

WATERWOOD NEIGHBORHOOD NEWS

FEBRUARY 2019

Issue 2 Volume LX



Photo by Tommie Kwiakowski - Sunset

WIA MEETING THIS SATURDAY, FEBRUARY 16TH 9:00AM

The regular WIA Board of Directors meeting will be held this Saturday, February 16th at 9:00 am, rather than the third Monday of the month. The meeting is open to property owners and guests that have been invited by the Board and will be held at the WIA office.

The Board voted to hold a Saturday meeting in hopes of getting greater property owner participation. This is an experiment as it is intended to allow residents who are employed outside the home to be able to attend without missing work. Future meeting days will depend on the attendance at this plus one other Saturday meeting to be scheduled in the future. If you are a property owner, please make plans to attend.

AUDIT/FINANCE UPDATE

By Larry Maas

WIA Five Year Forecast

At the January 2019 WIA board meeting, a question was raised concerning a planning tool the WIA Audit/Finance Committee uses to project future cash flows. This document is a 5 year forecasted estimate of future cash flows and is not approved or retained by the WIA Board. The 5 year forecast is not an official, audited financial report of the Association. The 5 year forecast is not entered into the WIA financial system.

However, the current year budget is an official document that is entered into the WIA financial system. The current year budget is approved and retained by the WIA Board of Directors. Any increase in the Annual Assessment is for one year only and must be presented to and approved by the WIA Board of Directors. The WIA Board does not approve multiple years of annual assessments.

Waterwood M.U.D.

During the January 2019 WIA Board meeting there was a discussion regarding the impact on residents' property taxes if Waterwood M.U.D. were to issue new bonds. As an example, If M.U.D. issues \$1,000,000 of new bonds, the M.U.D. tax would increase by approximately \$0.17. With a property valuation of \$100,000, M.U.D. taxes would increase \$170. Please note, Waterwood M.U.D. has not made any final decision on issuing new bonds at this time.

Waterwood M.U.D meetings are held every 3rd Friday of the month, 4:00 pm at the WIA office building. The M.U.D. meeting agendas are posted 72 hours prior to the meeting. M.U.D. board meetings are very lightly attended by residents of the community. Significant decisions are made during these meetings that affect us all financially.

MONTHLY MESSAGE FROM THE MUD BOARD PRESIDENT

By Martin J. Cristofaro, President, Waterwood MUD No. 1

It was brought to my attention during the February 1, 2019 special MUD Board meeting that residents wanted more transparency from the Board. Due to this request, I will write a quarterly newsletter submission to let everyone know what we are working on and what the challenges are.

There have been several rumors that have surfaced regarding bonds and taxes being raised. The Board has been looking at funding options for some upcoming projects that are required in Waterwood. At this point, we are only exploring the options and will involve the community when a viable plan is being considered. You can rest assured that economic impact on the community will be heavily weighed. Our water and wastewater systems have been in the ground for over 40 years and are reaching the end of their useful life, other than the wastewater treatment plant that is about 5 years old. The attached picture is an example of the condition of much of our system.



Figure 1 Manhole

Due to excessive sewer overflows from 2012-2016, the

Board agreed to participate in a Sanitary Sewer Overflow Initiative offered by the Texas Commission on Environmental Quality (TCEQ). The TCEQ is the governing body for our water and wastewater systems. This participation was done voluntarily to avoid enforcement action and fines being levied against us. The program outlines a plan to inspect and repair the wastewater collection system over the next ten years. There are steps that must be taken each year to meet the phases of the plan. The proposed funding will be used in part to pay for the requirements of this plan.

Another proposed project is replacement of the water meters. The operating revenue for the district is based in part on the income from water sales. Most of the meters in use today are 30-40 years old and have diminished accuracy. New meters will more accurately capture water usage and increase the operating funds available to continue to make improvements to our systems.

Inframark has been operating our water and wastewater systems for just over two years now. When they were hired in 2016, the system had undergone several years of little or no maintenance and had major non-compliance issues. There were many challenges that had to be overcome. They have been successful in bringing the system back into compliance and correct the problems however; due to the age of the system, they still face many challenges. They were hired on a month to month basis which enables either party to make a change with a thirty day notice, if desired. Inframark has all the resources available to tackle whatever challenge they face in our system and the Board recognizes how valuable this is.

The Board voted at the February 1 meeting to add the water billing to the contract with Inframark. This will provide a more seamless billing for the customers. They offer several options for paying the bill, including electronic. Customers need to be aware that Inframark will be following the adopted Rate Order and service will be disconnected for non-payment. We are currently working with Inframark and will provide further updates as to when this will be implemented. All residents will be given at least a month notice prior to this change.

Just so you all know, the MUD Meetings are every third (3rd) Friday beginning at 4:00 PM at the WIA Building. Everyone is encouraged to attend. Agendas are posted the Tuesday before that Friday Meeting.



FUN PAR 3 GOLF TOURNAMENT

Thank you to Richard and Sandy Singletary for setting this up for all to enjoy! There was a great turn out and we had lots of fun! Come out and join us!

WATERWOOD NATIONAL GOLF AND RECREATION ASSOCIATION (WNGRA)

By Steve Turchi, President, WNGRA

Membership Meetings: 2019 1st Quarter Membership meeting is scheduled for Saturday, February 9th at 1:00pm. The meeting will be held in the WIA office. All are welcomed to join this meeting and see what WNGRA is up to. We hope you like what you see and join our Association

Number of Volunteer Hours: Approximately 200 volunteer hrs. associated with subcommittee work, maintenance, grounds keeping contract bidding, finance, membership drive, greenspace inspection, greenspace recreational improvement projects, officer meetings and misc. association business. WNGRA is working hard on our greenspace to

bring the most enjoyment and value to our entire community.

Activities Report:

- **Association Revised Bylaws:** WNGRA bylaws have been completed and pending membership approval before implementation. Members will be voting on these in the February 9th meeting.
- **Subcommittees Report:**
 - **Membership Subcommittee:** WNGRA membership drive continues. Membership is required to identify who has voting rights for WNGRA official business. Members can join at any time thru the year. To date, we have 56 active members. The existing membership includes ladies, non-golfers and golfers. See below contact information for membership & recruiting.
 - **Finance Subcommittee:** is formed and active.
 - Financial control procedures have been written and pending membership approval on Feb 9th.
 - 2019 budget has been completed, approved by the finance subcommittee and is pending February 9th membership approval. Month by month income and expenses are detailed and itemized.
 - **Maintenance Subcommittee** is formed and active.
 - Maintenance subcommittee members have been actively involved in the maintenance budget buildup and schedule of maintenance activities.
 - The grounds keeping contract has been competitively bid out and pending execution. Five RFP's were sent out to contractors with two bids

received and three (3) no bids. As discussed in the WIA December Board meeting, a three (3) year term grounds keeping contract has been written and will be presented in the WIA February 16th Board meeting.

- A “special projects” report has been developed with photos and descriptions. Projects range from installation of outdoor fitness stations, benches, minor irrigation system leaks, weed clearing to significant washouts and retaining wall failures. All projects have been prioritized. Most projects can and will be managed by WNGRA and are budgeted in 2019. Others will require a funding source outside of WNGRA means.
- **Tournaments Subcommittee** is formed and active.
 - This group is already active in organizing 2019 golf activities. Regular weekend golf events are organized for Saturdays and Sundays. However, rain has prevented most from occurring.
 - A very fun and non-serious par 3 scramble was held on Thursday Jan 17th with 17 players on a beautiful day.
 - A property owner has organized with WNGRA a golf tournament on Feb 2nd. This will generate approximately \$650 in donations for WNGRA.
- **Recreational Subcommittee** has been formed. The chair-persons are seeking additional members to help bring about new recreational activities for the greenspace. This

group is organizing non-golf recreational activities held in the greenspace. This is becoming a priority, as Spring nears. Current ideas for greenspace activities include: frisbee golf, exercise stations, birding group, walking group and biking group. We welcome your participation and ideas.

- **Voluntary pledge drive continues:** To date, members and non-members have pledged to contribute \$50,720 for 2019. This pledged income is the basis for the 2019 operating budget.
- **Greenspace Usage Agreement:** Matt Landreau (WNGRA liaison for Joe Nocito – greenspace owner) has presented to WNGRA a revised usage agreement for the golf course/greenspace. Original agreement dated June 2009. This revised usage agreement will be presented to the membership for approval. Joe Nocito generously allows, through this usage agreement, property owners and property owner tenants access and use of the greenspace for recreational activities. Primary revisions are:
 - WNGRA name change
 - WNGRA responsible for all maintenance, unless otherwise agreed between parties. This formalizes how we have been operating with Joe Nocito for the last 9 years.
 - WNGRA is responsible for electricity and TRA water rights costs. This formalizes how we have been operating with Nocito for the last 9 years.
- **Forward Looking Activities:**
 - Present the grounds keeping contract to the WIA Board for acceptance of a 3-year term.
 - 1st quarter 2019 membership meeting set for in February 9th at 1:00 in the WIA office.

Please join our new association for the social activities and help us promote and maintain this enjoyable and valuable greenspace. If you desire to be a member of WNGRA, please contact one of the below individuals for additional information. We look forward to your 2019 participation and embracing new members to our Waterwood National Golf and Recreation Association.

Steve Turchi

President WNGRA, (832) 474-4292

sturchi@summitter.com

Tom Brick

WNGRA Membership & Recruiting Subcommittee

(832) 642-1836

tombbrick@earthlink.net

Rick Harlow

WNGRA Membership & Recruiting Subcommittee

(318) 218-2661

Rdrharlow.2@aol.com



A Special Thank You!

By Mike Bercu

Unfortunately, Christmas is over and we had to take down the beautiful holiday lights and wreaths.

We had plenty of help and did the job in 1.5 hours.

Thanks to: (Please thank them when you see them).

Larry and Debbie Maas – Debbie's homemade kolaches were delicious

Sally and John Charlton

Bob Lane

Al Goldsmith

Rick Brown

Carol and Wayne Morris

Anita Paul

Sandy and Richard Singletary

Rick Harlow

Pat Zappa

Joyce and Danny Hubbard

Mary Fox

Co-Chairs Sally and Mike Bercu

SPRING OUTING SATURDAY APRIL 27TH

Dessert Contest at the Spring Fling – Winners will get a prize
Need tasty entries
Need three hungry judges
Contact Mike Bercu, mbercu@hotmail.com to volunteer
(See flyer in this newsletter.)

JULY 4TH COMMITTEE IS FORMING

July 4th Committee is forming now!
Our Goal is to have the best July 4th ever.
Need Committee Volunteers.
Will meet in the afternoon of WIA Board meetings
Contact Mike Bercu, mbercu@hotmail.com to volunteer



Photo by John Charlton – Lunar Eclipse January 21, 2019



WIA



Spring Outing

Saturday

April 27th

11:00-1:00

@ the Park Pavilion

Waterwood residents invited

**BBQ MEAL WITH ALL THE TRIMMINGS
COME ENJOY THE FOOD AND FELLOWSHIP**

\$5.00 per person for the bbq lunch plate.

No charge for those ages three (3) and under

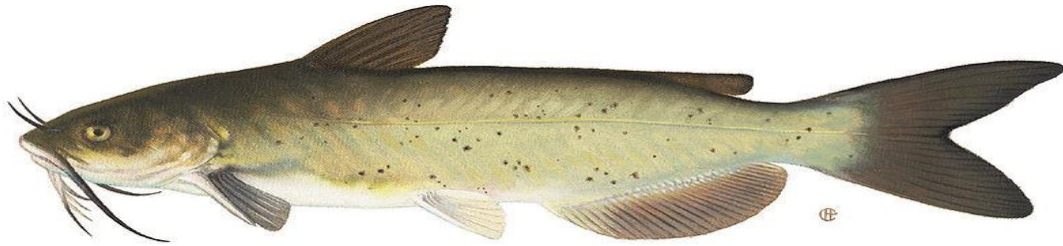
There will also be a dessert contest!

Have your dessert there by 10:30

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WATERWOOD VFD

ANNUAL FISH FRY

MARCH 23, 2019

11 AM TO 2 PM

\$8.00 PER PLATE

\$1.00 DRINKS

**Dinners will include Fish, Fries,
Cole Slaw, and Hush Puppies**



**COME JOIN US AND HELP SUPPORT YOUR
FIRE DEPARTMENT!**





WATERWOOD WOMENS LEAGUE

By Myra Spencer

The Waterwood Women's League meeting was held on January 10th at the WIA office.

Dixie Thornton resident of Waterwood introduced her sister-in law Una Grace Nash who gave an excellent portrayal of Margaret Lea Houston, the wife of Gen. Sam Houston. Una Grace has been portraying Margaret Houston for 40 years. She was a Junior High teacher and decided to write the monologue for a show she put on about the Houston family. Una Grace dressed the part quiet eloquently and was very interesting.

The philanthropy projects are coming along with help from the ladies in the league. The next workshop hostess will be Deb Harlow 22337 Doral.

GREAT FUN!



This month's February 9th meeting was held at Patron's in Livingston. If you would like to become a member or have any questions contact us at Waterwoodleague@gmail.com.

Happy Valentine's Day!



REMEMBER THESE???

Sweethearts Candies! (also known as **conversation hearts**) Weren't these so much fun!

Wikipedia states, "Sweethearts were made by the New England Confectionery Company, or Necco, previously also made by the Stark Candy Company. Necco manufactured nearly 8 billion Sweethearts per year.

After the bankruptcy of Necco, the right to the candy were acquired by Spangler Candy Company on September 21, 2018. Because of the change, Sweethearts will not be sold for Valentine's Day in 2019 but will be available in 2020.

How is this even possible? Valentine's Day without Sweethearts Candies? I guess we will have to verbalize our true feelings! What a concept! Texting not allowed!



Beautiful Valentine's Day table setting at Shirley Morrell's home.

CONTACT EMAILS

Sometimes we have questions about Waterwood that we want answers to right away!

The email address for general questions concerning Waterwood is wia@waterwoodwia.com. You may also go to the website, www.waterwoodwia.com and you will find information about covenant and deed restrictions there as well as an abundance of other helpful information. The WIA Office phone number is 936-891-7710.

The email address for articles and pictures for this newsletter is waterwoodwnn@gmail.com. This email address is not monitored daily, so please, do not send an email to this address if you have an email that is needing a timely answer.

CLASSIFIED ADS

Classified ads accepted at no cost.

Please note the email for classified ads: waterwoodwnn@gmail.com. Deadline is the 1st of the month and must be submitted each month. Keep it short and simple. Space will be limited to 10 ads per month in the newsletter.

WATERWOOD SERVICES

Provide name and contact information for providers of services to Waterwood such as A/C, Plumbing, Stump grinding, Tree Service, Housekeeping, Handyman, etc. Send an email waterwoodwnn@gmail.com to have a service added.

Realty

Amy Bunyard, Walzel Properties
Phone: 713-962-7523
Contact: amywbunyard@gmail.com
Website: www.amywbunyard.com

Melanie Cook Owner/Agent

Palmer Real Estate
800-824-9416
936-891- 5200
936-661- 7767 cell
melanie@palmerrealestate.com
www.palmerrealestate.com

Amanda Mitchell
713-829-4606
AmandaMitchell@kwrealty.com

Michele Kimmons Properties LLC
641 Hwy 156
Point Blank, TX
936-520-6424
713-213-1755

Photography Services

Melanie Cook
936-661- 7767 cell
Engagement, senior, events, and more

Pizza

Simple Simon's Onalaska
936-646-7743
Hours 11:00 to 9:00 PM
Buffet 11 to 2 daily and Tuesday 5 to 8

Embroidery

Mary Fox
[936-891-5180](tel:936-891-5180)

House Cleaning

Dust Bunnies Housekeeping Services
Waterwood resident
Contact Debbie Neal
[281-610-1678](tel:281-610-1678)
Excellent References

Churches

Point Blank Community Church
432 Robinson Way
PO Box 274, Point Blank, TX 77364
936-218-963
www.pointblankcommunitychurch.com

Grace Community Church
6801 FM 980 N
North of WW Parkway, past Poole Creek on the
Left

Onalaska Church of Christ
13570 Highway 190 W
[936-646-3517](tel:936-646-3517)
Sunday classes 9am worship 10 am and 6 pm
Wednesday classes at 6:30 pm

Computer Service

ABitPersonal (Tim Bryant)
Highway 190 & FM3186
Onalaska, 77360
Phone: [936 433 1643](tel:936-433-1643)

Movers

MoverProfessional Moving Labor
936-828-0080,
Tomthemovingman@yahoo.com

Piano Movers of Texas
214-418-5237,
gordon_bolton@yahoo.com
pianomoversoftexas.com

Piano Tuner

Madeline Loosier, 936-581-0094

Refurbishing

B Family Masterpeace
Kendell Bermingham

berminghamkendell@gmail.com

[936 581 8683](tel:936-581-8683)

All types of furniture and also do small wooden
signs and tables

Stained Glass

Wanda's Decorative Art
Custom Stained Glass by Appointment Only
Wanda Gardner
936-891-1145
grmbellewanda@aol.com

Tree Service

Carlos Burleson
936-439-7035

Storage

TX HWY 19 Storage
3150 Hwy 19
Huntsville, TX 77320
Sara Odat
[936-436-9111](tel:936-436-9111)

Dry Safe Storage
9531 US 190 E
Point Blank, Tx. 77364
Jimmy & Lori Zoch
[936-377-4392](tel:936-377-4392)

Beauty Products

Mary Kay products
Call for an appointment
Janas Goldsmith
[936-891-7743](tel:936-891-7743)
janal22@windstream.net

WNN ARTICLE DEADLINE

Send pictures and articles of interest to Teresa Brown at waterwoodwnn@gmail.com. Deadline for articles and pictures is the 1st of each month.