Printed by: Christina Fleming
Tags: Inbox

Date: Monday, September 21st 2026, 03:56:22 PM -05:00 CDT
Subject: [INTERNAL]Re: [EXTERNAL]86 S Goldenvine Cir - HOA
From: Belinda Wells <bwells@thewoodlandstownship-tx.gov>
To: <christina.fleming@homewardtitle.com>

Caution: External (bwells@thewoodlandstownship-tx.gov)
First-Time Sender Details

Report This Email FAQ Protection by INKY

As of January 2010, we no longer provide Resale Certificates; the quote that was provided is showing you that at this time there is not any outstanding dues or covenant violation liens on the property.

The annual dues have transitioned to The Township as a property tax and is being collected by the Montgomery County Tax Office. Here's the link to get that amount https://mctotx.org I've attached the Transition letter of explanation for this.

For anything else such as specifics (violations) on the property itself will have to come thru as a Public Information Request, here's the link https://www.thewoodlandstownship-tx.gov/Departments/Township-Secretary/Public-Information-Request

Hope this helps!

Belinda Wells
Records Specialist
The Woodlands Township
281-210-3843

From: Christina Fleming <christina.fleming@homewardtitle.com>
Sent: Monday, September 21, 2026 11:47 AM
To: Belinda Wells <BWells@thewoodlandstownship-tx.gov>
Subject: [EXTERNAL]86 S Goldenvine Cir - HOA

Hello, I need clarification your resale certificate. What has been provided is NOT sufficient for closing.

We need to know the amount of the dues, when they are due, if there are violations at the property. Please provide right away.

Please reach out if you have any questions.

Thank you,

Christina Fleming,
Escrow Assistant

801 Barton Springs Rd, Suite 615,
Austin, TX 78704
christina.fleming@homewardtitle.com
Direct: (512) 399-2682
Fax: (512) 399-4037

*** *Please send all closing documents to the escrow officer, Heather Ritchie, heather.ritchie@homewardtitle.com* ***

***IMPORTANT: REGARDING SCHEDULING YOUR CLOSING ***

We exclusively utilize mobile notaries for our signings as we are a fully remote company. The mobile notary can be scheduled for any time and location that is convenient for everyone. A scheduling email will be sent 2-3 days PRIOR to your close date where you can let us know when and where you want to sign. Additionally, this is a charge to the client that is already included on the closing statement.

homeward title
https://www.homewardtitle.com

Beware of Wire Fraud!

If you receive an e-mail containing wire transfer instructions, please call our office immediately to verify the information prior to sending funds. All legitimate wiring instructions for Homeward Title will be confirmed through a secure digital portal, not through email.

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The Woodlands Community Association, Inc. The Woodlands Association, Inc. and The Woodlands Commercial Owners Association, Inc., **have ceased** billing for the annual assessment fees due on January 1 and delinquent on March 1 of each year. As of January 1, 2010, the services provided to the community will be funded a **new** way by **The Woodlands Township Property Tax**, which has been **included** on the County Tax Statement from The Montgomery County Tax Assessor-Collector.

What does this mean to you, as a local realtor, title company (or tax servicing company), and to your client buying or selling property in The Woodlands Township?

- The Woodlands Community Association, Inc. The Woodlands Association, Inc. and The Woodlands Commercial Owners Association, Inc. do not send assessment fee bills out.
- All recorded Covenants and Restrictions will remain in effect and all current community services will continue to be provided by The Woodlands Township as of the January 1, 2010 transition date. Visit www.thewoodlandstownship-tx.gov for more information.
- The Montgomery County Tax Assessor-Collector has begun to collect the new Woodlands Township Tax (along with the other County taxes) that becomes due annually on January 31.
- Properties in The Woodlands Township now include Windsor Hills, Woodlands Trade Center, Cokeberry Forest, and Grogan's Park areas, in addition to properties presently in The Woodlands Community Association, The Woodlands Associations, and The Woodlands Commercial Owners Associations.
- Requests for fee quotes on all existing, outstanding, and delinquent assessment fee accounts (owed to The Woodlands Community Association, The Woodlands Association, and The Woodlands Commercial Owners Associations) will continue to be due and payable through our current office: Records Department, 2801 Technology Forest Blvd, The Woodlands TX 77381-3901.
- As of January 1, 2010, transfer fees are $100 and refinance fees are discontinued.

Questions? Please call us at 281.210.3974 or e-mail us at assess@thewoodlandstownship-tx.gov and we will be glad to help answer any questions. Transition and governance questions can also be reviewed and/or submitted on the www.thewoodlandstownship-tx.gov Web site.

Sincerely,

The Woodlands Township