



Village Voice

Official Publication of Woodedge Village Homeowners Association

Cycling from Austin to Alaska To Fight Cancer

My name is Will Ragan and I am from Floresville, Texas, a small town just south of San Antonio. I am writing to you today because this summer I am cycling from Austin, Texas to Anchorage, Alaska to fight cancer.

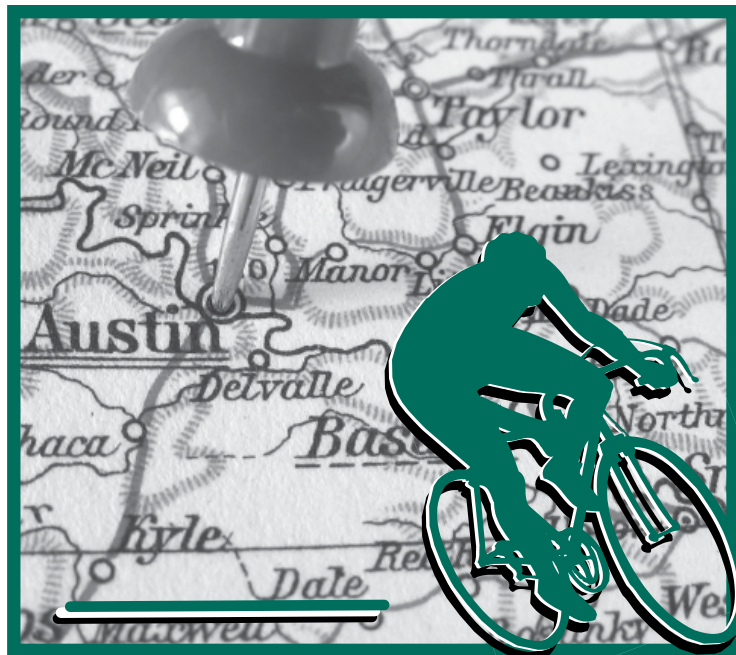
Yes, you read that correctly. I am not crazy, but am a member of the 2011 LiveSTRONG Texas 4000 for Cancer team. We are a group of fifty-six students from the University of Texas at Austin who is working hard to raise money and awareness for the fight against cancer. Next summer, my team and I will embark upon a 4,500 mile trek across North America in hopes of inspiring communities across the nation to help in the battle against cancer. Starting June 4th, 2011, we will cycle through various communities, make cancer awareness presentations, and educate people on cancer prevention and early detection. By sharing our experiences and

enthusiasm, we will work to foster hope among those who are personally suffering from this disease. Additionally, we hope to contribute over \$400,000 to cancer research with the American Cancer Society and MD Anderson Cancer Center.

Each rider is responsible for raising \$4,500. Please consider being a part of our group and sharing in our enthusiasm by making a much appreciated donation. Besides helping in a meaningful cause, your donation will be entirely tax-deductible as we are a registered 501(c)(3) non-profit organization. The proceeds from our event will go towards research for finding a cure for our nation's second leading cause of death. If you are so generous as to make a monetary contribution to support our cause, please send checks to the address below, made payable to Texas 4000 with my name (Will Ragan) on the "payment for"

line. I highly encourage you to visit our website, www.texas4000.org, for much more information or contact me with any questions that you may have. If you prefer to donate online you can do so from our team website by clicking on "Donate" and then the

"Make a Donation" button and through PayPal, you can make a donation with your credit card. Don't forget: Put "Will Ragan" in the "Purpose" field, so I can receive credit for your donation. Anything you decide to donate will be greatly appreciated - *no amount is too small.*



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
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*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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 FOR THE MAIL?**

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

(Continued on Page 3)

Woodedge Village

2011 Maintenance Fees - (Continued from Page 2)

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 on page 5, 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.

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Woodedge Village

Yard of the Month

Carlos and Alta Taveras at 11919 Greencreek Circle are the Woodedge Village Yard of the Month winners for February. Their yard is just gorgeous, especially for February. The roses and camelias are in full bloom and the grass is green. They made Woodedge Village their home on Valentines Day, 1992. Carlos played Soccer as a boy and is a Mechanic today. He is from El Salvadore and Alta is from the Dominican Republic. The Taveras' have 2 children, a boy and a girl.

With Spring just around the corner, Alta and Carlos are sure to enjoy their gift certificate from RCW Nursery.

Submitted by: Sharon Day



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Woodedge Village

WOODEDGE INCOME & EXPENSES

| | 2006 | 2007 | 2008 | 2009 | 2010 |
|-----------------------------------|----------------|----------------|----------------|----------------|----------------|
| INCOME | | | | | |
| Maintenance Fees | 154,856 | 154,334 | 151,500 | 150,348 | 150,505 |
| 1 Other Income | 9,683 | 11,757 | 21,148 | 16,398 | 22,195 |
| TOTAL INCOME | 164,539 | 166,091 | 172,648 | 166,746 | 172,700 |
| EXPENSES | | | | | |
| 2 Administrative | 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 |
| 3 All 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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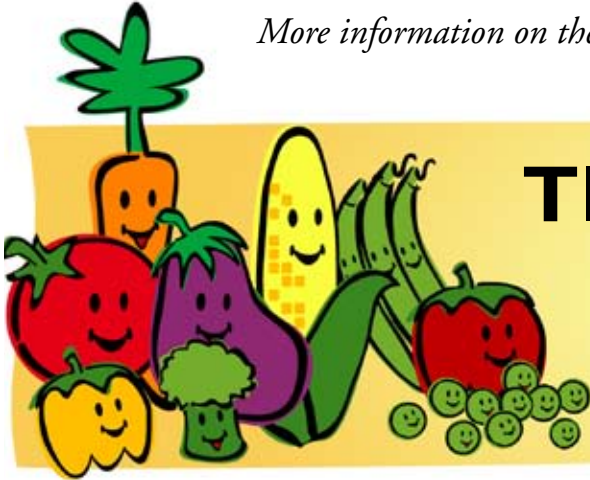


512-263-9181



Woodedge Village

More information on the EWG, as well as the full list of fruits and vegetables ranked, can be found at <http://www.ewg.org>.



TIPS FOR MASTERING THE FARMERS' MARKET

By Melanie Dragger, M.Com.

Many people are taking steps to improve their health and the environment by eating organically grown and raised foods. While some people are selecting organic items at their local grocery store, farmers' markets are becoming increasingly popular. Over the past year, according to the Department of Agriculture, the number of farmers' markets in the U.S. increased by 858, or 16 percent, from 5,274 in 2009 to 6,132 in 2010. When the USDA first began tracking farmers' markets in 1994, there were only 1,755 markets.

Outside of growing your own produce and raising your own livestock, shopping at a farmers' market is the best way to obtain fresh, local, and seasonal fruits, vegetables, and herbs, as well as farm-fresh eggs, meat, poultry, and dairy products. Many farmers' markets also offer artisan breads, honey, and seasonal jams, jellies, and preserves.

Below are tips to help you master your local farmers' market:

1. Do Your Research – Before heading to the market, research what produce is in season in your area. Since all products sold at a farmer's market may not be organic, and some organic products sold may not be certified, familiarize yourself with the organic certification process and product labeling. Information on the USDA's National Organic Program can be found at <http://www.ams.usda.gov/nop>.
2. Bring Your Own Containers – While some

vendors have bags and boxes available for customers, bringing your own containers is the best way to ensure you will be able to transport and protect your purchases properly. Additionally, recycling containers helps the environment by reducing the number of natural resources used to produce new ones.

3. Bring Cash – Swing by your bank or ATM before hitting the farmers' market. Most vendors do not accept checks or credit cards. Bring small bills, since it may be difficult for some vendors to make change.
4. Go Early or Go Late – The best items usually go first, so try to get to the market early. However, before making a purchase, take a quick trip down the aisles, since prices can vary greatly among vendors. If you can't make it to the market when it first opens, go at the end of the market day to catch deals from vendors trying to unload their remaining products.
5. Speak with Vendors – Shopping at a farmers' market allows you an opportunity to speak directly with growers and farmers. Not familiar with Swiss chard? Looking for a new way to prepare eggplant? Most vendors love to share their knowledge, including discussing their production methods, providing storage and transportation advice, and sharing recipes and cooking tips.

Buying organic products at your local farmers' market offers numerous benefits, including boosting the local economy, reducing the amount

of toxic chemicals that enter your body and the environment, and decreasing the amount of fossil fuels used to transport products to consumers. However, organic products can be more expensive than conventionally grown and raised products, and some organic products may be difficult to find in some areas. If going 100% organic is not feasible, use the following list as a guide. According to the 2010 report of the Environmental Working Group, a non-profit organization specializing in research and advocacy related to public health and the environment, these 12 fruits and vegetables consistently contained the highest amount of pesticides when conventionally grown, and should be consumed in organic form when possible:

1. Celery
2. Peaches
3. Strawberries
4. Apples
5. Blueberries (domestic)
6. Nectarines
7. Sweet Bell Peppers
8. Spinach
9. Cherries
10. Kale/Collard Greens
11. Potatoes
12. Grapes (imported)

The EWG's annual ranking of produce pesticide contamination is based on its analysis of tests conducted by the USDA and the federal Food and Drug Administration. More information on the EWG, as well as the full list of fruits and vegetables ranked, can be found at <http://www.ewg.org>.

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