



Woods Edge is definitely the place we all call home. It is a place to enjoy a beautiful retreat from the chaos that reigns once you pull out on FM 359. For some residents in Section 3, it's been home for well over 30 years. Your new board of directors is comprised of the following members who have a total of over 65 collective years in our neighborhood:

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

If you have any suggestions or issues concerning Section 3, feel free to contact us at woodsedge359@gmail.com.

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NEWS FROM YOUR BOARD OF DIRECTORS

The 1st 90 Days:

The Section 3 Board members have focused on the following in the first 90 days in office:

- ❖ Retaining a new contractor for the maintenance and care of the front entrance resulting in an improved look and cost savings.
- ❖ Retaining on an as needed basis the law firm of Roberts, Markel, Weinberg, Butler, Hailey PC--a highly regarded firm specializing in the legal needs of property owner associations.
- ❖ Establishment and documentation of policies and procedures consistent with current law and acceptable business practices for property owner associations—all promoting fair and consistent management practices for accounting, deed restrictions, payment of maintenance fees, etc.
- ❖ Contact with Fort Bend County Drainage District and Road and Bridge Departments to express the specific needs of Section 3 and to establish a working relationship with these vital service groups.
- ❖ Active participation with Jones Creek Association of Neighbors. (JCAN).
- ❖ Organizing the Association's accounting records and setting up a general ledger and financial statements on QuickBooks.

See the minutes of the board meetings on our neighborhood website for more details.

www.woodsedgeestates.org



Drive with care through our neighborhood.
Many are out enjoying our beautiful community.



STRIVING FOR TRANSPARENCY

- ❖ ALL BOARD MEETINGS WILL BE OPEN MEETINGS WITH A MINIMUM OF 72 HOURS NOTICE EMAILED TO YOU WITH A COPY OF THE AGENDA FOR THE MEETING
- ❖ MINUTES OF ALL BOARD MINUTES WILL BE POSTED TO THE ASSOCIATION'S WEBSITE
- ❖ FINANCIAL STATEMENTS (INCOME AND BALANCE SHEET) WILL BE PUBLISHED IN THE QUARTERLY NEWSLETTER
- ❖ YOUR BOARD MEMBERS ARE ACCESSIBLE TO YOU FOR NEIGHBORHOOD CONCERNS, QUESTIONS AND SUGGESTIONS.

WOODS EDGE NEIGHBORHOOD NEWS



When people live side by side sharing lot lines and common areas, even a small nuisance can become a big deal. Unpleasant sights, smells, and sounds can intrude into the tranquility of our homes and yards.

Being a good neighbor in a community means more than a friendly wave or a quick chat across the fence. Sharing property and the community with your neighbors brings social interactions that most people would never predict or think about. Some of the sweetest and longest relationships have their origins with being a Woods Edge neighbor—especially true after neighbors experienced Harvey together in a strong spirit of service and goodwill.

If you aren't already doing so, please consider some things you can do to continue to boost the good neighbor concept:

1. Read and Follow the Woods Edge Deed Restrictions. Be familiar with and follow your property owner covenants. If you don't have a copy, you can find one on the Woods Edge website at: www.woodsedgeestates.org. Being a good neighbor is easier and certainly more enjoyable when everyone is playing by the same rule book.
2. Tour the exterior of your home, any other buildings, fencing, and yard as if you were a new purchaser of your property. See it as your neighbors do. If something is unsightly or stored in public view (like trailers, supplies, trash, or equipment), please be neighborly and clean it up or store it out of sight. If something is broken or in disrepair, either remove it or have it fixed. Several of your neighbors have already done this and are working to make your view of their property pleasing to see.
3. While most of your neighbors are die-hard animal lovers, not everyone wants to have a visit from your dog or horse. Be respectful. That includes keeping your animals off the neighbor's lawn and picking up after them when they do escape. Store equipment and supplies out of sight.
4. Smile! We are so blessed to live together in a truly beautiful and spacious place. Very few people in the world get to enjoy the lifestyle we do here in Woods Edge!



GOOD NEIGHBORS...

Helped the Elliott's clean up damage from Harvey. It took many hours and several months of neighborly effort. Great job, everyone!

TREASURER'S REPORT

FINANCIAL STATEMENTS

**WOODS EDGE SECTION 3
NEIGHBORHOOD COMMITTEE, INC
STATEMENT OF INCOME AND EXPENSES: CASH BASIS
FOR 9 MONTHS ENDED SEPTEMBER 30, 2018**

(Unaudited)

	June-Sept	Jan-Sept
Ordinary Income/Expense		
Income		
Maintenance Fee Income	\$ -	\$ 3,483.82
Transfer of Title Fees	-	25.00
Total Income	-	3,508.82
Expense		
Accounting	-	750.00
Annual Meeting	-	1,115.74
Electrical Street Lights	174.10	468.50
Federal Income Taxes	56.17	56.17
Insurance	-	1,818.00
Legal and Professional Fees	-	5,226.88 (A)
Maintenance Expenses		
Parking Mowing	440.00	880.00
Total Maintenance Expenses	440.00	880.00
Post Office Box Rental	55.41	55.41
Total Expense	725.68	10,370.70
Net Ordinary Income	(725.68)	(6,861.88)
Other Income/Expense		
Other Income		
Interest Income	65.97	193.00
Reimb. Prior Year Maint.	-	4,334.47 (B)
Net Other Income	65.97	4,527.47
Net Income (Loss)	<u>\$ (659.71)</u>	<u>\$ (2,334.41)</u>

(A) Attorney Fees incurred Jan-Mar, 2018 with Mitchell & Duff, LLC primarily pertaining to Board of Director issues including replacing a board member/officer who had resigned

(B) Sections 1 & 2 Reimbursement of costs to maintain the front entrance

**WOODS EDGE SECTION 3
NEIGHBORHOOD COMMITTEE, INC
BALANCE SHEET: CASH BASIS
SEPTEMBER 30, 2018**

(Unaudited)

ASSETS

Current Assets

Checking/Savings

Cash in Bank-Checking \$ 10,507.64

Certificates of Deposit 20,220.91

Total Checking/Savings 30,728.55

Total Current Assets 30,728.55

TOTAL ASSETS \$ 30,728.55

LIABILITIES & EQUITY

Fund Balance

Opening Fund Balance \$ 33,062.96

Net Income (Loss) (2,334.41)

Ending Fund Balance 30,728.55

TOTAL LIABILITIES & EQUITY \$ 30,728.55



COMMITTEE & OTHER NEWS

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
Bob Ramsey ramz10@sbcglobal.net
Jack Williams Lilieth_Williams@yahoo.com



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.

Packages are at risk of getting wet because they are stacked in the back of the carrier's pickup truck in the event of rain, through no fault of his.

On September 27th the Richmond Postmaster assured Michele that she was doing everything possible to secure a regular mail truck for the Woods Edge route. She asked that she be given until the end of the year to accomplish this. She provided her email address and her consent to publish it to the residents.

Erin G. O'Neil
Richmond Postmaster
Erin.G.Oneil@usps.gov

Mary Davis
Casework Director / Pete Olson's Office
mary.davis@gmail.house.gov

We will publish a follow-up in the next newsletter.

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. Notify us if you no longer wish to receive the newsletter.

JCAN UPDATE:

FLOOD MITIGATION FOR WOODS EDGE & OTHER COMMUNITIES ALONG JONES CREEK

- Following the 2017 Harvey flood disaster, Woods Edge Neighbors JC and Josiane Ginestra organized a group of flooded and concerned property owners in the Jones Creek Watershed called the Jones Creek Association of Neighborhoods (JCAN)
- The JCAN kick-off meeting was on April 14, 2018, and included representatives from over 30 subdivisions.
- On May 9, 2018 JCAN organized a community meeting that included Fort Bend County officials and drainage engineers, where JCAN explained that most subdivisions in the area flooded because Jones Creek invaded local drainage ditches
- Following the meetings, the Freese and Nichols engineering study was extended to include Woods Edge and to understand drainage choke points in the path of the storm water moving through our neighborhood down to the Brazos River
- Since then, several meetings were held with FBC Drainage District Chief Engineer Mark Vogler, Precinct 3 Commissioner Andy Meyers, Precinct 1 Commissioner Vincent Morales, and County Judge Bob Hebert to discuss several flood mitigation options proposed by JCAN
- The most promising option is to create a new outflow channel from Jones Creek to the Brazos River in currently undeveloped land about 2 miles west of FM 723
- JCAN's proposal for this channel is now included in the scope of the FBC engineering study
- Flood mitigation in the Jones Creek Watershed has a high priority and will be included by FBC in the project list for a planned for November 2019 bond election

Sign up to receive more information at:

jcan.fbc@gmail.com