



### 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@woodsedgeestates.org](mailto:Board3@woodsedgeestates.org)

Visit the Association’s website to see the Minutes from all Board Meetings and copies of all Association Governing Documents and Policies.  
[www.woodsedgeestates.org](http://www.woodsedgeestates.org)

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# NEWS FROM YOUR BOARD OF DIRECTORS

## Section 3 Website

[www.woodsedgeestates.org](http://www.woodsedgeestates.org)

## Section 3 Board email Addresses

HOA Board [Board3@woodsedgeestates.org](mailto:Board3@woodsedgeestates.org)

Joe Carte [President3@woodsedgeestates.org](mailto:President3@woodsedgeestates.org)

Shannon Smith [Treasurer3@woodsedgeestates.org](mailto:Treasurer3@woodsedgeestates.org)

Jennifer Taylor [Secretary3@woodsedgeestates.org](mailto:Secretary3@woodsedgeestates.org)

## Section 3 ACC email Address

[ACC3@woodsedgeestates.org](mailto:ACC3@woodsedgeestates.org)

## HIGHLIGHTS

- ❖ Cedar Creek Bridge Update
- ❖ Improved Lighting at Front Entrance
- ❖ New Front Entrance Christmas Lighting
- ❖ New Front Entrance Landscaping on the way
- ❖ Including Sections 1 & 2 in Newsletter
- ❖ Christmas in Woods Edge
- ❖ Section 3 Assessment Invoices Mailed

## 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](mailto:ACC3@woodsedgeestates.org)

Rich Cash  
Mary Rennie  
Jennifer Taylor  
Keith Witty  
Michele Carte

# WOODS EDGE NEIGHBORHOOD NEWS



2020 has been a challenging year, but there have been positives for our community as well. Neighbors got acquainted when more people walked, jogged, biked, and children played outside. Several families moved into the neighborhood. Although Covid-19 caused a setback, the replacement of the Cedar Creek Bridge is still moving forward. Volunteers from Section 3 did extensive maintenance and improvements to the antiquated lighting at the front entrance. We have a new Christmas light display for our front entrance to enhance our beautiful oak trees. New landscaping for the front entrance is on the way. The newsletter will now include Sections 1 and 2.

## 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.

## SECTION 3 ASSESSMENT INVOICES

Section 3 Assessment Invoices for 2021, were mailed December 29, 2020. Please contact [Board3@woodsedgeestates.org](mailto:Board3@woodsedgeestates.org) if you did not receive yours.

Payment must be made by January 31, 2021 to avoid a penalty.

To date, 35 out of 62 residents have paid their 2021 assessments.

## TRAILERS, RVs, BOATS, ETC.



The deed restrictions for Woods Edge do not allow trailers, boats, RV's, lawn equipment, etc. to be parked in public view. Each section has small differences. Please be a good neighbor and abide by these restrictions.

### *Section 1*

Trailers, boats, RV's, etc. cannot be parked in public view for more than 72 consecutive hours for loading, unloading, cleaning and minor repair or maintenance.

### *Section 2*

All trucks larger than 3/4 ton pickups, RV's, motor homes, boats, trailers, campers, etc. shall be screened from public view.

### *Section 3*

Trailers, boats, RV's tractors, etc. must be completely concealed from public view. Parking in public view is allowed for 96 hours (per calendar month) for loading, cleaning, minor repairs, and unloading.

## *SAFETY TIPS FOR WALKING AT NIGHT*

Most of our streets are very dark at night, with few streetlights. It is difficult to see people in the streets after dark. If you walk, jog, or ride a bicycle after dark, please wear light or reflective clothing and/or carry a flashlight. Don't forget to also put a reflective collar on your pet if walking at night.



## *Email from Commissioner Andy Meyers* *Updating Cedar Creek Bridge*

Happy New Year and our very best wishes for the upcoming year in 2021! This is a community update on the bridge construction over Jones Creek, including notes on the new design proposal.

In our last update, we mentioned that our plans had squarely focused on constructing two brand new concrete bridges on Jones Creek, one for Woods Edge, and one for Pecan Creek. The county must receive donated land for the right-of-way and new construction, or these bridges will be significantly beyond our available funding. These bridges will be constructed at a height at or slightly above the 50-year flood elevation in designs very similar to the bridge over Jones Creek on Empress Lane, west of your community.

Since the last update, Precinct 3 and County Engineering hosted a meeting that involved representatives and engineers from Gulf Coast Water Authority (GCWA) and the Fort Bend County Drainage District, where GCWA was consulted on the project and its scope of work. They have agreed in principle to the current construction plans and will remain in close contact with all parties during the design process for final signed approval. GCWA has only emphasized two minor points of concern about the new bridge which will be addressed in final design, which are related to the maintenance of the channel at the bridge locations. Specifically those comments were focused on (1) standard concrete slope pavement under the bridges, and (2) access to the channel at all four corners for maintenance.

On December 15th, the Fort Bend Commissioners Court unanimously approved an expenditure of \$403,469 to Costello Engineering, authorizing the firm to begin work on the full and final bridge engineering designs. The contract and proposal with Costello can be referenced at the following link: [https://agendalink.co.fort-bend.tx.us:8085/docs/2020/CCTR/20201215\\_3443/43337\\_Amendment.Costello.pdf](https://agendalink.co.fort-bend.tx.us:8085/docs/2020/CCTR/20201215_3443/43337_Amendment.Costello.pdf)

COVID continues to wreak havoc on many county departments and plans this holiday season, just like they have in so many of our lives. But the current timetables are to receive final design services within 90 days, with another timetable of 50 days following for geotechnical analysis using those plans. We're doing our best with Costello to keep to that calendar, however, this is their specific work to be accomplished:

## *Email from Commissioner Andy Meyers Updating Cedar Creek Bridge cont'd*

Tasks associated with the development of plans, specifications, and estimates for replacement of the existing culvert bridges on Pecan Creek and Cedar Creek Road with slab beam bridges. Costello will also develop an alignment and design the proposed TEMPORARY access road between Woods Edge Section 3 and Pecan Creek subdivision. They will provide plans for Stormwater Pollution Prevention, Traffic Control plans for the detours and construction zones, and a hydraulic analysis for technical design parameters on the bridge crossings.

When the final designs are in-hand, we will know exact metes and bounds on the necessary construction areas and right-of-way needed to build these bridges to the legally required standards. At that time – the Costello contract contains a provision that they have agreed to participate in a public meeting, so that all interested parties can come together to review and ask questions about the bridge design, the geographic footprint, and traffic patterns. We anticipate this meeting can be held sometime before Easter in late March.

It has been asked before, so to be very clear - there are no plans and there are no funds available for Fort Bend County to use eminent domain to acquire land from property owners for the bridge construction. The necessary right-of-way must be donated to the county or the bridges will be significantly over budget and unfeasible to build. However, assuming that all property owners consent to that donation and the paperwork is signed, the construction calendar would look like this. A 30 calendar day period for bidding, a 30 calendar day period for contract execution, and a 365 calendar day for final construction completion of the proposed temporary asphalt access road, the Cedar Creek bridge, the Pecan Creek bridge, and the full restoration for property affected by the temporary access road.

If you have any questions, please contact my office. We will continue to stay in contact with your elected HOA representatives on our progress.

# *Empress Lane Bridge - Design of Proposed Cedar Creek Bridge*





## MAKING A DIFFERENCE



Left to Right: Jim Rinn, Joe Carte, Betty Knott, Mary Rennie, David Rennie

You may have seen a group of elves working at the front entrance this past month. Section 3's David Rennie and Jim Rinn, with the help of Joe Carte, Betty Knott, David Lenderman, and Mary Rennie, made improvements to our antiquated front entrance lighting. David Rennie also donated material to complete the job.

Section 3's Rudy Alvarez is donating stone and building stone wells around the lighting on our two entry oak trees.

The lighting improvement makes a dramatic difference in our front entrance at night.

David Rennie and Jim Rinn can always be counted on to volunteer when there is a need. They have cleared downed trees in the park, helped neighbors, and repaired the lighting at the front entrance on several occasions.

All of these Section 3 residents volunteered their time to make Woods Edge a better place to live.

*Thank you Rudy, Joe, Betty, David L, David R, Mary, and Jim for making a difference.*

## OTHER NEWS & NEIGHBORHOOD FEATURES

### Welcome to the Neighborhood!



2020 saw the addition of new neighbors in Woods Edge. We welcome all of our new residents and lot owners. We hope they love living here as much as we do.

#### SECTION 3

Melissa and Chip Bryant – Cherry Ridge Rd  
Sandra and Ramiro Cerrano – Cherry Ridge (lot)  
Connie and Rene` Lapotaire – Mimosa (lot)  
Robyn and Tom Stewart - Woods Edge Dr

#### SECTION 2

Tara and Brian Durbin – Dogwood Trail  
Michelle and Phil Giannone – Dogwood Trail  
Serena and Brett Lamensky – Dogwood Trail  
Lauren and Adam Rice – Dogwood Trail (lot)  
Sarah and Landon Self – Willow Way  
Allison and Greg Suter – Holly Valley

#### SECTION 1

Amanda and Chancey Cockrum – Mimosa Circle  
Kristin and Travis Morrow and Carolyn Cantelmo – Mimosa  
Lindsey and Tony Stachurski - Mimosa



## *~ THANK YOU HOA BOARDS ~*

Thank you Section 1, 2, and 3 Boards for approving the new Christmas Light Display at the front entrance. The lights showcase our magnificent oak trees, making them even more beautiful.

## CONGRATULATIONS!



Section 3 resident, Rudy A. Alvarez, son of Adela and Rudy Alvarez, graduated in December from Louisiana State University with a BS degree in Construction Management. Rudy has accepted a position with Excel in Pasadena.



## *PETS*

Please be sure your pets have identification tags. Even if pets are microchipped, tag them with a phone number in case they get loose. Not everyone will make the effort to take your pet to a vet to be scanned.

There have been numerous coyote sightings in Woods Edge. Coyotes see small pets as a food source. Keep small animals inside, especially at night.

## IN MEMORIAM



*Mary Michalek*

Section 1 resident, Mary Michalek, lost her battle with Alzheimer's, December 6, 2020. Mary was a long time resident of Woods Edge (31 years).

She is survived by her husband of 64 years, Jim, children: Tanya, James, Tracy, Johnny, and Toni. She also leaves behind 17 grandchildren and 28 great grandchildren.

Mary and Jim had an amazing love story. They met as backyard neighbors when they were 12 years old. They never had another boyfriend or girlfriend. They married at 17, and were told, "it will never last." But of course, it did.

Condolences to Jim and the Michalek family.

### *Roy Henderson*

Roy Henderson, a former Section 2 resident of Woods Edge, also passed away in 2020. Mr. Henderson was a long time resident who served on Section 2's Board.

Condolences to the Henderson family.

## CHRISTMAS IN WOODS EDGE





















## 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 at [carte22@mac.com](mailto:carte22@mac.com)

# SECTION 3 FINANCIAL REPORT

4:15 PM

01/18/21

Accrual Basis

## Woods Edge Section 3 Profit & Loss Budget Performance December 2020

|   | Dec 20  | Budget   | Jan - Dec 20 | YTD Budget | Annual Budget |
|---|---------|----------|--------------|------------|---------------|
| <b>Ordinary Income/Expense</b>              |         |          |              |            |               |
| <b>Income</b>                               |         |          |              |            |               |
| Annual Maintenance Assessments              |         |          |              |            |               |
| 2019 Maintenance Assessments                | 0.00    | 0.00     | 0.00         | 0.00       | 0.00          |
| 2020 Maintenance Assessments                | 0.00    | 0.00     | 10,359.65    | 10,360.00  | 10,360.00     |
| Late Fee Payments                           | 0.00    | 0.00     | 47.17        | 0.00       | 0.00          |
| <b>Total Annual Maintenance Assessments</b> | 0.00    | 0.00     | 10,406.82    | 10,360.00  | 10,360.00     |
| Other Income Insurance Proceeds             | 0.00    | 0.00     | 0.00         | 0.00       | 0.00          |
| Transfer of Title Fees                      | 50.00   | 0.00     | 325.00       | 0.00       | 0.00          |
| <b>Total Income</b>                         | 50.00   | 0.00     | 10,731.82    | 10,360.00  | 10,360.00     |
| <b>Gross Profit</b>                         | 50.00   | 0.00     | 10,731.82    | 10,360.00  | 10,360.00     |
| <b>Expense</b>                              |         |          |              |            |               |
| Annual Meeting                              | 0.00    | 0.00     | 0.00         | 1,400.00   | 1,400.00      |
| Banking Fees                                | 10.00   | 0.00     | 30.00        | 0.00       | 0.00          |
| Depth Gauge @ Jones Creek Bridg             | 0.00    | 0.00     | 0.00         | 150.00     | 150.00        |
| Documentation for DR Violations             | 0.00    |          | 451.06       |            |               |
| Electrical Front Entrance                   | 283.26  | 0.00     | 283.26       | 0.00       | 0.00          |
| Electrical Street Lights                    | 50.56   | 60.00    | 629.47       | 720.00     | 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         | 60.00      | 60.00         |
| Front Entrance Christmas Lights             | 0.00    |          | 724.16       |            |               |
| Insurance                                   | 0.00    | 0.00     | 1,698.00     | 1,800.00   | 1,800.00      |
| Legal and Professional Fees                 |         |          |              |            |               |
| Legal Fees- DR Enforcement                  | 290.00  | 200.00   | 3,489.50     | 2,400.00   | 2,400.00      |
| Legal Fees- Prior B of D Issues             | 0.00    |          | 500.00       |            |               |
| Legal Fees-Amended Deed Rest                | 0.00    | 0.00     | 0.00         | 0.00       | 0.00          |
| Legal Fees-Polices & Procedures             | 0.00    |          | 361.73       |            |               |
| <b>Total Legal and Professional Fees</b>    | 290.00  | 200.00   | 4,351.23     | 2,400.00   | 2,400.00      |
| Maintenance Expenses                        |         |          |              |            |               |
| Front Entrance Lighting Costs               | 394.27  |          | 394.27       |            |               |
| Front Entrance Maintenance                  | 982.00  | 1,800.00 | 982.00       | 1,800.00   | 1,800.00      |
| Park Mowing                                 | -498.34 | -630.00  | 306.66       | 360.00     | 360.00        |
| <b>Total Maintenance Expenses</b>           | 877.93  | 1,170.00 | 1,682.93     | 2,160.00   | 2,160.00      |
| Office Supplies                             | 81.11   | 50.00    | 244.28       | 150.00     | 150.00        |
| Post Office Box Rental                      | 0.00    | 0.00     | 228.00       | 230.00     | 230.00        |
| Postage                                     | 0.00    | 0.00     | 0.00         | 0.00       | 0.00          |
| Property Taxes                              | 7.12    | 0.00     | 7.12         | 0.00       | 0.00          |
| Recording Fees-Governing Docs               | 0.00    | 0.00     | 0.00         | 0.00       | 0.00          |
| Records Storage                             | 0.00    | 0.00     | 238.08       | 260.00     | 260.00        |
| Reserve for Unexpected Costs                | 0.00    | 160.00   | 0.00         | 160.00     | 160.00        |

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# SECTION 3 FINANCIAL REPORT CONT'D

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01/18/21

Accrual Basis

## Woods Edge Section 3 Profit & Loss Budget Performance December 2020

|                             | Dec 20           | Budget           | Jan - Dec 20    | YTD Budget       | Annual Budget    |
|-----------------------------|------------------|------------------|-----------------|------------------|------------------|
| Web Design/Maintenance      | 0.00             | 0.00             | -771.00         | 820.00           | 820.00           |
| Web Hosting                 | 0.00             |                  | -293.00         |                  |                  |
| <b>Total Expense</b>        | <b>1,599.98</b>  | <b>1,640.00</b>  | <b>9,503.59</b> | <b>10,360.00</b> | <b>10,360.00</b> |
| <b>Net Ordinary Income</b>  | <b>-1,549.98</b> | <b>-1,640.00</b> | <b>1,228.23</b> | <b>0.00</b>      | <b>0.00</b>      |
| <b>Other Income/Expense</b> |                  |                  |                 |                  |                  |
| Other Income                |                  |                  |                 |                  |                  |
| Interest Income             | 0.00             | 0.00             | 169.76          | 0.00             | 0.00             |
| <b>Total Other Income</b>   | <b>0.00</b>      | <b>0.00</b>      | <b>169.76</b>   | <b>0.00</b>      | <b>0.00</b>      |
| <b>Net Other Income</b>     | <b>0.00</b>      | <b>0.00</b>      | <b>169.76</b>   | <b>0.00</b>      | <b>0.00</b>      |
| <b>Net Income</b>           | <b>-1,549.98</b> | <b>-1,640.00</b> | <b>1,397.99</b> | <b>0.00</b>      | <b>0.00</b>      |

**Woods Edge Section 3**  
**Balance Sheet**  
As of December 31, 2020

|                                       | Dec 31, 20       |
|---------------------------------------|------------------|
| <b>ASSETS</b>                         |                  |
| Current Assets                        |                  |
| Checking/Savings                      |                  |
| Cash in Bank-Checking                 | 1,008.38         |
| Certificates of Deposit               | 20,727.49        |
| Total Checking/Savings                | 21,735.87        |
| Accounts Receivable                   |                  |
| Accounts Receivable                   | 292.60           |
| Total Accounts Receivable             | 292.60           |
| Total Current Assets                  | 22,028.47        |
| <b>TOTAL ASSETS</b>                   | <b>22,028.47</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                  |
| Equity                                |                  |
| Opening Balance Equity                | 20,630.48        |
| Net Income                            | 1,397.99         |
| Total Equity                          | 22,028.47        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>22,028.47</b> |