



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

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

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NEWS FROM YOUR BOARD OF DIRECTORS

Section 3 Website

www.woodsedgeestates.org

Board email Addresses

HOA Board Board3@woodsedgeestates.org

Joe Carte President3@woodsedgeestates.org

Shannon Smith VicePresident3@woodsedgeestates.org

Jennifer Taylor Secretary3@woodsedgeestates.org

ACC email Address

ACC3@woodsedgeestates.org

HIGHLIGHTS

- ❖ Cedar Creek Bridge Update
- ❖ Deed enforcement violation letters sent
- ❖ IT Committee formed
- ❖ Website revamped and is live
- ❖ Jennifer Taylor appointed HOA Secretary
- ❖ Keith Witty appointed to ACC
- ❖ Jennifer Taylor appointed to ACC
- ❖ Bryant Family moved to the neighborhood

INFORMATION TECHNOLOGY OVERSIGHT COMMITTEE

The IT Committee will be overseeing the website and advising the Board on any Information Technology issues that may present themselves in the future.

Jacqueline Blankenship
Betty Knott
David Rennie
Jim Rinn
Jay Weatherwax

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 application is on the website.

ACC3@woodsedgeestates.org

Rich Cash
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 the HOA's retained law firm.

Deed Restriction Violations

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

ANNUAL HOA GENERAL MEETING

The Annual HOA General Meeting was canceled due to COVID-19 regulations.

We hope to have a scaled back general meeting in the near future and have Commissioner Andy Meyers address the residents on the Cedar Creek Bridge and issues that affect our area.

JENNIFER TAYLOR APPOINTED HOA SECRETARY

Jennifer Taylor was appointed to the HOA, filling the unexpired term of Don Dulin who resigned. There are two years remaining of the three year term. Jennifer will serve as Secretary.

Thank you Jennifer for volunteering to serve.

Email from Commissioner Andy Meyers Updating Cedar Creek Bridge

I want to update you on the status of the bridge(s) over Jones Creek in your neighborhoods.

First a little history. Both Woods Edge and Pecan Creek subdivisions are what are known as “unplatted” subdivisions. Neither subdivision developer submitted a “Plat”, which is a recordation of a division of land, of their subdivision(s) for approval as required by the county. Under Texas law, it is through the “Platting Process” whereby a county can require developers to provide adequate flood detention, storm sewer systems, roads, and water and wastewater systems. Since neither developer submitted “Plats”, neither provided any detention or flood mitigation systems. State law, at the time, did not allow counties to force such developers to provide adequate detention and storm sewer systems, other than through the “Platting Process”. Your property goes to the middle of the roads. The roads were never dedicated to the county/public. The county, by maintaining the roads, has limited “prescriptive rights” to the roads allowing the county to keep the roads open to the public.

State law does not allow a county to be in the flood mitigation/control business. The legislature created legislation allowing for the creation of “special purpose districts” for providing water & sewer and detention/flood mitigation. Some sixty years ago, the county created the Fort Bend Drainage District to maintain existing waterways and review “Plats” to ensure adequate detention/flood mitigation. Building and maintaining actual detention/flood mitigation systems was left to the subdivision developers, who created “special purpose districts” for those purposes.

About 94% of property owners are in the city limits of a city or within the boundaries of a “special purpose district” and pay an extra tax to those jurisdictions, in addition to the county property tax and the Fort Bend Drainage District tax of 1.5¢, which averages about \$5 per month for most property owners, for flood mitigation/control. Since residents of Woods Edge and Pecan Creek are not in a “special purpose district”, you do not pay an extra tax for flood mitigation/control like the vast majority of your neighbors in the county.

In late 2018, several area property owners contacted my office asking for our assistance in securing legislation that would allow for possible creation of a “Special Purpose District” covering the Jones Creek Watershed for flood mitigation/control purposes. The District would have only been created if a majority of property owners agreed. Vigorous opposition from the two communities caused the Sponsor of the legislation, John Zerwas, to pull the bill down.

The refusal of the two communities to help themselves, through a “Special Purpose District”, has made my efforts to provide some type of flood mitigation/control for Jones Creek and to build at least one bridge over Jones Creek infinitely more difficult. Other county taxpayers are reluctant to pay additional taxes, when they are already paying an extra tax for flood mitigation/control, for the benefit of property owners who refuse to pay a similar extra tax to help themselves.

Before any preliminary surveying and engineering on the bridges was done, engineers estimated the construction cost of the two bridges at about \$1,250,000 each for a total of \$2,500,000. I was able to find the \$2,500,000 in various budget items and, because of my seniority on the Court and hard-won relationships with other Court member, was able to secure the funds for building the bridges. After the Commissioners Court authorized detail engineering to begin, Costello Engineering spent nearly four months creating preliminary bridge designs to current Atlas 14 standards. This has revised the cost estimates up to \$2,500,000 construction costs for each bridge, which together with design and right of way costs brought the total to about \$5,250,000 for two bridges. After the County Judge shut down the county, and much of its economic activity, the county suffered a \$14 million short fall in revenue. When I went to my fellow Republican member of Commissioners Court about the additional funds for the bridges, he informed me that he could not support the additional expense given the county’s worsening financial situation and it was likely the other members of the Court would have problems also. He pointed out that the Pecan Creek bridge would only serve about 20 properties and at \$2.3 million for the bridge that was over \$100,000 per property - an unreasonable amount in his opinion.

I intend to move forward with my commitment to help these residents. We have decided to build one bridge in Woods Edge and to connect the two subdivisions via a semi-permanent road, so Woods Edge residents can get in and out of their subdivision while the bridge is under construction and so Pecan Creek residents can get in and out of their subdivision during a flooding event. While designing and constructing the bridge will take only a few months, it is our experience that the longest lead-time is acquisition of right of way, in this case from 7 property owners for the road and bridge. When property owners are going to be negatively impacted by a road or a bridge, it is our experience that acquiring right of way from them takes 12-18 months. We may be fortunate to acquire the needed right of way in a shorter period, but that’s unlikely.

In late January, 2019, we submitted Applications for a Matching Federal Grant for 5 flood mitigation projects, including one for the Jones Creek Watershed. We recently received notice from the Texas Department of Emergency Management (TDEM), the agency reviewing and scoring the Applications, that none of our projects received funding, but three, Jones Creek, Flat Bank Creek, and River Gages were placed on the Alternate Project list and if other projects fall out or more funding is received these Alternate Projects may be funded. TDEM received \$4 Billion in Project Applications for \$1 Billion in available funds.

There is another opportunity for possible federal/state funding for our Projects in October of this year. The Texas General Land Office (GLO) is supposed to receive some \$3-4 Billion in funds for various flood mitigation/water projects in Texas. Applications will be coordinated by and thru the Houston-Galveston Area Council of Governments (H-GAC) as part of the “competition” for the disaster mitigation funding.

I’m in a unique position in that I’m the county’s representative on H-GAC’s Board of Directors and I’m also Chair of the Water Resources Committee (Formerly Flood Control & Water Resources Committee), which I created when I was Chairman of H-GAC’s Board in 2004. The only reason a Republican, on a Democrat-majority Commissioners Court, holds such a coveted and important position is that I’m now the longest serving H-GAC Board Member and seniority is somewhat important on such a board. The GLO and H-GAC is encouraging cooperation among several jurisdictions in submitting an Application that would have a broad benefit.

Unfortunately, the county has no local quasi-governmental entity in your community, a “Special Purpose District”, with which to jointly submit an application for the Jones Creek Project. The GLO competition for these dollars is based on a points system, where flood mitigation projects are awarded higher scores when there are multiple entities enjoined on the application. Because the community around Jones Creek has rejected the creation of a “Special Purpose District,” there is a disadvantage in competing for these funds. We will continue to honor our commitment and plow ahead with another Application for Jones Creek Watershed, but this submission will have much longer odds of success than other Applications that have multiple jurisdictions applying on one specific project.

INFORMATION TECHNOLOGY COMMITTEE

After Don Dulin terminated his services to maintain and host the Woods Edge III website, an Information Technology Oversight Committee was formed to:

1. Audit the current contract with DonDulin.com.
2. To facilitate the transition between DonDulin.com and a new web host on or before June 1, 2020.
3. To advise the Board on any Information Technology issues that may present themselves in the future.

The recommendation of the IT Committee was to merge Section III's website back with Woods Edge Section I and Section II.

Thank you Jacqueline Blankenship, Betty Knott, David Rennie, Jim Rinn, and Jay Weatherwax for volunteering your services.



OTHER NEWS



Welcome Bryant Family

Melissa and Chip Bryant recently moved into a home on Cherry Ridge. They have four sons: Canaan 11, Jace 8, and twins Bodhi and Soren 20 months.



We want to thank Bob Ramsey for his years of service on the Architectural Control Committee. Bob's term expired this year.



A shout out to Mike Patton, David Rennie, Jim Rinn, and Bob Westfall for cutting up a large fallen tree covered in poison ivy, from the Woods Edge Park, and burning it. Thank you guys for stepping up and being good neighbors.

~MAKING A DIFFERENCE~



Betty Knott and Jim Rinn took on the task of revamping the Woods Edge website for not only Section III, but Sections I, II, and IA. With the recommendation of the IT Committee, it was decided to integrate the websites into one website for all of Woods Edge. The new website is live. www.woodsedgeestates.org

Betty and Jim spent countless hours of their time on this endeavor. They have included a few unique features on the website, such as a history of our neighborhood and a color coded map of Woods Edge with the lots identified by section.

Betty and Jim donated their services and will oversee the website at no cost to homeowners.

Betty spends a lot of time helping to make Woods Edge a great place to live. She has a wealth of information and knowledge about Woods Edge, and shares it willingly with her neighbors.

Jim, along with David Rennie, has volunteered several times to make repairs to our front entrance. We can always count on Jim when we need him.

Betty and Jim contribute to making Woods Edge a special place to live.

Thank you Betty and Jim for making a difference.

CONGRATULATIONS



Alexandra Rebeles, daughter of Sophia and John Rebeles, graduated from the University of Texas McCombs School of Business, with a degree in accounting. She is employed at TBK CPA in Houston.

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Meagan Rennie, daughter of Mary and David Rennie, graduated from Texas A&M School of Veterinary Medicine and Biomedical Sciences, with a Doctor of Veterinary Medicine (DVM) degree. Dr. Rennie is working at Gulfgate Animal Hospital in Houston.

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Reed Lenderman, son of Sue Watson and David Lenderman, graduated from Foster High School. He will be attending Texas A&M Galveston.

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Annie Elizabeth Matthews, daughter of Stephanie and Tom Matthews, graduated from Fort Bend Christian. She will be attending Texas Christian University (TCU), studying nursing.

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Colten Matthews, son of Stephanie and Tom Matthews, graduated from Logos Preparatory in Sugar Land. He will be attending the University of Mary Hardin-Baylor, focusing on Sports Management.

Covid 19 Humor - Pete Mann, all masked up as the Green Lantern, to fight Covid 19.



Woods Edge Ladies Bunco

Woods Edge ladies play bunco monthly.
They meet the first or second Thursday of each month at 7pm.

If you would like to join or want details, please email Michele Carte: carte22@mac.com

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 Board3@woodsedgeestates.org 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: Board3@woodsedgeestates.org

SECTION 3 FINANCIAL REPORT

8:49 AM

07/13/20

Cash Basis

Woods Edge Section 3 Profit & Loss Budget Performance June 2020

	Jun 20	Budget	Jan - Jun 20	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
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
Total Annual Maintenance Assessments	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	0.00	0.00	50.00	0.00	0.00
Total Income	0.00	0.00	10,456.82	10,360.00	10,360.00
Gross Profit	0.00	0.00	10,456.82	10,360.00	10,360.00
Expense					
Annual Meeting	0.00	0.00	0.00	1,400.00	1,400.00
Banking Fees	0.00	0.00	10.00	0.00	0.00
Depth Gauge @ Jones Creek Bridg	0.00	0.00	0.00	150.00	150.00
Electrical Front Entrance	0.00	0.00	0.00	0.00	0.00
Electrical Street Lights	50.44	60.00	326.63	360.00	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
Insurance	0.00	0.00	1,698.00	1,800.00	1,800.00
Legal and Professional Fees					
Legal Fees- DR Enforcement	0.00	200.00	1,509.50	1,200.00	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		
Total Legal and Professional Fees	0.00	200.00	2,371.23	1,200.00	2,400.00
Maintenance Expenses					
Front Entrance Maintenance	0.00	0.00	0.00	0.00	1,800.00
Park Mowing	0.00	110.00	460.00	550.00	360.00
Total Maintenance Expenses	0.00	110.00	460.00	550.00	2,160.00
Office Supplies	80.20	0.00	163.17	100.00	150.00
Post Office Box Rental	0.00	0.00	114.00	115.00	230.00
Postage	0.00	0.00	0.00	0.00	0.00
Property Taxes	0.00	0.00	0.00	0.00	0.00
Recording Fees-Governing Docs	0.00	0.00	0.00	0.00	0.00
Records Storage	0.00	65.00	126.00	195.00	260.00
Reserve for Unexpected Costs	0.00	0.00	0.00	0.00	160.00
Web Design/Maintenance	0.00	0.00	-771.00	410.00	820.00
Total Expense	130.64	435.00	4,498.03	6,390.00	10,360.00
Net Ordinary Income	-130.64	-435.00	5,958.79	3,970.00	0.00
Other Income/Expense					
Other Income					
Interest Income	0.00	0.00	55.61	0.00	0.00
Total Other Income	0.00	0.00	55.61	0.00	0.00
Net Other Income	0.00	0.00	55.61	0.00	0.00
Net Income	-130.64	-435.00	6,014.40	3,970.00	0.00

8:47 AM
07/13/20
Cash Basis

Woods Edge Section 3
Balance Sheet
As of June 30, 2020

	Jun 30, 20
ASSETS	
Current Assets	
Checking/Savings	
Cash in Bank-Checking	6,031.94
Certificates of Deposit	20,613.34
Total Checking/Savings	26,645.28
Accounts Receivable	
Accounts Receivable	-0.40
Total Accounts Receivable	-0.40
Total Current Assets	26,644.88
TOTAL ASSETS	26,644.88
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	20,630.48
Net Income	6,014.40
Total Equity	26,644.88
TOTAL LIABILITIES & EQUITY	26,644.88