

WOODS EDGE SECTION 3

WOODS EDGE SECTION 3 NEIGHBORHOOD
ASSOCIATION, INC.

Fall 2020

Volume 2, Issue 3
Revision 1



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 Treasurer3@woodsedgeestates.org

Jennifer Taylor Secretary3@woodsedgeestates.org

ACC email Address

ACC3@woodsedgeestates.org

HIGHLIGHTS

- ❖ Cedar Creek Bridge Update
- ❖ FM 359 Widening Update

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

WOODS EDGE NEIGHBORHOOD NEWS

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.

ACC Quick Links

[ACC Application for Approval](#)

[ACC Guidelines](#)

[ACC Outbuilding Guidelines](#)

[Standby Generator Guidelines \(page 39\)](#)

Email from Commissioner Andy Meyers updating Cedar Creek Bridge

I wanted to provide your community with an update on the bridge construction over Jones Creek. The progress toward construction is moving forward and there are a couple of hurdles that still have to be cleared.

First, my staff and I have held numerous conversations with both the Woods Edge and Pecan Creek communities about what options exist, what each would cost, and what public funding is available. The current preferred option is to construct two brand new concrete bridges, one for each subdivision, with roadways that are several feet higher than current elevations, but to a height that puts the road at or slightly above the 50-year flood elevation. Costello Engineering has submitted a design proposal in September to engineer both of these bridges. Our mobility project managers are reviewing that proposal but I don't expect substantial changes, given the physical limitations of the creek and surrounding lots.

These new bridge elevations will bring the roadway out of all but the most extreme flood events along Jones Creek, but not to a 100-year standard. A simpler way to explain it, is to say that we want to build two bridges as high as we possibly can while staying within the available budget, but that budget won't stretch far enough to pay for the 100-year elevation. If any of you have ever seen the bridge that currently exists about a mile west of Woods Edge on Empress Lane, north of McCrary Road - you have seen almost the identical bridge design we are contemplating.

Our next step toward construction is working with Gulf Coast Water Authority (GCWA) for official discussion on the construction of these particular bridge designs. They will have to approve the placement and slopes of the support structures before work can begin. They will also have to sign off on the construction of a bridge that falls below the 100-year floodplain elevation. Fort Bend County Drainage District Chief Engineer Mark Vogler and his staff have already reviewed preliminary designs and the proposed height of the bridge structures and will accept those designs.

I'm hopeful that GCWA similarly accepts the design proposals. If so, then we will turn over the agreement paperwork to our County Attorney's office and move forward to the next step - acquiring the necessary land to build the bridge from the four property owners whose lots are physically located there at Cedar Creek.

This land must be donated to the bridge construction, or we will be significantly over budget and the entire enterprise will fail. The County simply doesn't have the funding available to pay for additional right-of-way (ROW) on Cedar Creek that is critically needed for the slopes and supports of the new bridge.

If we're successful in all of these preparations, in acquiring ROW and staying within our available budget - then I anticipate construction crews can start quickly in 2021. The Cedar Creek bridge would start first. A temporary - TEMPORARY - light roadway would be the first thing constructed in the 600 feet between Cherry Ridge Rd in Woods Edge, over to Carolyn Lane in Pecan Creek. This small road would provide a way out for Woods Edge residents on the north side of the creek during the first bridge construction. And it would provide the same for Pecan Creek residents during the second bridge construction. When the second bridge is done, the roadway will be immediately removed and the land and properties it crosses will be fully restored.

There are a little over 40 homes in Woods Edge on the north side of Jones Creek, and about 20 homes on the north side in Pecan Creek. Although this is not an overwhelming amount of cars between 60-70 homes, we understand there are concerns about even a temporary connection being mis-used or over-used. County law enforcement will be kept in the loop at all times during that road's existence.

These new bridges will be a huge improvement for your community and your neighbors. Visually, the new roadway will seem extremely tall to what we're all used to. And although the bridges are not going to be at a 100-year height, the difference will be several feet higher and will allow unimpeded traffic during all but our most serious flooding events. Recent creek floods like the June 25th storms, or TS Imelda in September 2019, would not go over the elevated roadways.

I'm hopeful we'll receive the cooperation and authorizations we need to move forward soon to put these bridges out for bid. If you have questions, please contact my office. We will continue to stay in contact with your elected HOA representatives on our progress.

Empress Lane Bridge - Design of Proposed Cedar Creek Bridge



Update on Widening of FM359

The widening of FM 359 is not yet funded, but we are concerned that the project will impact the front entrance to Woods Edge as well as two of our landmark oak trees. Before the design is finalized, we are urging all Woods Edge residents to write TxDOT with your concerns. A sample letter composed by Doug MacDonnell follows this update as an example. **Please use as an example, don't copy and paste.**

Joe Carte has been in contact with Sam Ainabe, Head Project Manager with TxDOT for the proposed FM 359 widening from FM 1093 to Mason Road. Mr. Ainabe provided the following update:

1. Schematic design: Proposed Alternative that will be presented at the second public meeting (drawing on next page)
2. Environmental study is ongoing
3. Estimated second public meeting date scheduled for October 2020 has been postponed until further notice. This second public meeting will be a video presentation of the project, posted on YouTube. At the end of the video there will be instructions on how to download a comment card from the TxDOT website. You can download a comment form, make your comments, and mail back to TxDOT. TxDOT will notify us when they post the video presentation.
4. Estimated letting date 2029, depending funding availability. This project is not yet funded.

Link to TxDOT FM 359 Widening Project: <https://www.txdot.gov/inside-txdot/projects/studies/>

Proposed Typical Section





Example of Letter to Write to TxDOT

We are urging Woods Edge residents to write a letter to Sam Ainabe, Head Project Manager with TxDOT to save our front entrance and especially the magnificent oak trees.

Doug MacDonnell was kind enough to allow us to publish his letter to TxDOT as an example of what to write. **Please use as an example only. Don't copy and paste. Make the letter your own. It will have more impact.**

Mr. Sam Ainabe
Project Manager
Texas Department of Transportation
7600 Washington Avenue
Houston, Texas 77007

Hello Sam,

I'm writing to express concern over the details of the expansion on Farm-to-Market 359 outside of Richmond, Texas in Fort Bend County. While I understand the need for the expansion as the road is becoming a major thoroughfare for the region, I do think the Texas Department of Transportation should reconsider the placement of the expansion. Currently, it is planned to cut into the north side of the road, and I feel it would be much more beneficial to go through the south side.

I write as a proud, long-time resident of the area (over 30 years) and as former President of two sections of the Woods Edge Homeowners Associations. Woods Edge is a small community that has existed at its current site for over 40 years and it is one of the first neighborhoods in this part of Fort Bend County. The current expansion plan would effectively knock down our gorgeous, naturalistic entrance and remove centaurian trees. This would lower property values and diminish the time, effort and money put into the beautification of the neighborhood. The south side of 359 has considerably less historical and residential value mostly consisting of strip-center parking lots.

For these reasons, I would hope you would consider revising the plan.

Many thanks,
Douglas MacDonnell
Resident of Woods Edge
(Address)
Richmond, TX 77406

OTHER NEWS & NEIGHBORHOOD FEATURES

Get Well Wishes to Canaan Bryant



On May 21, Canaan Bryant (12 year old son of Melissa and Chip Bryant), went for a check up for what was thought was a sprained knee. Unfortunately, it was much more serious. Canaan was diagnosed with osteosarcoma. Since his diagnosis, Canaan has undergone 11 weeks of chemo in preparation for his partial femur and full knee replacement. The surgery was September 10th. He has a metal rod that is a custom orthotic. It will grow with him as he grows. Canaan has 18 weeks of chemo left before his treatment is completed. He is doing well and looking forward to walking again. He has been non-weight bearing since May.

Before cancer, Canaan was a normal kid. He's a black belt in Taekwondo and has competed on a national level across the country. He loves to swim. He's an avid reader. He loves school and is on honor roll. He loves his friends and loves to hang out or battle them on Nintendo. He loves to hunt hogs with his dad and fish with his grandpa.

We wish Canaan a speedy recovery and hope life returns to normal for him and his family soon.

OTHER NEWS



These neighbors came through again. Another shout out to **Mike Patton**, **David Rennie**, **Jim Rinn**, and **Bob Westfall** for cutting up another fallen tree from the Woods Edge Park, and burning it. Thank you guys for stepping up once again and being good neighbors.

CONGRATULATIONS!



Savannah Speer will marry Mike Barlow in Fort Worth, Texas on Saturday, October 10th. Savannah and Mike will make their home in Fort Worth. They both are lenders at Frost Bank in Fort Worth. Savannah is the daughter of Edie and Stan Speer.

Although the Speers no longer reside in Woods Edge, they were long time residents. Edie Speer still graciously does the monthly financials on Quickbooks for Section 3.



MAKING A DIFFERENCE

Helena Russell

Helena Russell has been volunteering in the Learning English Ministry at St. John Fisher Church in Rosenberg the past several years. Helena teaches English to Spanish speaking adults. Since she is fluent in both English and Spanish, she teaches level 1 English, giving her students the foundation to learn English.

Due to Covid 19, the English classes have been canceled, but she is keeping in touch with some of her students and continuing to help them with their English. Not one to be idle, Helena has made use of her time and knitted blankets for the Pregnancy Resource Medical Center in Rosenberg. So far, she has made and donated 8 blankets to the Pregnancy Center and gifted another 4 blankets.

Helena is an extraordinary person. She is 82 years old. She came to the US from Venezuela in 1982, with her young family. She became a citizen and is giving back. She lives with her daughter Raquel, son-in-law Carl, and granddaughter Isabella Hoffman.

Helena contributes to making Woods Edge a special place to live.



This little piggy didn't go to market. Pig Pig has been a frequent visitor to Section 3 (Cherry Ridge) recently. The pet pig resides in Pecan Creek.

NOTICE

This Newsletter is available only through email or the website. 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

9:37 AM

10/05/20

Accrual Basis

Woods Edge Section 3 Profit & Loss Budget Performance September 2020

	Sep 20	Budget	Jan - Sep 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	25.00	0.00	250.00	0.00	0.00
Total Income	25.00	0.00	10,656.82	10,360.00	10,360.00
Gross Profit	25.00	0.00	10,656.82	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
Documentation for DR Violations	135.00		451.06		
Electrical Front Entrance	0.00	0.00	0.00	0.00	0.00
Electrical Street Lights	50.44	60.00	477.95	540.00	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	682.50	200.00	3,102.00	1,800.00	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	682.50	200.00	3,963.73	1,800.00	2,400.00
Maintenance Expenses					
Front Entrance Maintenance	0.00	0.00	0.00	0.00	1,800.00
Park Mowing	115.00	110.00	805.00	880.00	360.00
Total Maintenance Expenses	115.00	110.00	805.00	880.00	2,160.00
Office Supplies	0.00	0.00	163.17	100.00	150.00
Post Office Box Rental	0.00	0.00	171.00	173.00	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	0.00	189.00	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	615.00	820.00
Web Hosting	0.00		-293.00		
Total Expense	982.94	370.00	6,864.91	7,763.00	10,360.00
Net Ordinary Income	-957.94	-370.00	3,791.91	2,597.00	0.00
Other Income/Expense					
Other Income					
Interest Income	0.00	0.00	112.61	0.00	0.00
Total Other Income	0.00	0.00	112.61	0.00	0.00
Net Other Income	0.00	0.00	112.61	0.00	0.00
Net Income	-957.94	-370.00	3,904.52	2,597.00	0.00

9:32 AM

10/05/20

Accrual Basis

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

	Sep 30, 20
ASSETS	
Current Assets	
Checking/Savings	
Cash in Bank-Checking	3,572.06
Certificates of Deposit	20,670.34
Total Checking/Savings	24,242.40
Accounts Receivable	
Accounts Receivable	292.60
Total Accounts Receivable	292.60
Total Current Assets	24,535.00
TOTAL ASSETS	24,535.00
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	20,630.48
Net Income	3,904.52
Total Equity	24,535.00
TOTAL LIABILITIES & EQUITY	24,535.00