

WILLIAMSBURG SETTLEMENT MIANTENANCE ASSOCIATION

FIRST ELECTION TO SELECT A TOTAL RESIDENT BOARD OF DIRECTORS

As residents of Williamsburg Settlement, we are entering a new phase in the development of our community. The affairs of the Williamsburg Settlement Maintenance Association (WSMA) since its incorporation in 1977 have been directed by the Williamsburg Development Corporation (WDC). This arrangement has not always been satisfactory to the residents. Texas Management Corporation (TMC) has been managing WDC interests in the Settlement during the last couple of years. TMC has demonstrated its responsiveness and interest in the will of the residents through the inclusion of resident Directors during the last two years on the Board of Directors.

WDC's direct involvement has declined in the Settlement (approximately 6-7% of lot ownership), which has prompted TMC to relinquish direct control of WSMA and vest membership rights in the lot owners. The conversion of this responsibility will turn our community into a self-directed entity.

The control of our own affairs should not be taken lightly. Each resident should accept a reasonable share of the responsibility that will accompany our newborn freedom.

The first step in the conversion process to community self-management will begin on September 21, 1985, when an election will be held to elect seven members to the Board of Directors of the WSMA. Many of your fellow neighbors have volunteered to serve the community in a direct capacity as Director. Each one has demonstrated how important the transition to resident control is to them by offering a most precious gift - their time.

Each resident should approach the election with a great deal of thought and awareness to select the best possible slate of Directors. The initial resident Directors will coordinate the affairs of the community for the next one and one half to three years.

The WSMA operates in the same manner as any corporation with a quarter of a million dollar budget. The Board of Directors will elect officers, approve expenditures, set annual maintenance fees, determine policy for swimming pool and tennis courts, approve architectural changes and enforce deed restrictions. Each resident should read the attached resumes carefully to insure that the new Board will have people with the proper skills to manage the association effectively. The operation of WSMA will be business-like and professional with written operating procedures and regulations. Each Board member holds a fiduciary obligation to all the residents of the Settlement to operate in an ethical and responsible manner and will be expected to adhere to a published Code of Ethics.

Many committees will be formed with specifically defined objectives to minimize the amount of time each individual committee member has to devote to Association activities. In order to adequately staff these committees, sign-up sheets will be available on election day for residents to volunteer their services.

In conclusion, the management of the Association by residents does not end with a single casting of votes. Each individual must be willing to donate some of their time to make the transaction and the eventual day-to-day operation of the association not overly burdensome on the new Directors and their families. Additionally, I would urge every resident who is currently delinquent in their maintenance fees to reassess their situations to see if they can work with the current board to make arrangements to become current and be able to take an active part in the operation and development of our community.

A suggestion box will be available at the election pole. You are encouraged to make your suggestions to the Board so that we may evaluate how you would like to see community monies spent.

Lloyd Racicot
Resident Director, WSMA

ATTENTION: There will be a " MEET THE CANDIDATES NIGHT " at the recreation center on September 12, 1985 at 7:30 P.M. If you want to meet the future Board members please come to the meeting. Each candidate will be given an opportunity to express their views and qualifications at the meeting. Refreshments will be served, and babysitting will be provided.

BALLOT

WILLIAMSBURG SETTLEMENT MAINTENANCE ASSOCIATION, INC.

There are Seven (7) vacancies on the Board of Directors for the Williamsburg Settlement Maintenance Association, Inc. Please vote for Seven (7) nominees.

NOMINEES	POSITION	FOR
_____	Director/Write-In	_____
_____	Director/Write-In	_____
_____	Director/Write-In	_____
_____	Director/Write-In	_____
_____	Director/Write-In	_____
_____	Director/Write-In	_____
_____	Director/Write-In	_____

NOTE: PLEASE BRING THIS BALLOT TO THE ELECTION ON SATURDAY, SEPTEMBER 21, 1985, BETWEEN 10:00 A.M. AND 2:00 P.M. AND CAST YOUR VOTE. IF YOU ARE UNABLE TO ATTEND, SEND YOUR COMPLETED BALLOT/PROXY TO THE MEETING WITH YOUR NEIGHBOR OR RETURN COMPLETED BALLOT/PROXY TO:

Planned Community Management, Inc.
15995 N. Barker's Landing, Suite 162
Houston, Texas 77079

MUST BE RETURNED TO PCMI BY SEPTEMBER 14, 1985.

PROXY

I, the undersigned, a member of the Williamsburg Settlement Maintenance Association, Inc., of Katy, Texas, do hereby appoint

my true and lawful attorney-in-fact and proxy, to vote in my place and stead my behalf, as though I myself were present and voting, with power of substitution, at the Board of Directors election of the Association on September 21, 1985, at 10:00 A.M. at the Clubhouse at 1602 Hoyt.

Member

Witness

Date

WILLIAMSBURG SETTLEMENT MAINTENANCE ASSOCIATION

Listing of Director Candidates

1)	Woodie Baker	22814 Spatswood Lane	391-5572
2)	Maurice Cournoyer	22819 Bucktrout Lane	391-6264
3)	Kasey Davis	1502 Durfey Lane	391-3341
4)	Wanda DeLeo	1702 Prince George Court	391-6878
5)	Loan Do	22726 Spatswood Lane	391-0728
6)	Don Edwards	1506 Abby Aldrich	391-0459
7)	Dudley Koy	22614 Prince George Street	391-6232
8)	Rubin Kremling	22106 Vobe Court	391-4258
9)	Ken Nelson	22826 Bucktrout Lane	391-1478
10)	Joe Ornowski	22327 Vobe Court	391-8649
11)	Lloyd Racicot	22206 Prince George Street	391-0530 229-4471
12)	Bob Sease	22439 S. Rebecca Burwell Lane	391-3236
13)	Ed Shipley	22211 Prince George Street	391-0233
14)	Jerry Verbout	1707 Prince George Court	391-8861
15)	John Ward	1706 Prince George Court	391-3204

1. Woodie R. Baker, 36. Woodie has been a resident of Houston for nine (9) years, and a resident of Williamsburg Settlement for two and one half (2½) years. Wife - Shauna, children - Jason 6, and Leah 4. Owner of W.R. Baker & Assoc., Inc. Co-Owner and Partner in other joint ventures. Member of West Houston Chamber of Commerce; National Federation of Independant Business; Kappa Sigma Alumni Assoc.; Williamsburg Settlement Tennis Committee of 1984. B.B.A. in Management from Southwest Texas State; Two years post graduate work at South Texas College of Law. Very concerned with strict enforcement of restriction covenants, i.e. unkept yards, cars continuously parked in street.
2. Maurice Cournoyer, married, two sons. Maurice has been a resident of Williamsburg Settlement for two (2) years. Undergraduate degree in business administration with an accounting minor. His experience as a supervisor in the IRS Department of the US Treasury has prepared him to operate effectively with people. During the last couple of years, he has become increasingly concerned with the degradation of many lots in the community. He supports the enforcement of Deed Restrictions to improve and maintain the atmosphere of the community. Also feels that a major objective of the Maintenance Association should be the improvement of all common areas to improve the overall value of the homes.
3. Kasey Davis. Kasey has been a resident of Williamsburg Settlement for over eight (8) years. Has served as an officer for the Civic Club and other numerous social clubs in the neighborhood. Also has experience on the MUD #61 Water Board. An active tennis player, currently serving on the tennis committee. Involvement with the Deed Restriction Committee and other such functions has made her aware of the all out effort it takes from the residents to maintain an area such as Williamsburg Settlement.
4. Wanda DeLeo. Husband - Gene, children ages 6, 4, and 1. Resident of Williamsburg Settlement for two (2) years. Wanda is a Certified Public Accountant and is an accounting professor at the University of Houston. She has been active in the Civic Association and has most recently served as First Vice President. She is a member of Babysitting Coop #2. She and her family chose to live in the Settlement because of the people and its overall good appearance. As a director of the Maintenance Association she would work to maintain this image. In view of her accounting background, Wanda believes she is well qualified for a position on the Board of Directors.

5. Loan Do. Loan has been a resident of Williamsburg Settlement for two (2) years. She has an MBA degree with a finance major. During the last two (2) years, many changes have occurred in the community which prompted her to run for a Director. As a director, She would bring a high degree of dedication and commitment to Williamsburg Settlement. She feels the operation of the Maintenance Association is critically important to all residents of the Settlement and would do her best to serve in a responsible and responsive manner.
6. Don C. Edwards. Wife - Bettie, sons - Mark and Dirk. Don has been a resident of Williamsburg Settlement since 1977, one of the first 10 in Williamsburg. Attended the University of Texas and the University of Houston. He is employed at Highland Resources, Inc., a non-public oil and gas exploration corporation, as manager of the Oil and Gas Land Department. His goals, if elected as Director include keeping the Settlement a quality neighborhood with vigorous but reasonable, enforcement of Deed Restrictions that will protect the homeowners investment over a long period of time. He will also strive to make the Association representative of all homeowners and avoid the development of narrow clique type views.
7. R. Dudley Koy, M.D. Wife - Barbara, son - Jason 6½. Dudley has lived in Williamsburg Settlement since 1981. He received his medical degree from LSU Medical School in 1974. Post graduate training at St. Luke's Texas Children's Hospitals. Medical Director of Laboratories at Katy Community Hospital since opening. He has also been Secretary of MUD 62 for the past 2 and one half years.
8. Rubin Kremling. Wife - Leah, daughters - Stacey 7, Sheri 5, and Shelley 2. Rubin has been a resident of Williamsburg Settlement for over six years. He has a great deal of concern about the quality and latitude of services provided by our Maintenance Association. Rubin has been employed in Houston's commercial real estate market and property management field for the past ten years, and feels he can contribute experience and qualities that could prove to be beneficial to the Association. He is currently serving as and/or is affiliated with the following organizations - Real Estate Broker/ licensed in the State of Texas, Certified Property Manager (CPM) designation from the Institute of Real Estate Management, Candidate for the Real Property Administrator designation from the Building Owners and Managers Institute, President, Tex-Sun Property Management Co., Inc., a commercial real estate management and consulting organization, President, Tex-Sun Commercial Brokerage, Inc., a commercial leasing and brokerage company, Member of Board of Directors (Secretary) of San Jacinto Place Municipal Utility District No. 2. After returning from service in Viet Nam, he graduated from the University of Houston with a degree in Finance. He believes everyone should feel the need to properly organize the Maintenance Association to protect and preserve the integrity of the subdivision. The value of the properties depends greatly on how Williamsburg Settlement measures up against Nottingham Country and the other more affluent subdivisions on the south side of I - 10. In order to insure a profitable future for your investments, now is the time for each of you to become involved with the Maintenance Association and Civic Club and come together as a unified organization.

9. Kenneth Nelson. Wife - Sandi, daughter - Heather 16. Kenneth has been a resident of Williamsburg Settlement for approximately 3 years, and has lived in the Houston area for the past 12 years. He owns two businesses, Nelson Construction and Nelson & Associates. He attended the University of Iowa and majored in Business. He has worked with a number of organizations including Executives International, Katy Band Boosters and K.C.'s.
10. Joe Ornowski. Wife - Vicki, son - Nick. Joe has lived in Williamsburg Settlement for three years. He is a Vice-President with Century Engineering, Inc., a civil engineering consultant firm. Prior to coming to Houston, Joe was an Engineering Officer in the United States Air Force for 22 years. While in the Air Force, the Ornowski's lived in Arizona, Taiwan, Germany, Virginia, and California. A majority of Joe's jobs were the management of engineering design and construction of base facilities and five years were spent as a Base Engineer responsible for operation and maintenance of Air Bases. Joe is a registered professional engineer and is an active member of his church and is a member of the Parish Council.
11. Lloyd Racicot. Lloyd has been a resident of Williamsburg Settlement for seven years. As the incumbent resident Director of WSMA, he feels the transition to resident control is a very important matter and that the development of a proficient and professional organization to direct the Maintenance Association is of paramount importance to all residents of the Settlement. During his career as an engineer, business analyst and marketing manager, he has developed the organizational skills needed to effectively and professionally participate in the transition to total resident control of the Maintenance Association. During the last year, he has become very active in the management of the Association in the following capacities, Member of Con Committee on Pool Acquisition by Maintenance Association, Resident Director of Maintenance Association, Member of Architectural Control Committee, and Organizer and Chairman of Committee to plan the Transition to Resident Control of WSMA. As the organizer and chairman of the Transition Committee, I have worked closely with Texas Management, Planned Community Management, and many concerned residents and potential Directors of the community. Through these relationships and his activities in the Maintenance Association as a Director, he feels that he can bring a degree of continuity to the transition process. He would very much appreciate your vote and support in the long and difficult process that is before us.
12. Robert D. Sease, Jr. Wife - Cynthia, children - Krista 11, and Leslie 9. Robert has lived in Williamsburg Settlement for eighteen months and is seeking election to the Board of Directors of the Williamsburg Settlement Maintenance Association. He holds a Bachelor of Science Degree in Mechanical Engineering, has ten years experience in Project Engineering. He is a Registered Professional Engineer in two states. He has been employed by Marathon Oil Company for thirteen years, and is currently Manager of Corporate Purchasing. He has previous experience in the operation of maintenance associations in the Houston area and has been involved with the right-of-way easements, right-of-way easements, right-of-way acquisitions, construction, and land acquisitions. He is running for the Maintenance Association Board because he believes strong resident participation and responsibility will insure that Williamsburg Settlement will continue to be a quality residential community.

13. Ed Shipley. Ed has been a resident of Williamsburg Settlement for six years, the last year of which he served as Civic Club President. He has a Bachelors Degree in Finance. He served six years as a pilot and officer in the United States Marine Corps. He is currently a pilot for Delta Air Lines. He has been active on the Maintenance Association change over committee and has an indepth knowledge of the Deed Restrictions and Maintenance Association Articles of Incorporation. Your vote would be appreciated.
14. Jerry Verbout. Jerry is 31, married, and has two pre-school age children. Jerry has been a resident of Williamsburg Settlement for thirteen months. He is employed as a mathematician with Welex Company. His philosophy concerning the running of the Maintenance Association is that it is important to maintain the current quality of life in the subdivision without excessive new expenditures, that maintenance contracts be closely monitored so that costs may be kept under control, and that deed restrictions be enforced as strictly as possible. He would always be open to the suggestions and opinions of the residents. Your vote on September 21, would be appreciated.
15. John D. Ward. John and his family have been residents of Williamsburg Settlement for just under two years. As members, he and his family are vitally interested in maintaining the beauty and charm of the subdivision. He feels that proper management is paramount to that objective. He is an employee of Texaco and manage a national \$10 million computer center with an annual budget in excess of \$750,000.00.