

**FIRST COLONY COMMUNITY ASSOCIATION  
2009 Calendar and Action Agenda**

Month	Date	Meetings and Schedules	Action Agenda
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September	01 07 08 18 21 22 24 TBD	Modifications Labor Day (Office closed) NCC Board Pkts Delivered Covenants NCC Board Disc Golf Tournament	<ul style="list-style-type: none"> <li>• Announce Board Applicants</li> <li>• Budge Review Second Draft</li> <li>• Annual Work Plan Update</li> <li>• Continue Amended and Restated Documents Process</li> <li>• Distribute and Receive EOAP Input</li> </ul>
October	01 01 05 06 10 17-18 19 19 20 23 29	Neighborhood Rep Meeting Realtor Advisory Modifications NCC Dog Run Benefiting Sugar Land Animal Shelter Dragon Boat Regatta Covenants AFC Annual Meeting NCC Board Pkts Delivered Board	<ul style="list-style-type: none"> <li>• Appoint Elections Committee</li> <li>• Approve Assessments and Budgets</li> <li>• Approve Amended and Restated Documents</li> <li>• Distribute and Receive EOAP Input</li> </ul>
November	02 03 13 16 17 19 26-27 TBD	Modifications NCC Board Pkts Delivered Covenants NCC Board Thanksgiving (Office Closed) Volunteer Recognition Dinner	<ul style="list-style-type: none"> <li>• Executive Director Performance Review</li> <li>• Board's Performance Review</li> <li>• Develop 2010 Work Plan</li> <li>• Announce Intentions for Officer Positions</li> </ul>
December	01 01 03 03 08 14 15 21 24-25	Modifications NCC Realtor Advisory PSFC Annual Meeting Annual Meeting Board Holiday Dinner NCC Covenants Christmas (Office Closed)	<ul style="list-style-type: none"> <li>• Board Holiday Dinner</li> <li>• Board Elections &amp; Annual Meeting</li> </ul>

## Carol Litton

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**From:** Sherrie Knoepfel  
**Sent:** Thursday, September 10, 2009 11:32 AM  
**To:** Carol Litton  
**Subject:** FW: regarding school bus driver

For the Board packet. Please attach this to the previous email correspondence I had with her yesterday.

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**From:** Sherrie Knoepfel  
**Sent:** Thu 9/10/2009 11:27 AM  
**To:** JENNYPULIDO5@aol.com  
**Subject:** RE: regarding school bus driver

Mrs. Pulido,

This is a very personal issue obviously and one that you seem very passionate about. I applaud your efforts in approaching FBISD to implement the change you have requested, but this is not an issue that should involve the Association. Once again, I wish you the best in your endeavors.

Sherrie Knoepfel, Executive Director  
FCCA

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**From:** JENNYPULIDO5@aol.com [mailto:JENNYPULIDO5@aol.com]  
**Sent:** Wed 9/9/2009 11:11 PM  
**To:** Sherrie Knoepfel  
**Subject:** Re: regarding school bus driver

Ms. Knoepfel,

Thanks for responding. I know very well that you don't have anything to do with the FBISD transportation. I wrote to the board to ask if they can help us with our petition. When FBISD tried to change the school zoning of our community, I was there at the meeting. The community was well represented and the case was successfully defended. I tried to contact first the neighborhood representatives with the e-mail address given to me when I called FCCA office but the letter can't be delivered. So, I decided to contact the board, Please ask them if they can give some assistance. Thank you.

Sincerely yours,  
Mrs. Pulido

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**Sherrie Knoepfel**

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**From:** Sherrie Knoepfel  
**Sent:** Wednesday, September 09, 2009 11:40 AM  
**To:** 'JENNYPULIDO5@aol.com'  
**Subject:** RE: regarding school bus driver

Ms. Pulido,

I appreciate you sharing your concerns regarding you son's bus driver with the Association. Unfortunately, the Association does not have any authority or responsibility related to the hiring or assignment of bus drivers for FBISD. I recommend you contact FBISD to determine the best course of action for consideration of your request. Good luck!

Sherrie Knoepfel, Executive Director  
First Colony Community Association  
4350 Austin Parkway  
Sugar Land, TX 77479  
(281) 634-9559  
(281) 634-9565 fax  
sherriek@firstcolony.org

-----Original Message-----

**From:** JENNYPULIDO5@aol.com [mailto:JENNYPULIDO5@aol.com]  
**Sent:** Tuesday, September 08, 2009 8:13 PM  
**To:** board  
**Subject:** Fwd: regarding school bus driver

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**Sherrie Knoepfel**

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**From:** JENNYPULIDO5@aol.com  
**Sent:** Tuesday, September 08, 2009 7:57 PM  
**To:** bbroxson@fortbend.k12.tx.us  
**Subject:** regarding school bus driver

September 08, 2009

Sir/Madam :

A pleasant day to you. I'm Jennifer Pulido, my son is a third grader at LCE. I would like to ask if you could help us. My son and the other kids, rides the bus going to school and back home. It was Mr. Ford who was driving our kids for a long time in our neighborhood. He shows concern for our elementary kids and make sure they are safe. The new school driver Ms. Jefferson does not meet our expectations of a school bus driver. Last September 03, I wrote a letter to her and she responded with a copy of bus assigned stop. Yesterday, I walked around our community, obtain signatures to petition the transportation department to put back Mr. Ford on route 224. I met a lot of parents that knows him and said they want him back too. The good things I heard about him kept me going. Today, this afternoon I talked with Ms. Harris. I presented to her the letter and the signatures. She told me, the route can not be broken. I told her we just want him back and we know he likes route 224. We believed that Mr. Ford is the right driver for our kids. An extensive exchange of explanation and reasoning happened during our conversation.

We would like to ask for your assistance regarding these matter.

Thank you.

God bless.

Sincerely yours,

Parents and concerned citizen of Oyster Creek Plantation

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**Sherrie Knoepfel**

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**From:** Sherrie Knoepfel  
**Sent:** Wednesday, September 09, 2009 3:08 PM  
**To:** '2melvyn Martins'; Jeanne Miller  
**Cc:** Robert Jaros; Andrew Vacek; s wallace; Linda Davis; board  
**Subject:** RE: Harrasment: CC&CR REF#64,722; 3006, COLONY CROSSING.

Mr. Martin,

Unfortunately it was an oversight on our behalf that led to you receiving a third letter for a violation (modification without approval) that you had recently cured. Primarily it is a timing issue from our end; you modification application receiving approval at the same time our follow-up inspection related to the violation was transpiring. Although Ms. Miller apologized for the error, I will also apologize for your inconvenience due to our error. I would be more than happy to discuss, at your convenience, our procedures, and the governing document and State statue requirements we follow for covenants enforcement. You may contact me directly at (281) 634-9559 so that I may address you concerns in a more detailed manner. I will provide our Board of Directors with a copy of your email and this response so that they are aware of this incident.

Sherrie Knoepfel, Executive Director  
First Colony Community Association  
4350 Austin Parkway  
Sugar Land, TX 77479  
(281) 634-9559  
(281) 634-9565 fax  
sherriek@firstcolony.org

-----Original Message-----

**From:** 2melvyn Martins [mailto:2melvyn@msn.com]  
**Sent:** Tuesday, September 08, 2009 8:50 PM  
**To:** Jeanne Miller  
**Cc:** Sherrie Knoepfel; Robert Jaros; Andrew Vacek; s wallace; Linda Davis; board  
**Subject:** RE: Harrasment: CC&CR REF#64,722; 3006, COLONY CROSSING.

Dear Jeanne Miller,

The FCCA has used registered Federal Mail as an instrument in sending us yet another harassment notice; threatening \$500 monthly fines, causing my family, and me immense distress and anxiety, **and you dismiss the callousness of this deed as a "clerical error"!**

Bearing in mind the trouble and expense that we have already been put through by the FCCA! .... a slight recap ....

A neighbor, who should be thankful that we are covering the complete costs of our shared fence; instead demands that our fence builder install all pickets facing his property; and is upset when the builder refuses. Other neighbors then report seeing someone (your compliant officer?) in the neighbors yard discussing the fence.

Since then we have been having recurring threats ...including demands that we take down our fence and re-build it to suit the neighbor! It would almost appears as if "someone" in the FCCA IS IN CAHOOTS with a disgruntled neighbor?

My main concerns are:

1. What checks and balances does the FCCA have in place; before issuing these threats?
2. How many individuals in the FCCA, have the authority to send out these threats?
3. Which individual specifically or individuals have been responsible for all the notices we have received? (Notices we were given to understand, should not have been sent in the first instance, because our fence was re-built as a result of Hurricane Ike).
4. We have already received hollow "promises" that this matter is closed, only to be traumatized by yet another notice. What measures will the FCCA put in place to assure us that we will not be harassed on the same matter again!

Sincerely,

Melvyn Martins  
3006, Colony Crossing Drive,  
Sugar Land, Texas. 77479

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Subject: RE: Harrasment: CC&CR REF#64,722; 3006, COLONY CROSSING.  
Date: Tue, 8 Sep 2009 08:13:48 -0500  
From: JeanneM@firstcolony.org  
To: 2melvyn@msn.com  
CC: SherrieK@firstcolony.org; robertj@firstcolony.org; andrewv@firstcolony.org

Dear Mr. Martins,

Thank you for your e-mail and for bringing the issue to our attention. The violation for modification without approval has been put into compliance. The last letter should not have been sent and I apologize for that clerical error.

There is no further need for you to be concerned about this fence as it has been approved by the Modification Committee. No attendance at any hearing is required.

Again, I apologize for the error.

*Jeanne Miller, CMCA*  
*Residential Inspector*  
FCCA  
4350 Austin Parkway  
Sugar Land, TX 77479  
Phone: 281-634-9512  
e-mail: [jeannm@firstcolony.org](mailto:jeannm@firstcolony.org)



please consider the environment before printing this e-mail

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**From:** 2melvyn Martins [mailto:2melvyn@msn.com]  
**Sent:** Sunday, September 06, 2009 7:43 PM  
**To:** Andrew Vacek; compliance; Alice Fish; Sherrie Knoepfel; Jeanne Miller; Linda Davis; Robert Jaros; board  
**Cc:** s wallace  
**Subject:** Harrasment: CC&CR REF#64,722; 3006, COLONY CROSSING.  
**Importance:** High

Dear FCCA,

Can a talented FCCA member investigate why we continue to receive harrasment messages from our association?

The friendly staff tell us that there is no problems with our fence verbally, and by correspondence to our lawyer (see attached approval), yet we continue to receive "Notices"! -(see attached 2nd Sept 09).

Melvyn and Ursula Martins,  
3006, Colony Crossing Drive,  
Sugar Land. TX. 77479

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Date: Fri, 27 Feb 2009 08:06:50 -0800  
From: swallace4627@yahoo.com  
Subject: Re: CC&CR REF#64,722; 3006, COLONY CROSSING.  
To: 2melvyn@msn.com

Mr. Martins:

I received clarification from FCA that there are no further requirements concerning the fence. You do not have to reinstall the portion that faces the public view. The association places responsibility on the party or parties who choose to make the repair. When you take action, then it must be in compliance with the guidelines set out by the Architectural Board of the FCA. This is the reason that you were the only party contacted. If you had not replaced the fence in a timely manner, eventually all of your neighbors would have been contacted giving everyone a time period in which to replace the fence. At that point it is up to the neighbors to share, but there is no mandate under your restrictions and covenants that requires them to share in the cost. There are no rules concerning whether or not a "double" fence can be placed on the property lines of each neighbor. There are no "Good Neighbor" policies to be enforced. The FCA does have the power to require general requirements in order that the neighborhood continue to have a "consistent look" throughout. Some of those rules are discretionary, but enforceable in a court of law.

I believe this should end this matter. Your wife did mention that she would like for me to review the hazard insurance for your home to determine whether or not the fence should have been included for replacement in your policy. I await the paperwork concerning that matter.

Sonya Wallace  
Wallace & Watson, PC  
Attorneys At Law  
2626 South Loop West, Suite 545  
Houston, Texas 77054  
Tele: 713-661-3231  
Fax: 713-661-8212

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-----Original Message-----

From: Jeanne Miller [<mailto:JeanneM@firstcolony.org>]  
Sent: Thu 2/26/2009 11:58 PM  
To: Martins, Melvyn (Houston)  
Cc: Linda Davis; Robert Jaros

Subject: RE: CC&CR REF#64,722; 3006, COLONY CROSSING.

Good morning!

Thank you for your e-mail correspondence and for your questions.

Regarding the question of whether FCCA has a policy for common fences, the answer is no. The Declarant (developer of the property) did not put in place a specific guideline that targets the common fence(s) shared by neighbors. Unfortunately, FCCA as the homeowner's association is bound by the Declarations, Covenants and Conditions set forth by the Declarant. While it is customary that neighbors that enjoy the use of a common fence contribute to the repair and/or replacement of it there is no policy stating that. Since Hurricane Ike, the Compliance Department's inspectors have encountered numerous incidents where neighbors are unwilling or unable to take responsibility for their share of the fence. It has made it difficult for everyone involved.

I commend your decision to replace the fence after Hurricane Ike. It will help to keep your property value up - to say nothing of giving a great appearance. Since you did replace the fence, it became your responsibility to submit the proper paperwork and to receive approval from the Modification Committee. You now have received approval and your part is done. If your neighbor should choose to participate, then he or she will need to submit for approval as well.

The only recourse, to my knowledge, is to contact legal counsel to see if there is anything that can be done to recover the money you have spent for your neighbor's half of the fence.

I am sorry that you have had such a difficult time and hope that your neighbor will choose to do the right thing.

Regards,

Jeanne Miller, CMCA  
Residential Inspector  
FCCA  
4350 Austin Parkway  
Sugar Land, TX 77479  
Phone: 281-634-9512  
e-mail: [jeannm@firstcolony.org](mailto:jeannm@firstcolony.org) <<mailto:jeannm@firstcolony.org>>

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