3/Governing/Woods%20Edge%20Section%203%20Notice%20of%20Dedictory%20Instruments.pdf#page=39

If you are considering a standby generator and reside in Section 3, you must submit an ACC application for approval:

https://woodsedgeestates.org/documents/section_3/Governing/Woods%20Edge%20Section%203%20Architect%20Approval%20Form.pdf

You must also submit an ACC application if you plan to install a propane tank.

Generators and above ground propane tanks must be located in the backyard and screened with evergreen shrubs from front street view.

If you live in Section 1 or 2, please contact your HOA Board for information and requirements specific to the section of Woods Edge you live in.



Hurricane season is here. Hurricane survival is contingent upon being prepared for the worst. A good Hurricane preparedness plan starts off with a hurricane checklist to ensure that you and your family have the necessary survival gear to get you through the worst that a hurricane has to throw at you.

This list is courtesy of the National-Hurricane-Center and the American Red Cross.

- Water: One gallon, per person, per day, for three days
- Non perishable food: enough for three days
- Flashlight(s)
- Battery powered radio
- Extra batteries
- A first aid kit
- Extra medications
- A multipurpose tool (like a Swiss Army Knife)
- Sanitary or personal hygiene products
- Copies of personal documents (medication list and pertinent medical information, proof of address, deed/lease to home, passports, birth certificates, insurance policies)
- Cell phone and chargers
- Family and emergency contact information
- Extra cash
- Emergency blanket
- Map of the area
- Baby supplies (bottles, formula, baby food, diapers, etc...)
- Pet supplies (leashes, collar with ID, food carrier, bowl, food)
- Tools and supplies for securing the home
- Extra set of car keys and house keys
- Extra clothing, hat, and sturdy shoes
- Insect repellent and sun screen
- Camera for taking pictures of hurricane damage

In addition to marking off the items on this hurricane checklist, you should be sure that you are in a safe, and secure shelter that is not in an inundation zone.

OTHER NEWS & NEIGHBORHOOD FEATURES

First Woods Edge 4th of July Parade



Kudos to Section 2's Beth and Roy Clark for organizing, hosting, and providing refreshments for the first Woods Edge 4th of July Parade held Saturday morning, July 3. Charlotte Simer and Gail McIntire-Stotler provided champagne for adult mimosas.

Over 40 people participated, including eight golf carts, two 4-wheelers (one with a wagon full of kids), one bicycle, and a John Deere tractor with a small wagon. Most were decorated with flags and plenty of red, white, and blue. It was great seeing both kids and adults having fun as the parade made its way through the streets of Woods Edge.

Thank you Beth and Roy for being good neighbors and bringing Woods Edge residents together to celebrate our country's independence.

Woods Edge 4th of July Parade



More Parade Photos



AROUND THE NEIGHBORHOOD

This is one of at least two gators spotted in the Cherry Ridge Circle recently. Be careful!



Cardinal Nest with 3 newly hatched babies.



Roseate Spoonbill and Egret spotted in Jones Creek near the Woods Edge Bridge.

MORE NEWS

Congratulations



Congratulations to Section 2 's Blaine and Sarah Self. They are the proud parents of baby Logan James Self who was born June 7, 2021.



We had a few property sales in Woods Edge Section 2 and 3 recently, but the new homeowners have not moved in yet.

We will welcome them in the next newsletter when we have more information.

A LOOK BACK – WOODS EDGE HISTORY



Leona Ricca, a long time resident of Section 2,
provided a glimpse of the past in Woods Edge:

“Wheelis Properties (Meade Wheelis) was the developer of Sections 1, 2 & 3. We purchased a lot in Section 1 in about 1978 with the understanding that if Section 2 was opened before we were ready to build that we could trade it for a lot in Section 2. Jimmy worked for Brazos River Authority (which is now Gulf Coast Water Authority). We started building in 1980 and moved into our home in March, 1981. Our house and the one that the Sander's live in was the first ones to be built in section 2. There was no electricity nor telephone service in section 2 at the time. It took quite a few calls to the Light company and Telephone companys to get service. At first the Light Company was going to charge several thousand dollars to get service in the subdivision, but Mr Wheelis got it worked out and the Light Company took a while to get the 2 houses with lights and telephones. Mr Wheelis, after there were a few houses built had a Home Owners meeting at the Swing Door for at least 2 or 3 years. He said there were enough people to form their own Home Owner Association and he was going to donate a lot for all 3 sections to have a park. The bridge between 2 and 3 was originally built by the canal (Brazos River Authority). It was wooden and was built very high above the waters. A cement truck fell through the bridge. Then the canal built what we now have, one that has cement pipes and will not let you across when the water gets too high. I do not know when the County took over and started servicing the bridge.” ~ Leona Ricca

WOODS EDGE HISTORICAL INFORMATION WANTED

If you are a long time resident of Woods Edge, we would like to hear from you. We are interested in any history about our community or old photos that you would like to share. The history would be included in the newsletter and possibly the Woods Edge website.

Send to Michele Carte - carte22@mac.com

IN MEMORIAM

Marty Heaney



Marty Heaney passed away May 5, 2021. Marty served on Section 2's Board as President and other board positions since moving to Woods Edge in 2008.

Marty was a biologist and avid outdoorsman. He loved to hunt and fish. He enjoyed living on Jones Creek, sharing the wildlife with his young daughters.

He was a wonderful neighbor, always willing to lend a helping hand. As one neighbor stated, "he could fix anything."

Marty is survived by his wife, Christy and two daughters, Kendall and Hailey.

Marty will be missed by his family, friends and neighbors.

SECTIONS 1 and 2 OFFICERS and BOARDS

Section 1 Officers and Board Members

President - Kevin Naivar ~~~~ Vice President - Doug MacDonnell ~~~~ Treasurer - Pat Hearn
Secretary - Josiane Ginestra

Director - Jeff Haley, Aaron Ellisor (non voting)

If you have any suggestions or issues concerning Section 1, contact Kevin Naivar:
kevinnaivar@ricetec.com

Section 2 Officers and Board Members

President - Dwayne Weenk ~~~~ Vice President - Doug MacDonnell ~~~~ Treasurer - Blaine Self
Secretary ~~~~ Gail McIntire-Stotler

Board Members- Candace Seger (non voting)

If you have any suggestions or issues concerning Section 2 contact Dwayne Weenk:
dwayne.weenk@snclavalin.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

SECTION 3 TREASURER'S REPORT

Woods Edge Section III Treasurer's Report December 31, 2020

Checking Account Balance	\$ 1008.38
CD Account Balance	20,727.49
Total	\$21,735.87

Expenses

Banking Fees	30.00
Documentation for Deed Restriction Violations	451.06
Front Entrance Electrical Share	283.26
Front Entrance Christmas Lights Share	724.16
Front Entrance Landscape Share	982.00
Front Entrance Lighting Share	394.27
Park Mowing Share	306.66
Electrical Section 3 Street Lights	629.47
Liability Insurance	1698.00
Office Supplies	244.28
Post Office Box Rental	228.00
Property Taxes Share	7.12
Records Storage (Cubesmart)	238.08
Web Design/Maintenance	<771.00>
Web Hosting	<293.00>

Legal Expenses

Deed Restriction Enforcement	3489.50
Policies and Procedures	361.73
Prior Board of Directors' Issues	500.00
Legal Expense Total	4351.23
Total Expenses	\$9503.59

Non-recurring expenses in 2020 were:

New Front Entrance Christmas Lighting Share	724.16
New Front Entrance Landscaping Share	982.00
New Front Entrance LED Lighting	394.27
Total	\$2100.43

SECTION 3 TREASURER'S REPORT CONT'D

Woods Edge Section III
Treasurer's Report
March 31, 2021

Checking Account Balance	\$11,150.42
CD Account Balance	20,784.85
Total	\$31,935.27
Expenses	
Banking Fees	10.00
Electrical Section 3 Street Lights	151.94
Office Supplies	21.95
Post Office Box Rental	57.00
Records Storage	73.62
First Quarter 2021 Total Expenses	314.81

All 2021 homeowner assessment fees have been collected as of March 15, 2021

Other than an occasional \$25.00 transfer fee, no additional revenue is anticipated in 2021.