

On the associations' behalf, the Community Associations of The Woodlands provides, or contracts for others to provide, services including police and fire protection, garbage and recycling collection, parks and pathway maintenance, streetscape maintenance, covenant enforcement and recreation programming.

The Associations have been in existence since 1974, when The Woodlands opened with the original association (The Woodlands Community Association). As The Woodlands development grew, the other associations serving the newer villages and commercial areas came into existence in the 1990s. (See the listing on page 3 to read specifically which villages are associated with each association.)

The Community Associations of The Woodlands currently operate from several locations. The main office is located at 2201 Lake Woodlands Drive, while staff for parks, recreation and environmental services are located at 8203 Millennium Forest. Employees at The Woodlands Recreation Center, a 12,000 square foot facility providing recreational programming and activities to area residents, are located at 5310 Research Forest Drive. The Woodlands Fire Department, with a paid professional staff, has six stations located throughout The Woodlands, with a seventh and eighth in the planning stages.

Funding

Almost all property owners in The Woodlands are subject to The Woodlands Covenants and pay annual assessments to support the community services provided by their association. Each community association board of directors sets the assessment rate during the annual budget approval process. Assessment statements for the coming year are based on valuations set by the Montgomery County or Harris County Appraisal District, and have been sent out each December. Through the years, assessment rates have ranged from as low as 14 cents per \$100 of valuation to a high of 88 cents, depending on the stage of development and the location of the property (see chart below).

In 2010, the services provided by the Community Associations are scheduled to transition to The Woodlands Township, and will be funded through an ad valorem property tax, supplemented by sales tax. The former Community Association assessments will no longer be assessed.

The Woodlands Township

The Woodlands Township began in 1993 as Town Center Improvement District (TCID). It was originally created by the Texas Legislature as a governmental agency charged with promoting health, welfare and safety in The Woodlands Town Center, a 1,000-acre business and

commerce district. By voter approval in 2007, the area under TCID's jurisdiction was expanded to include The Woodlands' entire 28,000-acre residential and commercial area. The organization was then renamed The Woodlands Township. The Township offices are currently located in The Woodlands Town Center on Woodloch Forest Drive.

The Woodlands Township operates under a board of directors form of government, which officially organized on August 18, 1993. Policy-making and legislative authority are vested in the governing board currently seated with 11 directors who are appointed or elected. During the transition period, the board will be reorganized and reduced to a seven-member fully elected board in May 2010. The reduction will occur as current directors' terms expire in conjunction with the May 2010 elections. Thereafter, an election will be called annually for the election of three or four directors, as appropriate, to serve staggered two-year terms without term limits.

As provided in the legislation, The Woodlands Township provides a full range of services, including those to:

- Promote and stimulate business, commerce, tourism, travel, economic development, and diversification in the area, regionally, statewide and internationally;

continued on page 8

