

# MEMORANDUM

TO: The Woodlands Township Board of Directors  
FROM: Interim Management Team  
RE: Community Associations Report  
DATE: May 27, 2009

The following report is submitted as a matter of general information to Township Board members. The purpose of this report is to update you on the Community Associations recent activity. You will find that although this report provides some general information, it is not intended to be a full report on any particular issue, nor all inclusive of community activity.

## **Agenda Matters**

### ▪ **WCSC and WRC Bylaw Changes**

At the May meetings, The Woodlands Community Service Corporation and The Woodlands Recreation Centers Boards of Directors approved changes to their respective Bylaws. The Bylaw changes, made in accordance with the Second Amendment to the Transition Agreement, amend the term and appointments of the Directors serving on these Boards.

### ▪ **WCSC Timberloch Building Lease Extension**

At the May meeting, The Woodlands Community Service Corporation approved a lease extension for the office space at 2202 Timberloch, which currently houses Human Resources and Accounting personnel. The lease was extended from December 2009 to December 2011, to make this lease consistent with the office space lease term at 2201 Lake Woodlands Drive. The extension of the lease will also allow the combined operations under the Township to continue to operate without a major relocation of facilities for at least the two year period.

### ▪ **Conveyances**

TWA accepted the following conveyances at the April 23 meeting:

- Three restricted open space reserves (ROSR's) in two sections in the villages of College Park and Indian Springs, totaling 5.36 acres.
- Rob Fleming Aquatic Center

### ▪ **Project Updates, Reports and Briefing Items**

WCA received the following briefings at the May 8 meeting:

- Villa Sports Complex development, construction and approval processes.
- Potential additional 2009 Capital Projects, to be considered in the future in the event of positive budget variances.

TWA received a briefing on emergency preparedness for hurricane season at the April 23 meeting.

## ▪ Award of Bids

TWA awarded the following bid at the April 23 meeting:

- Larkwood Park playground equipment replacement (\$55,000)

WCA awarded the following bids at the May 13 meeting:

- Parks Phase III Capital Projects, including
  - Security cameras (\$47,145)
  - Pool door replacement (\$96,749)
  - Pathway hazard removal (\$304,780)
  - Wheel-friendly areas
    - Replacement equipment for Creekwood and Tamarac parks (\$100,000)
    - Modular elements for Bear Branch skate park (\$30,000)
  - Bear Branch Park Phase VII
    - Concrete work for Phase III of Bear Branch skate park (\$28,000)
    - Modifications to restroom and concession stand (\$30,000)
    - Concession equipment (\$14,000)
  - Flintridge and Gosling pathway development (\$340,000)

## ▪ Contracts and Agreements

TWA approved the following agreements at the April 23 meeting:

- Landscape Maintenance Service Agreement Renewal for Olmstead Park (formerly Eastshore Park) – This grounds and maintenance agreement is with Brickman Group to allow seamless and uniform maintenance between the park and the neighborhood entrance.
- First Amendment to the First Amended Lake Woodlands Agreement with TWA, WCOA and the Lake Woodlands Property Owners Association (LWPOA) – This agreement provides members of the Associations non-exclusive rights to use of the lake. The amendment allows WCOA the ability to provide the general public access to the lake through boat (kayak) rentals. WCA, WCOA and LWPOA previously approved this agreement.

WFD approved the following agreement at the May 6 meeting:

- Montgomery County Regional Radio System Agreement – This agreement allows access to the County's Motorola Regional Radio System for the two radios currently owned by WFD and used for the Fire Department Dispatch Office for communications with various law enforcement agencies within the Montgomery/Harris County region.

## Items of Potential Interest (not agenda items)

### ▪ **2009 Pool Season**

Community pools opened for the preseason on Saturday, May 9. Bear Branch, Cranebrook, Creekwood, Falconwing, Harper's Landing, Rob Fleming, Sawmill and Windvale Pools will be open on weekends only until the regular pool season begins on Friday, June 5. Hours are Saturday, noon to 6 p.m. and Sunday, 1 to 6 p.m. In addition to weekend-only use, Bear Branch Pool will be open daily (except Wednesdays) from noon to 6 p.m. during the pre-season. For the full schedule, visit [www.thewoodlandsassociations.org](http://www.thewoodlandsassociations.org), click on *Parks and Recreation*, then *Pools and Aquatics*.

### ▪ **NIMS Training**

The Woodlands Fire Department will offer National Incident Management System (NIMS) training for interested board members on Tuesday, June 2 and Tuesday, June 9. Staff members will also receive training in early June. South County Emergency Operations Center (EOC) participants will receive training on a date to be determined. For more information, contact The Woodlands Fire Department at 281.367.3444.

### ▪ **ISO Rate Effective June 1**

Effective June 1, 2009, The Woodlands Fire Department will be officially classified as Public Protection Class 2, commonly referred to as ISO 2, according to the Insurance Services Office and the Texas Department of Insurance. It is approximated that a homeowner's premium may reduce in cost by six to eight percent, depending on the insurance company, however each insurance company varies as to the percentage of decrease due to this new rating. If you have questions about your policy and rates, please contact your local insurance provider after June 1, 2009. The Woodlands Fire Department will have a form letter for residents in need of verification to insurance companies.

### ▪ **New Fire Apparatus**

The Woodlands Fire Department will soon receive its newest apparatus, a low-profile pumper truck designed to provide access to parking garages and The Woodlands Waterway. The Woodlands Township will reimburse The Woodlands Fire Department for the purchase of this apparatus.

### ▪ **Temporary Fire Station #7**

The Woodlands Fire Department is now operating temporary Fire Station #7, located in Creekside Park and primarily serving the villages of Creekside Park and Indian Springs. Planning continues for the permanent station to be located on Kuykendahl.

### ▪ **Customer Service Training**

In an ongoing effort to increase customer satisfaction, staff from the Community Associations and The Woodlands Township recently completed customer service training. A variety of dates and times were offered and 167 employees attended the basic course. Later this month, the class will be offered in Spanish to an additional 24 employees. An advanced course, also scheduled for later this month, will be

provided to “front line” employees from the main office and parks departments as well as the entire staff of the Covenant Administration, Neighborhood Services, Environmental Services and Assessments departments.

#### ▪ **SH 242 Expansion**

The Texas Department of Transportation (TxDOT) intends to hold a public meeting in The Woodlands to reveal plans to widen the section of SH 242 from IH-45 to FM 1488. The meeting will be held June 11 at The Woodlands High School College Park from 6 to 8 p.m.

TxDOT will have preliminary site plans available at the meeting for public review and comment. This is the first step in the lengthy process to expand the number of lanes on SH 242. However, there is no firm schedule or funding for SH 242 construction at this time.

#### ▪ **Upcoming Events**

- **Concert-in-the-Park Summer Series** – June 7 through July 5, Sunday evenings from 7 to 9 p.m. Northshore Park, located at 2505 Lake Woodlands Drive. Concerts are free and open to the public.
- **Grogan's Mill Farmer's Market** – Grogan's Mill Village Association will host a Farmer's Market every Saturday morning, 8 a.m. to noon through June 21, rain or shine, at the Grogan's Mill Shopping Center. For more information, visit [www.grogansmillvillage.com](http://www.grogansmillvillage.com).

#### ▪ **Residential Design Review Committees (RDRCs) and Development Standards Committee (DSC) for April**

- **DSC** – 25 appeals/variances
- **Alden Bridge RDRC** – 43 applications
- **Cochran's Crossing RDRC** – 35 applications
- **College Park RDRC** – 7 applications
- **Creekside Park RDRC** – 24 applications
- **Grogan's Mill RDRC** – 7 applications
- **Indian Springs (WCA) RDRC** – 1 application
- **Indian Springs (TWA) RDRC** – 10 applications
- **Panther Creek RDRC** – 29 applications
- **Sterling Ridge RDRC** – 34 applications