



Woods Edge Section 3 held its annual meeting at the Ol’ Railroad Café in Rosenberg, April 30, 2019.

Don Dulin filled the opening vacated by Betty Knott who served the Board as Secretary.

Board Members:

- President – Don Dulin**
- Vice President/Secretary – Joe Carte**
- Treasurer – Joe Carte (Interim)**

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

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NEWS FROM YOUR BOARD OF DIRECTORS

New Website

The Board of Directors recently approved the creation of a new website for Woods Edge Section 3.

www.woodsedge3.com

When completed, the new website will provide more security for residents' information by requiring you to sign in.

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

New Board email Address

board@woodsedge3.com

New ACC email Address

acc@woodsedge3.com

HIGHLIGHTS

- ❖ Front Entrance repairs to brick wall.
- ❖ Flowers replaced at the front entrance.
- ❖ Creation of a new website for Section 3.
- ❖ Appointed Mary Rennie to ACC replacing Jack Williams.
- ❖ Appointed Rich Cash to ACC, replacing Keely Knipling.
- ❖ Joe Carte coordinated with TXDot to trim the overgrown hedge on FM359 to improve visibility when pulling out of Woods Edge Drive. This was done at no cost to Woods Edge residents.
- ❖ Deed enforcement violation letters sent
- ❖
- ❖

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

Officers and Board Members:

Don Dulin - President
Joe Carte - Vice President/Secretary
Interim Treasurer



BOARD OF DIRECTORS

Edie Speer

Regrettably, Edie Speer recently resigned from her position as Treasurer. However, she graciously offered to continue as bookkeeper for Section 3. Last year Edie served as President of our HOA. Much was accomplished during her tenure. We are appreciative of the countless hours she spent working with the Board to update governing documents, update deed restrictions, retain an HOA law firm, and create a newsletter.

Stan and Edie Speer are long time residents of Woods Edge, but recently made the decision to sell their home. Edie is focusing on the move and family matters. We are sad to see them go and wish them the best.

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 property owners approved the revised deed restrictions in March, 2019. The approved amendment was filed with the Ft. Bend County Clerk on March 8, 2019.

Revised deed restrictions:

Defined business in the home

Increased trailer/motor home parking to 96 hours in a calendar month

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

The Association's retained law firm, Roberts, Markel, Weinburg, Butler, and Hailey reviewed the revised deed restrictions prior to the Board submitting them to the property owners for their vote. They are comfortable they can defend the restrictions.

Deed Restriction Violations

There are currently 4 active deed restriction violations that we are working to resolve.

Two deed restriction violations have been resolved.

Betty Knott

Betty Knott 's term as Secretary expired with the Annual Meeting. Betty worked tirelessly with the Board. She was responsible for getting LED street lighting in our neighborhood, maintaining the website, and being a go to person for a lot of the residents when they had a question.

We want to recognize and thank Betty. We hope she is able to enjoy her much deserved free time.

WOODS EDGE NEIGHBORHOOD NEWS



GOOD NEIGHBORS...

Repair and Maintain fences.

Many of the fences in our section are decades old. The curb appeal of all our homes is definitely impacted by the condition of the fencing in the subdivision.

If the fence on your property is in need of attention, please consider one of the "R's":

- ❖ Replace
- ❖ Repair or
- ❖ Remove



We recently had two separate car accidents at the front entrance of Woods Edge. The first accident did substantial damage to the brick wall. The second one did minor damage to the street/stop sign and electrical.

GOOD NEIGHBORS

A big thanks to resident, Rudy Alvarez, and his company Alvarez Construction, for skillfully repairing the brick wall at the front entrance. They did a fantastic job. The wall was damaged by a car plowing through it.

GOOD NEIGHBORS...

Lend a helping hand.

David Rennie and Jim Rinn came to the rescue again. They replaced the electrical box on the oak tree at the front entrance recently damaged by a car accident. They donated their time as well as replacing the electrical components at no charge. Thank you David and Jim.

SECTION THREE FINANCIAL REPORT

8:38 AM
07/10/19
Cash Basis

Woods Edge Section 3 Neighborhood Association, Inc Profit & Loss Budget Performance January through June 2019

	Jan - Jun 19	YTD Budget	Annual Budget
Ordinary Income/Expense			
Income			
Annual Maintenance Assessments			
2019 Maintenance Assessments	\$ 1,600.00	\$ 4,148.00	\$ 10,378.00
Discount for Early Payment 10%	-	-	(623.00)
Late Fee Payments	39.77		
Total Annual Maintenance Assessments	1,639.77	4,148.00	9,755.00
Transfer of Title Fees	50.00		
Total Income	1,689.77	4,148.00	9,755.00
Expense			
Annual Meeting	1,478.10	1,250.00	1,250.00
Electrical Street Lights	337.98	360.00	720.00
Federal Income Taxes	44.72	50.00	50.00
Flag Display Front Entrance	-	60.00	60.00
Insurance	1,698.00	2,000.00	2,000.00
Legal and Professional Fees			
Legal Fees-Amended Deed Rest	1,630.00		
Legal and Professional Fees - Other	-	1,600.00	2,000.00
Total Legal and Professional Fees	1,630.00	1,600.00	2,000.00
Maintenance Expenses			
Front Entrance Maintenance	14.71	-	1,620.00
Park Mowing	550.00	600.00	360.00
Woods Edge Drive Tree Trimming	-	-	150.00
Total Maintenance Expenses	564.71	600.00	2,130.00
Office Supplies	98.20	50.00	130.00
Post Office Box Rental	114.00	114.00	228.00
Postage	34.40		
Recording Fees-Governing Docs	290.00		
Records Storage	144.00	96.00	192.00
Reserve for Unexpected Costs	-	-	1,135.00
Web Design/Maintenance	975.00		
Web Hosting	-	-	100.00
Total Expense	7,409.11	6,180.00	9,995.00
Net Ordinary Income	(5,719.34)	(2,032.00)	(240.00)
Other Income/Expense			
Interest Income	110.76	120.00	240.00
Total Other Income	110.76	120.00	240.00
Net Income/(Loss)	\$ (5,608.58)	\$ (1,912.00)	\$ -

8:58 AM
07/10/19
Cash Basis

Woods Edge Section 3 Neighborhood Association, Inc
Balance Sheet
As of June 30, 2019

	<u>June 30, 2019</u>
ASSETS	
Current Assets	
Checking/Savings	
Cash in Bank-Checking	\$ 3,629.69
Certificates of Deposit	20,387.73
Total Checking/Savings	<u>24,017.42</u>
Total Current Assets	<u>24,017.42</u>
TOTAL ASSETS	<u><u>24,017.42</u></u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	29,626.00
Net Income	(5,608.58)
Total Equity	<u>24,017.42</u>
TOTAL LIABILITIES & EQUITY	<u><u>\$ 24,017.42</u></u>

COMMITTEE & OTHER NEWS

ARCHITECTURAL CONTROL COMMITTEE NEWS

Keely Knipling resigned from her position on the ACC due to her busy schedule with her young family. We appreciate Keely's contribution to the ACC.

Rich Cash was appointed to the ACC and will finish Keely's term.

Mary Rennie replaced Jack Williams whose term expired.

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

DOGS AND HORSES IN THE NEIGHBORHOOD

Many neighbors are concerned about dogs and horses who have escaped from their home property to roam the neighborhood.

Please use care and diligence to keep your animals secure on your property...before someone gets hurt.

Please be a good neighbor after riding horses – please go back and pick up any manure left on the roadway in front of your neighbors' homes.

NIGHT DRIVING

One of our homeowners asked us to remind residents to not drive down the middle of the road at night, especially on Woods Edge Drive.

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 newsletter.

DRAINAGE CULVERTS

Hurricane season is here. Now is the time to check your drainage culverts to make sure they are clear. Dirt and debris impedes the flow of drainage water through them.