



Official Publication of Woodedge Village Homeowners Association

BOARD ELECTIONS

HOA Board Elections Were Saturday January 8th at 10am. Our HOA board elections and annual meeting is always the 2nd Saturday in January per the covenants. This year's meeting was Saturday January 8th at 10am. Unfortunately only three residences came to the meeting. Salena Harman resigned as interim President (serving after Sharon Dillard resigned as president). Dave Casey will become the treasurer. The new president will be decided at the next monthly meeting. The other HOA Board members will remain at least one more year. Only one resident ran for the board, and was elected. He is interested in negotiating a new trash pick-up contract. The trash pick-up contract will expire in another year. The resident did not provide bio information for the newsletter as requested.

The HOA meetings are the third Thursday of every month, 7pm at the clubhouse.

HOA Board members will need to decide what current HOA services will be cut due to considerable budget deficits since 2005. Please review the budget included in this newsletter and come to the board meeting to recommend what services will be cut. We will have to consider cutting or reducing the following services; mowing of common areas, clubhouse maintenance, civics, other common area maintenance, pool repair and maintenance, pool contract, trash pick-up, other utilities, or street lights.

Submitted by Jason McCoy

YARD OF THE MONTH

Submitted by Sharon Day

John and Vicki Albus at 10324 Sweetwood are the original owners of their lovely home in Woodedge Village. John and Vicki have received yard of the month several times over the years with good reason. They continue to maintain and upgrade both their yard and home on a regular basis. I'm sure that John and Vicki will enjoy the opportunity to get some new flowers as they cash in on their gift certificate from RCW Nursery.



Sharon has done the yard of the month for the past few months. We appreciate her contribution. She would like to pass this job along to another. Please contact Sharon if you would like to award the Yard of the Month.

CHRISTMAS LIGHTS

Submitted by Jackie Jimenez and Kimberly Terrell

1ST- 10303 Greencreek, A gingerbread village with lots of painted decorations and lights.
2ND- 10315 Windriver, Edie Goodwin; North Pole comes to Houston with wintery blue lights and egg-shaped penguin and snowman inflatables.

3RD- 10231 Windriver-Donna Hensley; Elegantly decorated with green and white lights, wreaths, and red ribbons wrapped around front columns.

HONORABLE MENTIONS: 10015 Windriver-Doyle & Sandi Carver; Festive colors and a lighted palm tree. 11919 Greencreek Circle-Altigracia Traveras; Snowflakes abound with lights hung everywhere.

Woodedge Village

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Emergencies (If it's happening NOW):911
Harris County Phone Numbers
Animal Control (To report stray or dead animals)..... 713-999-3191
Flood Control:..... 713-684-4000
Graffiti Reporting Hotline 713-437-6833
Health Department (To report unsanitary, unsafe conditions)
..... 713-439-6000
Precinct 4 Commissioner's Office, Jerry Eversole . 713-755-6444
Poison Control 800-222-1222
Street Light Outages Online
..... <http://www.centerpointenergy.com/outage/>
Waste Management (Trash Pick-up) 713-686-6666
Southwest Water (Billing Questions / Service Problems)
..... 713-405-1750
Cable/Internet/Phone...COMCAST713-341-1000

BOARD OF DIRECTORS

Salena Harman..... President, Deed Restrictions Chairman
Jim Pollman Vice-President, Legal Liaison
Jim Cetrullo Secretary, Contracts
Darra Harris..... Treasurer
Dave Casey..... Director, Deed Restrictions
Steve Harris..... Director, Architectural Control
Jason McCoy..... Director, Pool, Tennis Courts, Club House,
Community Activities, Neighborhood Watch

*If you need to get in touch with a director, call
281-469-0829.*

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ARTICLE INFO

Woodedge Village HOA News is mailed monthly to all residents. Residents, community groups, schools, etc., are welcome to submit information. Personal news are also welcome. All submissions will be reviewed for content and approved by the Board of Directors and Newsletter Committee Chair. The deadline for submission is the 8th of the month before publication.

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Woodedge Village

2011 Maintenance Fees

The recent vote on raising maintenance fees by \$50 per year was only 30 votes short of passing. That means that nearly 51% of our residents understand the value of having a solvent community. The main sticking point for many of the people who chose not to vote in favor of the much needed increase was the second provision on the ballot, which would have given the board of directors the ability to raise maintenance fees up to 5% of the annual fee at that given time, if needed, to meet budgetary requirements. It is extremely difficult to get a majority of residents to vote in favor of an increase; attempts have failed in the past that did not include this provision. The board of directors is made up of residents who have to pay maintenance fees like every other homeowner. They don't want to pay high fees anymore than you do, but it simply costs more to run the subdivision than it did 23 years ago.

In light of Woodedge Village's current budgetary situation and the fact that the last two increase attempts did not pass, the board of directors has voted to approve a Community Service Fee to all homeowners in order to pay the association's bills. Woodedge Village has experienced a significant increase in expenses for basic services (e.g., street lights, trash collection) without an increase in maintenance fees since 1987. Pursuant to Section 204.010(a) of Title

11 of the Texas Property Code (effective August 28, 1995), and with the approval of the subdivision's legal counsel, the WVCLIA Board of Directors is empowered pass on to residents a Community Service Fee to offset the actual costs of services provided to homeowners. Any such Community Service Fee constitutes a mandatory statutorily imposed charge.

An additional \$50 per household is an absolute necessity for Woodedge to remain solvent and replace our emergency funds. We are providing all the income and expense information a homeowner would need to agree with this fact. After reading the information presented in this newsletter, we anticipate all homeowners will pay the Community Service Fee without hesitation. However, if you have any questions, feel free to attend the next board meeting on Thursday, January 20, 2011, at 7pm at the clubhouse. Or, better yet, attend the annual homeowner's meeting on Saturday, January 8, 2011, 10am at the clubhouse. It is at this meeting the new directors are elected to serve on the board and make decisions affecting all homeowners. We encourage anyone interested in getting involved with their neighborhood to attend this meeting and consider running for a position on the board.

Account Balances as of	12/31/2006	12/31/2007	12/31/2008	12/31/2009	11/30/2010
Checking/Savings Accounts	19,735	22,474	22,937	18,438	7,071
Reserves	27,917	29,084	31,400	22,852	14,169
OVERALL TOTAL	47,652	51,558	54,337	41,290	21,240

Reserves went up in 2007 and 2008 due to interest earned on CDs. As you know, interest rates have since dropped dismally. Reserves went down in 2009 due to \$8,900 in repairs needed on common area fences after Hurricane Ike. The reserves have decreased by \$7,800 to pay back taxes owed on land adjacent to the clubhouse. Checking account balances increased in 2007 and 2008 due to increased collections on past due accounts. But, overall, cash on hand has gone down since 2006. As of the date of this report, expenses for December 2010 are still outstanding. Average monthly December expenses are approximately \$11,000.00. If it were not for the residents who pay their annual maintenance fees before January 1, this would mean Woodedge Village would be in a deficit of roughly \$4,000.00 and unable to pay the December 2010 bills. If an increase in income or major change to expenditures does not happen in 2011, the deficit will occur much earlier in the year, and we will most certainly be faced with very difficult decisions.

As you can see from the numbers below, Woodedge expenses exceeded income three out of the last five years. We had sufficient reserves and balances in the accounts to absorb the overages until now. If you look at the expenditures, the top six expense categories (Garbage, Pool, Street Lights, Lawn Maintenance and Other Utilities) account for more than 100% of the current budget. Typical annual budget is based on 100% of maintenance fees being collected, and 100% collection is rare. Even if trash collection were reduced to once per week, it would not cut the bill in half because the contract is based on tonnage collected, not the number of trips made. The contract for garbage is up for renewal and the Board will do their best to negotiate a less expensive rate, however, there aren't many places left to cut expenses.

(Continued on Page 4)

Woodedge Village

2011 Maintenance Fees - (Continued from Page 3)

	2006	2007	2008	2009	2010
INCOME					
Maintenance Fees	154,856	154,334	151,500	150,348	150,505
1Other Income	9,683	11,757	21,148	16,398	22,195
TOTAL INCOME	164,539	166,091	172,648	166,746	172,700
EXPENSES					
2Administrative	2,240	1,847	2,102	1,398	1,357
Civics	1,088	133	248	92	101
Clubhouse Maintenance	988	747	1,153	952	1,007
Other Common Area Maintenance	0	464	0	8,900	900
Pool Repair & Maintenance	26,222	1,258	870	3,590	492
Pool Contract	28,426	31,278	29,231	25,849	26,300
Tennis Court Repair & Maintenance	0	85	23	104	93
Bookkeeping/Billing Services	8,150	8,750	8,925	9,900	8,675
Garbage	53,092	41,688	61,296	63,870	70,930
Lawn Maintenance	14,884	17,862	16,238	16,318	14,884
Mosquito Spraying	1,257	1,730	0	0	0
Insurance	12,122	12,925	13,706	12,109	13,065
Legal & CPA Fees	3,819	8,312	2,821	1,998	2,083
Taxes	528	470	476	487	7,818
Street Lights	20,956	21,467	19,964	18,037	20,896
3All Other Utilities	17,410	14,339	13,097	16,468	14,798
TOTAL EXPENSES	191,182	163,355	170,150	180,072	183,399
OVERALL TOTAL	-26,643	2,736	2,498	-13,326	-10,699

1. Includes late fees, interest income, clubhouse rentals, title transfers and other fees, donations, pool tags, legal fees and judgments, past year collections
2. Includes bank charges, printing, postage, post office box rental, office supplies
3. Includes all other electricity, gas, water, telephone

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GARDEN SECRETS December 2010

Submitted by: *Bill & Darlene Borrello*

Well, here it is December 3, 2010 and we are getting our Christmas decorations down from the attic. We have a sweet three piece train yard decoration, that Bill cut out and we painted. I'm hoping that this year it will find it's way out of the attic and onto the front yard.

We always enjoy the yard decorations here in Woodedge; Go Woodedge!

We are starting to get freezing weather now, and it's the frost that really hurts our plants and grass. My mother thought us a long time ago to wash our plants down before the sun burns the frost off. We put our sprinkler on for just a few minutes to wash off the frost. It really works.

Now we will put our curtains up around the patio for the hard freezes. I have developed a drape system around my patio that I can close or open as the temperatures demand during a hard freeze. When the weather gets real cold I break out the

kerosene heater and with the curtains closed, the temperature in the patio will stay in the 50's. With this system, we seldom loose any plants during the winter months.

Remember, January is a great month to add annuals such as Pansies, Snapdragons and Sweet Alyssum. These are also good to accent bulb plantings. Also, ask your nursery about petunias, as some selections do well doing the winter months and the people there can make the proper recommendations.

January and February are the best months to plant roses. There are a lot of variations and colors, but we love our Knock-Outs and Home Runs. They have bloomed all year and provide us with plenty of color.

The folks at RCW Nursery, who provide us with the gift certificates, will be happy to help with all your gardening needs.

Happy New Year and happy gardening.

Woodedge Village

Craft Show • 3/25-3/26

Cypress Fellowship
15014 Spring Cypress
10 am — 4 pm both days!

Spend the day with us shopping with your girlfriends! We will have local vendors and concessions! A limited number of booths are still available for vendors. Proceeds benefit the Cypress Fellowship building fund! Please contact Erica Ryan for more information at 713.632.4265.

Attention NW Harris County Tri Delta Alumnae

Mark your calendars to join your Tri Delta sisters for our social gathering "Chicks, Chocolates, and Crescent Moons" Tuesday, February 8th at 7:00 pm. Our group meets on the second Tuesday of every month September - April. We have a diverse group of women of all ages from a variety of colleges. For more information, please contact Christina at 281 -855-6893 or Karen at trideltanews@yahoo.com

The 8U Cy-Fair Storm is hosting a fundraising golf tournament on March 4, 2011. We would like to invite you to join the Cy-Fair Storm in this incredible experience. Cy-Fair Storm is a non profit 501C organization and all proceeds from this event will be used to offset the cost of our trip to the Softball World Series in Panama City, Fl. Please contact cfstorm2002@yahoo.com for more information. We are in need of players as well as sponsors. There are several sponsorship opportunities available. Hope you can help make this event a success.



Cy-Fair Storm 2002 is a 2nd year 8U select softball team. The Storm is looking to add 2 - 3 players for the upcoming spring season. We are looking for dedicated players and parents who want to compete at a competitive level. If you are ready to take the next step from league then contact us. We practice out of A.D. Dyess Park. All positions are open and earned. We will be evaluating talent over the next couple of months during private tryouts. All communication will remain confidential. Contact cfstorm2002@yahoo.com

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The Hunger Games Trilogy

By: Suzanne Collins

Remember the compelling and cult-following TV show, *Lost*? To me, *The Hunger Games* is the literary equivalent in that the writers creatively demonstrated survival and unity when faced with extremely harsh circumstances. The difference is that while *Lost* was the result of a plane crash on a strange island where anything could happen, *The Hunger Games* is ruled by the Capitol where young adults fight to the death as a form of entertainment for the government.

Set in the not so distant future, North America as we know it has been completely reorganized into separate districts (12 of them) all closely controlled by the militant, big brother, harsh "Capitol." These districts were formed when the Earth had become so violated environmentally and morally that war broke out. As a reminder to all of the segregated districts that rebellion is not tolerated, there is a yearly "Hunger Game" where a male and female from each district aged 12-18 is chosen at random to fight each other to the death. There can only be one victor and everything is televised, complete with sponsors.

It is in district 12 that the heroine, Katniss Everdeen lives with her mother (a healer) and her younger sister. Her father was killed in a mining accident but left his oldest daughter with the gifts and talents of hunting, which is her family's key to survival.

When Katniss' sister is chosen as one of the "tributes" to fight in the hunger games, Katniss volunteers in her place. Her male counterpart, Peeta, is also chosen.

Their experience at the Capitol and the whole tradition around the hunger games is so intriguing and fascinating as are the people they encounter. However, it is the way the hunger games are so carefully and technologically orchestrated and Katniss' amazing ingenuity and will to live and survive that kept me reading and enjoying the brutal, yet thoroughly entertaining book. At the time I am writing this review, I am already on the final book of the trilogy! This book has it all -- a love triangle, a heroine, an underdog, fighting, mystery, science fiction--it is a reader's big Kit Kat bar! *Feel free to comment on this review, your thoughts on the book or suggest a book for me to review on my blog: <http://brittsbuzz.blogspot.com>.*

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