

Wedgewood Golf Course History

April 15, 2022

- The Wedgewood Golf Course has been owned by many different entities since it was built.
- One of the last owners went bankrupt and the bank that financed that owner went into foreclosure by the FDIC.
- The FDIC came in and auctioned the golf course and Plains Capital Bank purchased the golf course from the FDIC.
- Plains Capital Bank operated the golf course for a period of time while trying to find someone to purchase the golf course. When no one was located to purchase the course, Plains Capital Bank decided to close the course.
- There was an opportunity for residents to purchase and run the golf course but the price was too high, the upgrades needed was costly, and the drainage issues were enormous and need to be addressed. Additionally, there was great uncertainty that there was not enough money and interest among homeowners. There was never a written formal plan to own and run a profitable course by the homeowners.
- The City of Conroe had an opportunity to purchase the golf course, however, Toby Powell, mayor at the time, was not interested in pursuing the purchase of the course.
- Plains Capital Bank sold portions of the property on Highway 105 and continued for several years to try and sell the remainder of the golf course.
- Finally, Plains Capital bank decided to gift the City of Conroe with portions of the course that was not suitable for building. They donated several actual greens and fairways. They also negotiated with the City of Conroe to add 100' for green space from some back property lines along portions of the course. Both those portions donated are now what is known as the City of Conroe Green Space. Maps depicting these areas are in the possession of the HOA President's records.

- The remainder of the course property was sold to DL Ventures who has owned property adjacent to the course for years. This additional acquisition by DL Ventures gave them contiguous property to be developed.
- Recently the City of Conroe approved an agreement between DL Ventures and The City reference the Pond area off of Woods Estates Drive. This agreement was executed without the knowledge of the HOA's in Wedgewood. The agreement was named: Agreement For Development and Maintenance of Recreational Facilities. This agreement is in the possession of the HOA Presidents for review. Essentially the agreement allowed DL Ventures to improve the Pond area, maintain it and several feet around it and the City would do a small land exchange with DL Ventures. The map exhibits for this exchange is also in the possession of the HOA Presidents for review. There are very strict stipulations in this agreement on DL Ventures should they not abide by the agreement which includes the City getting the improved Pond and area back from DL Ventures.
- After this Pond agreement was brought to the HOA's attention, (after the agreement was approved by City Council) the HOA leadership quickly begin talks with the City of Conroe Mayor, Council Members, City Manager, and Engineer. The HOA leadership team put together visits to the area wherein a clear view of the status of the golf course was presented along with our vision of what should be priority for the City and the residents.
- A tentative understanding of the issues between the City and the residents culminated in the forming of a petition by the HOA leadership to the Mayor and City Council to be presented prior to their workshop on April 13, 2022.
- The Petition, named, Wedgewood Property Owner's Petition to Amend Minimum Lot Sizes was drafted by HOA leadership and signed by more than 375 residents of the greater Wedgewood Subdivision. HOA Presidents have this petition in the records of the HOA.
- The petition was emailed to the City and the representatives within, and then submitted on April 13, 2022 in the official Council Workshop. Scott Mrosko and Doug Frankhouser spoke on behalf of the Wedgewood residents. The voice of the residents and the petition was well received.

- April 14, 2022 during the regular session of City of Conroe City Council a vote to increase the minimum lot sizes on defunct golf courses was amended to 60' by 110' or 6600 square feet. The vote was unanimous. Section 212.0155 of the Texas Property Code was used to write this change in the City Ordinance.
- There is still much work to do before any building can commence. There must be a formal plat, MUD, traffic study, engineering study for drainage, street width, and other issues addressed before anything can be presented, approved, or built to the Mayor and City Council.
- The work continues and your HOA leadership will stay on this issue to ensure our neighborhood is the same peaceful, safe, and enjoyable place to live.
- You will be kept informed of any new developments.

The people at the forefront of getting this amendment to the City Ordinances are:

President Section 1 Scott Mrosko
President Section 4 Debbie Fischer
ACC Member Section 4 Doug Frankhouser
Resident Section 4 Peggy Frankhouser

All Residents of Wedgwood who walked to get signatures on the petition and those who signed the petition.

There have been countless hours spent with long and multiple phone calls, visits to City Hall, hosting council representatives, engineers, city manager, and others to get this result.

Many thanks also for the Mayor, Council Members and other City leaders who have heard our requests and have acted on them.