



It is hard to believe that the holidays are now a memory and we are well into 2019. The Board spent much of its 7½ month tenure in 2018 working to establish written policies and procedures, governing documents, and financial practices with accurate books and records. There should be a solid and documented basis for future boards to care for the Association in such a manner as to be in compliance with applicable laws and fair, consistently applied business practices.

While there is still more work to be done, we appreciate the opportunity you have entrusted to us and look forward to more progress in 2019. In the meantime, we wish you a 2019 full of peace and joy!

*Your Woods Edge Section 3 Board of Directors,*

*Betty, Edie and Joe*

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## 4<sup>TH</sup> QUARTER FOCUS:

The Section 3 Board members focused on the following in the last quarter of 2018:

- ❖ Front Entrance Improvements including trimming of trees and planting of flowers
- ❖ Prepared a budget for 2019
- ❖ Prepared and issued the invoices for the Annual Maintenance Assessment for 2019.
- ❖ Expansion of the Architectural Control Committee to 5 members
- ❖ The 30 plus year old Bylaws have been restated to comply with current law.
- ❖ As requested by the majority of the members at the 2017 annual meeting and as the resulting committee recommended, an amendment to the deed restrictions (to address members' concerns and to provide updates) was finalized and mailed to each property owner to vote on. For the results, see page 3.
- ❖ Strengthened the relationship and cooperation with Sections 1 and 2 for sharing of the labor and costs for the maintenance of the front entrance and the park.
- ❖ Located a convenient and free place to hold Board Meetings. (Thanks to Larry Siller at River Forest.)
- ❖ Located a cost-effective place to store the Association books and records.

### Officers and Board Members:

Joe Carte- Vice President & Treasurer  
Betty Knott-Secretary  
Edie Speer-President

If you have any suggestions or issues concerning Section 3, you can contact us at [woodsedge359@gmail.com](mailto:woodsedge359@gmail.com)

## NEWS FROM YOUR BOARD OF DIRECTORS

### Reasons for Restated and Amended Bylaws:

The Board of Directors recently completed a long process of reviewing and improving the Association's foundational governing documents. The original bylaws for the Association were written in 1988 and many of the governing laws from that time have been changed. Please consider some of the following reasons your Board decided that an update was needed:

- 1) To bring this basic governing document into compliance with State and Federal laws governing homeowner associations.
- 2) To bring the guidelines for the nomination and election of Board Members into a process that is more inclusive and allows anyone who is qualified and desires to seek a position a means to do so.
- 3) To require (as by law) open Board Meetings with proper notice to all members.
- 4) To add provisions to allow the Board to have three options to have the books and records reviewed independently of the Board:
  - by a "qualified, independent bookkeeper or other financial professional"
  - an audit by a CPA firm
  - an unaudited review by a CPA firm
- 5) To more clearly define the spending limit imposed on the Board without first obtaining the vote of the majority of the Members.
- 6) To require the Board to issue quarterly or more frequently a financial report including a Balance Sheet, Income Statement, Budget Comparison, and a Delinquency Report.

Visit the Association's website to see the Minutes from the Board Meeting and the Amended and Restated Bylaws.  
[www.woodsedgeestates.org](http://www.woodsedgeestates.org)

# More...NEWS FROM YOUR BOARD OF DIRECTORS

## SAVE THE DATE:

The Annual Members' meeting and dinner will be held starting at 6:00 pm on Tuesday, April 30<sup>th</sup> at Ol' Railroad Café in downtown Rosenberg. Please make plans and save the date for an evening to hear in an open forum format from the new County Judge K.P. George and our Precinct 3 County Commissioner Andy Meyers followed by a delicious meal and our annual meeting where we will elect one director to the Board.

Additional information concerning the forum and the meeting will be emailed to you in the coming weeks!



## CANDIDATES FOR ELECTION TO THE BOARD

The new bylaws address the right for all members to have the right to run for an open director position on the board (i.e., no nominations). This year at the annual meeting, there will be an election for one three-year term. An email notice entitled "SOLICITATION OF INTERESTED CANDIDATES FOR ELECTION TO THE BOARD OF DIRECTORS" will be emailed to the members. If you are interested in serving and wish to have your name and information included on the notice to all members and on the ballot, please refer to the information provided and submit your information by the requested deadline.

## AMENDMENT TO DEED RESTRICTIONS PASSES:

The Board of Directors is pleased to announce that the First Amendment to the Deed Restrictions received the approval of the majority of land within the subdivision upon which residential structures may be constructed. The votes were tallied by Maureen Myers, the past Treasurer of Section 1, at the open board meeting held on March 7<sup>th</sup>; and the results are as follows:

	<u>ACRES</u>	
36 Owners voted for the amendment:	78.003	56.47%
7 Owners voted against the amendment:	19.626	14.21%
17 Owners did not submit a ballot:	40.498	29.32%

The approved amendment was executed in front of a notary and filed with the County Clerk of Fort Bend County on March 8, 2019 making this the effective date of the amendment. The original, signed ballots were in filed of record with the amendment.



The Deed Restriction Committee was formed at the Annual Members Meeting in May, 2017 to address the members concerns about specific provisions in the Section 3 deed restrictions. Gratitude is due to these members of the DRC for the many hours and great thought that they each gave to this project!

Norm Barrington  
Jacqueline Blankenship  
Michele Carte  
Betty Knott  
Jim Rinn

Tony Rodriguez  
Shannon Smith  
Edie Speer  
Jennifer Taylor  
Joe Carte



# WOODS EDGE NEIGHBORHOOD NEWS



Have you noticed the improved look as you drive through our trademark oak trees? The individually pruned trees were a collaborative effort of the three Woods Edge Neighborhood Associations and the individual property owners along Woods Edge Drive with the knowledgeable and caring oversight of Joe Carte.

## 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



## GOOD NEIGHBORS...

### Lend a helping hand.

Next time you see Jim Rinn or David Rennie, be sure to thank them for taking the time to replace lightbulbs at the front entrance. It is a quite a remarkable sight at night with the lights reflecting on the beauty of our entrance—beautiful! Thank you, Jim and David, for taking the initiative to tackle this job without being asked or paid!



## SECTION THREEE FINANCIAL REPORT

WOODS EDGE SECTION 3 NEIGHBORHOOD COMMITTEE, INC STATEMENT OF INCOME AND EXPENSES: CASH BASIS FOR 12 MONTHS ENDED DECEMBER 31, 2018 (Unaudited)			
<u>Income</u>			
Annual Maintenance Assessments			
2018 Assessments	\$ 3,483.82		
2019 Assessments	8,759.66		
10% Discount	<u>(876.01)</u>	\$ 11,367.47	
Transfer of Title Fees		<u>25.00</u>	
Total Income		<u>11,392.47</u>	
<u>Expense</u>			
Accounting	(A)	750.00	
Annual Meeting		1,115.74	
Electrical Street Lights		686.79	
Federal Income Taxes		43.94	
Flag Display Front Entrance		60.00	
Insurance		1,818.00	
Legal and Professional Fees			
Prior B of D Issues	5,226.88 (B)		
Restated By-Laws	1,455.00		
Amended Deed Rest	3,545.00		
Polices & Procedures	<u>1,780.46</u>	12,007.34	
Maintenance Expenses			
Front Entrance	1,955.52		
Park Mowing	390.00		
Tree Trimming	<u>116.67</u>	2,462.19	
Office Supplies		187.07	
Post Office Box Rental		112.41	
Postage		50.00	
Property Taxes		7.66	
Records Storage		65.03	
Web Hosting		<u>46.79</u>	
Total Expense		<u>19,412.96</u>	
<u>Other Income</u>			
Interest Income	249.06		
Reimbursement Front Entry Maint	<u>4,334.47</u>	4,583.53	
Net Income/(Loss)		\$ (3,436.96)	
(A) The prior Treasurer retained TNCPA to issue a compilation report for 2015-Mar., 2018. The current board recently learned of an additional billing of \$1,600.00 and has issued a letter of dispute to the company.			
(B) Attorney Fees incurred by prior board with Mitchell & Duff for internal issues and replacing a board president/director who resigned. In addition, the current board has recently learned of additional outstanding invoices for \$1470.25.			

WOODS EDGE SECTION 3 NEIGHBORHOOD COMMITTEE, INC BALANCE SHEET: CASH BASIS DECEMBER 31, 2018 (Unaudited)			
<u>ASSETS</u>			
Cash in Bank-Checking	\$8,515.82		
Certificate of Deposit	<u>20,276.97</u>		
Total Cash	\$28,792.79		
Undeposited Funds	856.70 (C)		
Amount Due Member	(23.49) (D)		
TOTAL ASSETS	<u>\$29,626.00</u>		
<u>LIABILITIES &amp; EQUITY</u>			
Fund Balance			
Opening Fund Balance	\$ 33,062.96		
Net Income/(Loss)	<u>(3,436.96)</u>		
Ending Fund Balance	<u>29,626.00</u>		
TOTAL LIABILITIES & EQUITY	<u>\$ 29,626.00</u>		
(C) Maintenance Assessment payments received by 12-31-18 and deposited on 1-3-19 & 1-7-19.			
(D) Due to lot owners who overpaid assessment			

### 2019 ASSESSMENTS

Of the 60 invoices mailed to the Section 3 property owners, 51 took advantage of the 10% discount and paid by December 31, 2018.

As of March 8, 2019, two (2) accounts remain outstanding and efforts are underway to collect.

## COMMITTEE & OTHER NEWS

### ARCHITECTURAL CONTROL COMMITTEE



After serving on the ACC for over 15 years, our friend and neighbor Jack Williams, is retiring from the ACC effective at the Members' Annual Meeting. Jack migrated from Jamaica in 1980, and made his first home in Mission Bend shortly thereafter. Jack found Woods Edge in a unique way. He said "One Sunday morning I got on my bicycle and decided I was going to ride out in the country. I accidentally rode through Woods Edge or maybe I was guided by the Father. I looked around and immediately decided 'This is where I want to be!' There was a mail box at the entrance with information about sale of the properties. So, I purchased where I live today. It was a pleasure to see deer and bobcats running in the yard. My children learned to drive on the property before we actually built our home. With my Engineering and Construction experience, we erected the house where we are now. We moved in 1992 and have been living happily ever after. My neighbors are like those in Jamaica: willing to offer help at every occasion."

Thank you, Jack and Lilieth (who served previously as a Director and Treasurer) for your long-term diligent service to our community! We are grateful!

### ARCHITECTURAL CONTROL COMMITTEE:

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

Keely Knipling [kmknipling@gmail.com](mailto:kmknipling@gmail.com)  
Bob Ramsey [ramz10@sbcglobal.net](mailto:ramz10@sbcglobal.net)  
Jack Williams [Lilieth\\_Williams@yahoo.com](mailto:Lilieth_Williams@yahoo.com)  
Michele Carte [carte22@mac.com](mailto:carte22@mac.com)  
David Harris [harris31@sbcglobal.net](mailto:harris31@sbcglobal.net)

#### 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 [woodsedge359@gmail.com](mailto:woodsedge359@gmail.com). Notify us if you no longer wish to receive the newsletter.

### DOGS AND HORSES ON THE RUN...

Many neighbors are concerned about dogs and horses who have escaped from their home property to roam the neighborhood. Please use all care and diligence to keep your animals secure on your property...before someone gets hurt. Thank you!



Michele Carte has been in contact with both the Richmond Postmaster and Congressman Pete Olsen's office about securing a regular postal mail truck on the Woods Edge route. The wheels turn slow but Michele perseveres by continuing to contact both offices.

You can help by sending an email of support for the project: