



### Officers and Board Members

President – Don Dulin  
Vice President/Secretary – Joe Carte  
Treasurer – Shannon Smith

If you have any suggestions or issues concerning Section 3, feel free to contact us at [board@woodsedge3.com](mailto:board@woodsedge3.com)

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***HOA Annual Meeting - May 13, 2020***

***SWINGING DOOR***

# NEWS FROM YOUR BOARD OF DIRECTORS

## Section 3 Website

[www.woodsedge3.com](http://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](mailto:board@woodsedge3.com)

## ACC email Address

[acc@woodsedge3.com](mailto: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](http://www.woodsedge3.com)

## HIGHLIGHTS

- ❖ Cedar Creek Bridge Update
- ❖ Deed enforcement violation letters sent
- ❖ General Meeting Date Set May 13, 2020
- ❖ 100% of residents paid their Annual Assessment Fees by February 29, 2020
- ❖ Board Member Election
- ❖ ACC Appointment
- ❖ NextDoor Private Group

## 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](mailto: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 HOA GENERAL MEETING

### Save the Date

If you would like to attend the Annual Meeting **May 13, 2020**, please click the link below and complete the form.

<https://woodsedge3.com/annual-meeting-registration/>

**Registration deadline is May 8, 2020.**

The menu will consist of a BBQ buffet. Vegetarian meals are available – please note your request when registering.

Commissioner Andy Meyers has accepted our invitation to address the residents at the meeting.

Looking forward to seeing you all there!

## *Update on Cedar Creek Bridge*

Email to Joe Carte from Chris Elam, Manager of Intergovernmental Relations to Commissioner Andy Meyers 3/26/20

Joe, Thanks for your patience - this has been a most unusual couple of weeks for everyone. I heard back from three people who are involved with the project management and design for the bridges and here is the update.

Costello Engineering spoke with our mobility project manager Mark Dessens about this yesterday. He was under quarantine for two weeks after a spring break trip but returned to work a few days ago.

They are reviewing the plans and exhibits Costello has made to date. Due to the coronavirus situation and the design engineers being forced to balance working from home and working in the office, we pushed the submittal deadline to the week of April 13th. We expect that Costello will be able to submit the draft letter report on the 13th but if something happens over the next two weeks we can delay that until the 17th if needed.

As far as the design goes, Costello has determined the bridge openings for hydraulics and they are finalizing numbers on the construction cost estimates.

I hope this is helpful information. I'll keep you informed as we draw closer to the final report.

Thanks,  
Chris Elam

## *COVID-19 VIRUS*

The upside to the COVID-19 Virus, is seeing a lot of residents and children walking, riding bicycles, playing, and enjoying the outdoors.

Hopefully, life will return to normal soon.

If anyone is in need of assistance, please contact the Board [board@woodsedge3.com](mailto:board@woodsedge3.com). We will try to help or find someone who can.

In the meantime, follow the guidelines to stay safe and healthy.



## HOA BOARD MEMBER ELECTION

There is an opening for one Board member for Section 3's HOA. The position is for a 3 year term. Shannon Smith has served as the Interim Director since January 1, 2020, filling Edie Speer's term. Shannon has submitted her name as a candidate for the 2020 Director's position. Shannon is a long term resident of Woods Edge. She is a former teacher and serves on several non-profit boards.

An email was sent out to residents. If you would like to have your name placed on the ballot for the upcoming Director election, please notify the Association by sending an email to the Association's Secretary, Joe Carte at [board@woodsedge3.com](mailto:board@woodsedge3.com). If you do not have access to email, you may mail your information to the Association's address: 1860 FM 359 Box 104, Richmond, TX 77406. To have your name on the ballot, the emailed submission must be from you and include your name, property address, and be received by the Association no later than 5:00 pm April 15, 2020 if delivered by email; or postmarked not later than Wednesday, April 15, 2020 if delivered by mail.

In addition, the Association would like to include a brief bio of each of the candidates in the notice of the annual meeting provided to the Association's members. *The form was included in the email.*

## ACC MEMBER APPOINTMENT

The HOA Board will appoint a new member to the Architectural Control Committee to replace Bob Ramsey whose term will expire at the HOA's Annual Meeting. This is a three year term. If you wish to be considered, email the Association's Secretary, Joe Carte at [board@woodsedge3.com](mailto:board@woodsedge3.com). by April 15, 2020. Include your name, address, and a brief bio.

Jennifer Taylor has submitted her name for consideration.

*We want to thank Bob for serving on the ACC Board.*

## OTHER NEWS



It's spring cleaning time. Take a look at your home and yard to see if they need some TLC. Do you have mold or mildew on your siding or trim? Does your paint need to be refreshed? Do your flower beds need to be weeded and mulched? Do you have dead plants that need to be removed? Are there objects visible from the street that shouldn't be there? Does your fence need to be repaired or replaced?

If you have any outside projects that need to be done, now is the time to do them before the summer heat.

### 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.

### GCWA MOWING

Gulf Coast Water Authority mowed along the banks of Jones Creek right after the holidays. They will periodically mow this area throughout the year.

## CONGRATULATIONS

Alana Rose was born in December to Jody and Mark Stell. Mark grew up in Woods Edge and is the son of Cae and Mike Stell. This is the Stell's first grandbaby.

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Mason and Tylyn Liescheski were married February 1, 2020. Mason grew up in the neighborhood and is the son of Raye Ann and Darin Liescheski.

### ~MAKING A DIFFERENCE~ WOODS EDGE CITRUS FOOD DRIVE

Woods Edge residents recently donated two truckloads of oranges and grapefruits to the Helping Hands Food Pantry in Rosenberg. That's a lot of citrus!

June Tesch, noticed all of the unpicked fruit on citrus trees on her walks around the neighborhood, with her sidekick, Ruffy. She initiated and organized the Woods Edge citrus fruit drive. June posted a notice on NextDoor asking residents if they would like to donate excess citrus from their trees to the local food bank. She coordinated with homeowners to have young members of her church, Joy Lutheran, pick the fruit and take it to the food pantry.

June contributes to making Woods Edge a special place to live. *Thank you June for making a difference.*



## OTHER NEWS



### *In Memoriam Tim Vautherine*

Tim Vautherine a long time resident of Woods Edge Section 3, passed away January 8, 2020. Tim was a kind man who loved his family, wife Michelle, and triplets Kelsey, Brett, and Chad.

Tim loved the water, the beach and the sun. He dreamed of retiring at the beach. Sadly, he wasn't able to achieve that goal. Tim spent the last five years bravely battling metastatic melanoma.

Tim will be missed by his family, friends, and neighbors.

Condolences to the Vautherine family.

### *Nextdoor.com Private Group*

We have established a private group at [Nextdoor.com](https://nextdoor.com). This is for our residents only, to discuss matters in a public forum for all to see and contribute to if so inclined.

The group name is: Woods Edge Estates Section 3 HOA

We have sent out email invitations to everyone that was registered on Nextdoor. If you have not received this invitation and would like to be part of the group, please let us know and we will attempt to connect you to that group ASAP. Currently we have 35 members. Alternately, you can click the following link and connect yourself. <https://nextdoor.com/g/jmqdqypyx/>

Contact the [board@woodsedge3.com](mailto:board@woodsedge3.com) if you have any questions or need help with this.

## *Monetizing Our Website*

Soon we will be launching a page on our website where businesses may advertise their companies, services or products. We will charge a nominal fee for this which will subsidize our ongoing website fees. Homeowners living in Section 3 will qualify for discounted rates on their listing. More details to be announced soon. Please send your comments or questions to us at [board@woodsedge3.com](mailto:board@woodsedge3.com).

## *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](mailto: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 [board@woodsedge3.com](mailto: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](mailto:board@woodsedge3.com)



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02/17/20

Cash Basis

**Woods Edge Section 3**  
**Profit & Loss Budget Performance**  
**January through December 2019**

|                                             | Jan - Dec 19     | Budget          | Jan - Dec 19     | YTD Budget      | Annual Budget   |
|---------------------------------------------|------------------|-----------------|------------------|-----------------|-----------------|
| <b>Ordinary Income/Expense</b>              |                  |                 |                  |                 |                 |
| <b>Income</b>                               |                  |                 |                  |                 |                 |
| Annual Maintenance Assessments              |                  |                 |                  |                 |                 |
| 2019 Maintenance Assessments                | 1,600.00         | 10,378.00       | 1,600.00         | 10,378.00       | 10,378.00       |
| Discount for Early Payment 10%              | 0.00             | -623.00         | 0.00             | -623.00         | -623.00         |
| Late Fee Payments                           | 51.63            |                 | 51.63            |                 |                 |
| <b>Total Annual Maintenance Assessments</b> | <b>1,651.63</b>  | <b>9,755.00</b> | <b>1,651.63</b>  | <b>9,755.00</b> | <b>9,755.00</b> |
| Other Income Insurance Proceeds             | 858.33           |                 | 858.33           |                 |                 |
| Transfer of Title Fees                      | 100.00           |                 | 100.00           |                 |                 |
| <b>Total Income</b>                         | <b>2,609.96</b>  | <b>9,755.00</b> | <b>2,609.96</b>  | <b>9,755.00</b> | <b>9,755.00</b> |
| <b>Gross Profit</b>                         | <b>2,609.96</b>  | <b>9,755.00</b> | <b>2,609.96</b>  | <b>9,755.00</b> | <b>9,755.00</b> |
| <b>Expense</b>                              |                  |                 |                  |                 |                 |
| Annual Meeting                              | 1,478.10         | 1,250.00        | 1,478.10         | 1,250.00        | 1,250.00        |
| Banking Fees                                | 60.00            |                 | 60.00            |                 |                 |
| Depth Gauge @ Jones Creek Bridg             | 0.00             | 0.00            | 0.00             | 0.00            | 0.00            |
| Electrical Front Entrance                   | 284.51           |                 | 284.51           |                 |                 |
| Electrical Street Lights                    | 675.86           | 720.00          | 675.86           | 720.00          | 720.00          |
| Federal Income Taxes                        | 44.72            | 50.00           | 44.72            | 50.00           | 50.00           |
| Flag Display Front Entrance                 | 0.00             | 60.00           | 0.00             | 60.00           | 60.00           |
| Insurance                                   | 1,698.00         | 2,000.00        | 1,698.00         | 2,000.00        | 2,000.00        |
| Legal and Professional Fees                 |                  |                 |                  |                 |                 |
| Legal Fees- DR Enforcement                  | 1,990.00         |                 | 1,990.00         |                 |                 |
| Legal Fees-Amended Deed Rest                | 1,630.00         |                 | 1,630.00         |                 |                 |
| Legal and Professional Fees - Other         | 0.00             | 2,000.00        | 0.00             | 2,000.00        | 2,000.00        |
| <b>Total Legal and Professional Fees</b>    | <b>3,620.00</b>  | <b>2,000.00</b> | <b>3,620.00</b>  | <b>2,000.00</b> | <b>2,000.00</b> |
| Maintenance Expenses                        |                  |                 |                  |                 |                 |
| Front Entrance Maintenance                  | 1,471.22         | 1,620.00        | 1,471.22         | 1,620.00        | 1,620.00        |
| Park Mowing                                 | 330.00           | 360.00          | 330.00           | 360.00          | 360.00          |
| Woods Edge Drive Tree Trimming              | 0.00             | 150.00          | 0.00             | 150.00          | 150.00          |
| <b>Total Maintenance Expenses</b>           | <b>1,801.22</b>  | <b>2,130.00</b> | <b>1,801.22</b>  | <b>2,130.00</b> | <b>2,130.00</b> |
| Office Supplies                             | 98.20            | 130.00          | 98.20            | 130.00          | 130.00          |
| Post Office Box Rental                      | 228.00           | 228.00          | 228.00           | 228.00          | 228.00          |
| Postage                                     | 94.28            |                 | 94.28            |                 |                 |
| Property Taxes                              | 7.35             |                 | 7.35             |                 |                 |
| Recording Fees-Governing Docs               | 290.00           |                 | 290.00           |                 |                 |
| Records Storage                             | 192.00           | 192.00          | 192.00           | 192.00          | 192.00          |
| Reserve for Unexpected Costs                | 0.00             | 1,135.00        | 0.00             | 1,135.00        | 1,135.00        |
| Web Design/Maintenance                      | 1,314.00         |                 | 1,314.00         |                 |                 |
| Web Hosting                                 | 0.00             | 100.00          | 0.00             | 100.00          | 100.00          |
| <b>Total Expense</b>                        | <b>11,886.24</b> | <b>9,995.00</b> | <b>11,886.24</b> | <b>9,995.00</b> | <b>9,995.00</b> |
| <b>Net Ordinary Income</b>                  | <b>-9,276.28</b> | <b>-240.00</b>  | <b>-9,276.28</b> | <b>-240.00</b>  | <b>-240.00</b>  |
| <b>Other Income/Expense</b>                 |                  |                 |                  |                 |                 |
| Other Income                                |                  |                 |                  |                 |                 |
| Interest Income                             | 280.76           | 240.00          | 280.76           | 240.00          | 240.00          |
| <b>Total Other Income</b>                   | <b>280.76</b>    | <b>240.00</b>   | <b>280.76</b>    | <b>240.00</b>   | <b>240.00</b>   |
| <b>Net Other Income</b>                     | <b>280.76</b>    | <b>240.00</b>   | <b>280.76</b>    | <b>240.00</b>   | <b>240.00</b>   |
| <b>Net Income</b>                           | <b>-8,995.52</b> | <b>0.00</b>     | <b>-8,995.52</b> | <b>0.00</b>     | <b>0.00</b>     |

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02/17/20  
Cash Basis

**Woods Edge Section 3**  
**Balance Sheet**  
As of December 31, 2019

|                                       | Dec 31, 19       |
|---------------------------------------|------------------|
| <b>ASSETS</b>                         |                  |
| Current Assets                        |                  |
| Checking/Savings                      |                  |
| Cash in Bank-Checking                 | 72.75            |
| Certificates of Deposit               | 20,557.73        |
| Total Checking/Savings                | 20,630.48        |
| Total Current Assets                  | 20,630.48        |
| <b>TOTAL ASSETS</b>                   | <b>20,630.48</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                  |
| Equity                                |                  |
| Opening Balance Equity                | 29,626.00        |
| Net Income                            | -8,995.52        |
| Total Equity                          | 20,630.48        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>20,630.48</b> |