



Officers and Board Members

President – Don Dulin
Vice President/Secretary – Joe Carte
Treasurer – Shannon Smith (effective 1/1/20)

If you have any suggestions or issues concerning Section 3, feel free to contact us at board@woodsedge3.com

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Shannon Smith was appointed Treasurer to fulfill Edie Speer’s term, effective January 1, 2020.

NEWS FROM YOUR BOARD OF DIRECTORS

New Website

The new website is active. Take a look. Don Dulin did a fantastic job creating our new more user friendly website.

www.woodsedge3.com

It is interactive, allowing deed restriction violation complaints and Architectural Control Committee applications to be completed and submitted through the website.

Board email Address

board@woodsedge3.com

ACC email Address

acc@woodsedge3.com

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

www.woodsedge3.com

HIGHLIGHTS

- ❖ Change to Annual Maintenance Dues
- ❖ Cedar Creek Bridge
- ❖ Deed enforcement violation letters sent
- ❖ Appointment of Shannon Smith as Treasurer
- ❖

ARCHITECTURAL CONTROL COMMITTEE:

If you have plans to renovate, construct, or redo, contact the Architectural Control Committee Members for the guidelines and approvals you may need:

acc@woodsedge3.com

Rich Cash
David Harris
Bob Ramsey
Mary Rennie
Michele Carte

DEED RESTRICTIONS

Woods Edge is a wonderful place to call home. To maintain the beauty of our neighborhood, we need to abide by our deed restrictions.

The Board is committed to enforcing the deed restrictions fairly and uniformly.

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

Deed Restriction Violations

There are currently 2 active deed restriction violations that we are working to resolve.

ANNUAL MAINTENANCE DUES

Two Open Board Meetings were held December 19 and 23, 2019. The Board made the decision to send out annual maintenance due invoices the first of January instead of in December, to align income and expenses to the same calendar year. It was also decided to eliminate the discount for paying early.

Our annual maintenance dues are extremely low compared to other developments in the area as well as Sections 1 and 2 of Woods Edge.

CEDAR CREEK BRIDGE



You may have noticed the stakes along Jones Creek at the Cedar Creek Bridge. Joe Carte has been working since Hurricane Harvey to get the Cedar Creek Bridge replaced. He has sent videos and photos of high water and flooding events to county officials numerous times to document the water level after heavy rains, as well as attending county meetings on flooding, and addressing the FBC Commissioners Court. On Nov. 14th, Joe met Commissioner Andy Meyers and numerous FBC Road & Bridge and Drainage Department officials to visually inspect both the Cedar Creek Bridge and the bridge in Pecan Creek. Both bridges are similarly built and need to be replaced with raised bridges, to allow maximum flow of Jones Creek floodwaters. The Cedar Creek Bridge affects residents of Woods Edge on both sides of the creek. Due to how the bridges are constructed, they act as dams when we get heavy rainfalls.

Commissioner Meyers agreed the bridges needed to be replaced. Since the meeting with Commissioner Meyers, Joe has participated on site with both the county and two outside engineering companies in several visits to both bridges. GCWA officials have also been involved. The county with the assistance of the two outside engineering companies is currently doing feasibility studies on the project.

MERRY CHRISTMAS ISLANDERS

Commissioner Andy Meyers' Statement regarding Cedar Creek Bridge sent to Joe Carte 12/20/19

Residents have been contacting me and the Precinct 3 staff with a very positive response to the preliminary work that my office has been doing to evaluate bridge replacements in the Pecan Creek and Woods Edge subdivision. In fact, one of my own employees lives in Pecan Creek, immediately adjacent to Jones Creek on the south side, and her relationships with the neighborhood has brought even more citizen input.

Over the last few years, my office has been working directly with the Fort Bend County Drainage District to examine the hydrology and impacts of Jones Creek through the commission of two separate drainage studies on this specific watershed. After the passage of the recent Flood Mitigation Bond by county voters, I specifically requested a meeting between: Fort Bend County Drainage District Engineer Mark Vogler and his staff, County Engineer Stacy Slawinski and assistant engineer Ike Akinwande, Precinct 3 mobility project manager Mark Dessens, as well as engineers from Costello, Inc., to join me on-site for several meetings and inspections of the bridge structures.

I also contacted and included Gulf Coast Water Authority in these meetings. GCWA Board Member Trisha Frederick joined us on the initial planning meeting, and then we were joined on-site by the GCWA Assistant General Manager David Sauer and one of his employees to lend further technical expertise and direction. A lot of historical knowledge and data points were exchanged among the group - I know that several local residents also joined Mr. Sauer that day and asked specific questions.

The end result of all the preliminary engineering discussion and technical analysis is this: in early January, I will be bringing a proposal to Fort Bend Commissioners Court to authorize up to \$2.5 million for the replacement / reconstruction of the bridges.

Upon the court's approval, specific site survey work is scheduled to begin in January and will be immediately put to use in engineering design. The Costello engineers are identifying multiple options for the bridge designs, keeping several factors in mind beyond the width and breadth of the structures. One of the most important considerations is the ability to maintain access to the homes and streets north of Jones Creek during construction, and we will be talking with the community more about these options as the calculations and surveying is completed. If the county is able to use an additional access point between Pecan Creek and Woods Edge during construction, it will allow for more flexibility in the design of the bridge structures. If there is not an available access point between the subdivisions, then the costs will substantially increase as one bridge lane must be kept available for traffic during construction.

I appreciate all of the good feedback we've had from the communities over the last few years, and especially in the latter half of 2019. When several hundred Precinct 3 residents joined me in the push, we were able to convince my fellow County Commissioners to set aside a proposed facilities bond and present a Flood Mitigation Bond to voters instead. Our greatest and most urgent ongoing needs in Precinct 3 are Flood Mitigation and Mobility. I remain dedicated to providing both, and this proposal will allow an opportunity to deliver.

Andy Meyers

OTHER NEWS



Don Dulin did not wish to be recognized for waiving the second installment of the invoice due for creating our new website. This was in addition to Don already giving the HOA a discounted rate.

Don should be recognized for his contribution. Don saved our HOA \$975.00.

Kudos to Don for creating a website that is both beautiful and functional at a deeply discounted price.

SHANNON SMITH appointed TREASURER

Shannon Smith, a long time resident of Woods Edge, was appointed Treasurer to fulfill Edie Speer's term effective January 1, 2020.

Thank you Shannon for stepping up and agreeing to serve on the HOA Board.

MAINTAIN CREEK BANKS

We have gotten complaints about high grass and weeds along the creek. If your property is on the creek, please make sure you are keeping your property mowed as close to the creek as possible.

Also, please burn your burn piles on the creek banks in a timely manner. Otherwise, when we get heavy rains, the debris floats down the creek and clogs the drainage pipes under the bridges along Jones Creek.

FENCES

If the fence on your property is in need of attention, replace, repair, or remove it.

CULVERTS

Make sure your culverts are clear. Dirt and debris impedes the flow of drainage water through them.

CHRISTMAS IN SECTION 3









OTHER NEWS & NEIGHBORHOOD FEATURES



In Memoriam

Barbara Wilson recently passed away. Although Barbara no longer lived in Woods Edge, she had lived in Woods Edge with her daughter Jennifer Taylor, son-in-law Bobby, and grandsons Matheson and Xander for many years.

Barbara will be missed by those fortunate to have known her.

Condolences to the Taylor family.

NOTICE

This Newsletter is available only through email. If you know of a Woods Edge Section 3 Neighbor who is not receiving it, please encourage them to send us their email address at board@woodsedge3.com Notify us if you no longer wish to receive the

FEATURES

If you have news or a neighbor who should be featured in our newsletter, please contact: board@woodsedge3.com

