

# WATERWOOD NEIGHBORHOOD NEWS

## MARCH 2019

Issue 2 Volume LXI



Photo by Carol McGee

### TIME TO BUILD AN ARK?

Most of us have been feeling waterlogged due to the large amounts of rain that seem to be neverending! Soon the rain will pass, flowers will be in full bloom and we will all be out enjoying our beautiful green Waterwood!

There are quite a few upcoming events happening in Waterwood – the Volunteer Fire Department Fund Raiser Fish Fry, Waterwood Women’s League Fund Raiser for Scholarships at the Herb Festival, and our Waterwood Spring Outing. All the details are in this newsletter.

### VOLUNTEER FIRE DEPARTMENT FUND RAISER

By Bob Lane

Mark your calendar now for Saturday, March 23<sup>rd</sup>, 11am – 2pm for the Waterwood Volunteer Fire Department’s Annual Fish Fry Fund Raiser at the Waterwood Pavilion. Dinners will include Fish, Fries, Cole Slaw and Hush Puppies. \$8.00 per plate. \$1.00 for drinks. If you are planning on having company this particular weekend, why not bring them to the fish fry? Lots of fun and fellowship and remember, it’s a fund raiser for our Volunteer Fire Department. We appreciate the support!



## **WATERWOOD DRAGON SPOTTED!!!**



Photo by – Rick Brown



Photo by - Maryann Readal - Sunset

## **VOLUNTEERS NEEDED**

By Mike Bercu

**Spring Outing      Saturday April 27th**

Dessert Contest at the Spring Outing – Winners will get a prize! We need tasty entries. Please bring your delicious entries to the Spring Outing by 10:30am if you'd like to be in the contest.

**WE ALSO Need three hungry judges!**

Contact Mike Bercu, [mbercu@hotmail.com](mailto:mbercu@hotmail.com) to volunteer (See flyer in this newsletter.)



**ACHOO! THEY'RE BACK!**

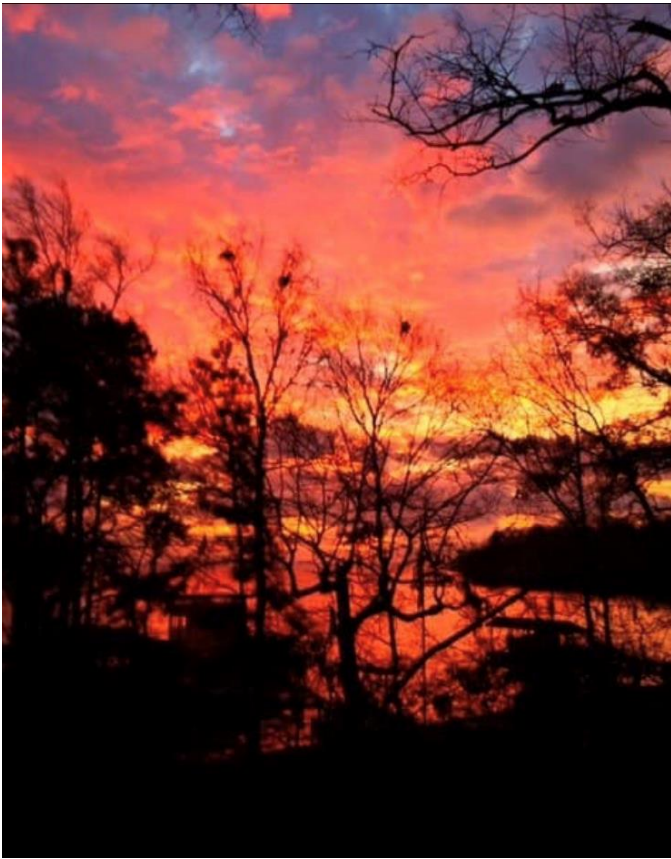


Photo by - Jeanna Thornton

## **AUDIT/FINANCE UPDATE**

By Larry Maas

Audit/Finance Update

By Larry Maas

### Delinquent Property Owner Annual Charges

At the February 2019 WIA board meeting, I addressed the Board concerning delinquent property owner accounts. To provide those property owners not in attendance at the February meeting, below is a recap of what was discussed.

For the past two years WIA has billed approximately 1,403 annual property owner assessments. In 2017 and 2018 WIA collected from 860 and 871 property owners, respectively. Of the approximately 530 delinquent accounts, 99.1% of these properties are unimproved lots. So what has your WIA Board done in the past and currently to collect on these properties?

1. **DELINQUENT LETTERS:** Within 2 weeks following the due date of the annual fee, delinquent letters are mailed to the respective

property owners. If the annual fee is not paid within 5 months of the first delinquent letter a second follow-up letter is sent. If the annual fee is still not paid by the end of the year, a lien on the property can be filed with the county. Filing a lien against a property allows WIA to collect all monies owed to WIA if and when the property is sold. A lien filed with the county is permanent until such time as WIA releases the lien. Please note: In 2014 San Jacinto County charged \$25/property to file a lien; as such, WIA in the past has only filed liens against improved properties. Filing of liens on unimproved property delinquent accounts will be addressed with the Board at the March 2019 Board meeting.

2. **COLLECTION AGENCIES:** In the past WIA has hired collection agencies to collect delinquent property owner fees. WIA last contracted with a collection agency in April 2014 and the contract is still in effect. The collection agency reports the delinquent accounts to the 3 primary credit bureaus negatively affecting the property owner's credit rating. Since the execution of the 2014 contract, WIA has collected over \$252,000 in delinquent accounts.

Other options WIA has considered to collect on past due property owner accounts include:

1. **FORECLOSURES:** Over the past 25 years WIA has not foreclosed on a property. The primary reason is cost. Legal costs to foreclose on a property generally run \$1,700 per property. This is the fee WIA's attorney would charge to foreclose on a property. To foreclose on 530 properties would cost WIA over \$900,000 in legal fees alone. The vast majority of the delinquent accounts are also behind in their County, M.U.D. and School District taxes that would also have to be paid by WIA at time of foreclosure. If WIA were to foreclose on a property, WIA would then have the future property tax liability costing WIA even more money up until the property is resold. Many of the properties could not resell for what WIA paid to foreclose on the property. Foreclosure is not a fiscally responsible option.
2. **DEED PROPERTY TO WATERWOOD:** This option is currently being considered. WIA would send a letter to delinquent property owners asking them to deed the property to WIA in exchange for forgiveness of their past

due property owner account. This will only be a viable option if WIA can negotiate with the County, Coldspring ISD, and M.U.D. to also forgive any back taxes owed. WIA would then get title to the property. This option requires a number of "ifs" to make this happen. I am currently in discussions with our San Jacinto Precinct 4 County Commissioner on this and any other options WIA might pursue.

It is important to know your WIA Board has worked in the past and is working currently to collect delinquent accounts. If you have any new ideas to collect past due accounts, please let me know.

## **WATERWOOD WOMEN'S LEAGUE**

By Debbie Maas

Mark your calendars now to attend our 2 largest fundraising events of the year.

### HERB FESTIVAL

Saturday – March 30<sup>th</sup> – 9:00am to 4:00pm

At the WYNN House in Huntsville

The Waterwood Women's League will have a booth selling our fairy gardens and you'll have the opportunity to make your own fairy garden as well!

### BINGO NIGHT!!!

Saturday – April 27<sup>th</sup> – 5:00pm to 9:00pm

At the Waterwood Pavillion

This is our much anticipated 2<sup>nd</sup> BINGO night event. We will have baskets of silent auction items, door prizes, raffles, baked goods, food and drinks. Come out and enjoy an evening of fun and support your Waterwood Women's League.

**REMEMBER:** All the proceeds from these events help fund scholarships for local area students.



## **IT'S TIME TO PLANT**

By Maryann Readal

Are you being charmed by the spring colors that are starting to burst out after our rainy and cloudy winter? All of our pollinator wildlife species, the birds, bees, and butterflies, bats, etc. are being charmed too as they are waking up, migrating through, and searching for food after a long winter. Did you know that pollinators are necessary for 75% of our major food crops. Some scientists even believe that the decline of pollinator species is a more critical problem than global warming.

That's an important reason for all of us to encourage pollinators to visit our yards in whatever way we can. Everyone can plant a little patch of colorful herbs or flowers in our yards or in a patio planter in order to attract and feed these important species. You may not see them visiting your plants, but believe me, they are there.

On Saturday, March 30, 8-2, the Herb Festival at the Wynne Home, 1428 11<sup>th</sup> St. in Huntsville happens. Here again--lots of perennials, vegetables, herbs, bulbs, and native plants will be for sale. Lots

of expert advice can be gotten here as well. There will be a talk on Herbs for Pollinators at 9:00. Not only will you be able to buy your pollinator plants here, you will also be able to beautify your garden or patio with one of the Waterwood Women's League beautiful fairy gardens. Seeing is believing what these ladies have created!

So come out and support the Women's League and all of the local plant people who care deeply about promoting our native plants and herbs so that pollinators will always have a home in our yards.

## *Fairy Gardens and Fun!*



Waterwood Women at the Walker County Fairgrounds



# WATERWOOD NATIONAL GOLF AND RECREATION ASSOCIATION (WNGRA)

By Steve Turchi, President, WNGRA

## WATERWOOD NATIONAL GOLF AND RECREATION ASSOCIATION (WNGRA) FEBRUARY REPORT

### Membership Meetings: 2019 1<sup>st</sup> WNGRA

quarterly membership meeting was conducted and well attended, on Saturday, February 9<sup>th</sup> at 1:00pm.

Business conducted:

- The revised WNGRA bylaws we approved by members and took immediate effect.
- The 2019 WNGRA operating budget was approved by members.
- The WNGRA finance procedures were approved by members.
- The 2019 WNGRA goals and objects were presented to the members.

### Subcommittees Report:

- **Membership Subcommittee:** WNGRA continues to actively seek new members. To date, we have 64 active members and 90 participants of diverse interest. See below contact information for membership & recruiting.
- **Finance Subcommittee:** is formed and active.
  - January 2019 actual budget results were presented to members, for reporting purposes. End of month results were very favorable.
- **Maintenance Subcommittee:**
  - The greenspace grounds keeping contract has been awarded to Oscar' Landscaping for a three (3) year term. The contract will start on May 1, 2019. Oscar's Landscaping will be responsible for all greenspace mowing, edging, trimming and miscellaneous ground keeping activities. Mowing of the golf course playing areas is excluded from

this contract and conducted by the golf course owner.

- Various projects are being planned for implementation as previously identified in the "special projects". All projects are being prioritized and include bridge repair, path improvements and sprinkler system repairs. 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.
  - Regular weekend golf events are organized for Saturdays and Sundays. Rain has prevented many from occurring, but we keep trying. If you are interested in joining up on one of the many casual and fun golf games, please reach out to the Tournaments subcommittee members listed below.
- **Recreational Subcommittee** We are excited about using the green space associated with the Waterwood golf course for various activities that provide enjoyment and community spirit to our great neighborhood.
  - The Recreation Committee currently consists of Kathy Turchi, Ruth Massingill, Douglas Dick and Sam and Christel Butler and is open to others to join in order to increase our idea and imagination pool.
  - The committee met on February 9<sup>th</sup> and put together a list of improvements, activities and events to expand the use of our green space. Some of the improvements would include additional picnic benches, more trash receptacles and doggie bag dispensers.
  - The golf cart paths are currently being used by walkers and cyclists and we thought that there would be an interest in forming groups of like-minded community members to make these activities, and others, more fun. For example, Ruth Massingill has volunteered to head up a bird watching group. Other activities we thought might be of interest are fast-pace walking, yoga

or tai chi, pond fishing, etc. If there is interest in the community to lead or join a group, please contact any one of us on the Recreation Committee.

- We also thought that it would be fun to get everyone out for events and/or tournaments like corn hole, volleyball or badminton, putting for non-golfers and outdoor movie night. Two committee members have scouted the green space for various spaces for activities, events and tournaments and have identified 3 or 4 areas that would work.
- The Recreation Committee has a line item in the WNGRA budget, but we hope that the majority of items needed to realize our goals will either be donated or loaned.
- We would appreciate the input of the community so that we can focus on specific items that generate the most interest. We live in a great community with amenities that can be enjoyed by all!

Sam Butler

([samuelebutler1970@yahoo.com](mailto:samuelebutler1970@yahoo.com))

Christel Butler

([christelbutler@gmail.com](mailto:christelbutler@gmail.com))

Kathy Turchi

([kturchi@att.net](mailto:kturchi@att.net))

Ruth Massingill

([ruthmassingill@yahoo.com](mailto:ruthmassingill@yahoo.com))

Douglas Dick

([douglaskdick@gmail.com](mailto:douglaskdick@gmail.com))

- **Greenspace Usage Agreement:** Matt Landreau (WNGRA liaison for Joe Nocito – greenspace owner) and WNGRA has executed usage agreement for the golf course/greenspace. As previously communicated, Joe Nocito generously allows, through this usage agreement, property owners and property owner tenants access and use of the greenspace for recreational activities. This is a very important agreement that we all can take advantage of for many of our recreational pursuits.
- **Forward Looking Activities:**
  - Spring is coming. Let's get out there and enjoy the greenspace. We welcome

and encourage your involvement. Please join us! 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.

WNGRA Membership & Recruiting  
Subcommittee

Steve Turchi

([sturchi@summitterm.com](mailto:sturchi@summitterm.com))

Tom Brick

([tombrick@earthlink.net](mailto:tombrick@earthlink.net))

Rick Harlow

([Rdrharlow.2@aol.com](mailto:Rdrharlow.2@aol.com))



Photo by – Teresa Brown - Sunset



Photo by – Teresa Brown - Sunset

## **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](mailto:mbercu@hotmail.com) to volunteer  
(See flyer in this newsletter.)

## **JULY 4<sup>TH</sup> COMMITTEE FORMING**

July 4<sup>th</sup> Committee is forming now!  
Our Goal is to have the best July 4<sup>th</sup> ever.  
Need Committee Volunteers.  
Will meet in the afternoon of WIA Board meetings  
Contact Mike Bercu, [mbercu@hotmail.com](mailto:mbercu@hotmail.com) to volunteer

## *QUOTE OF THE MONTH...*







**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**

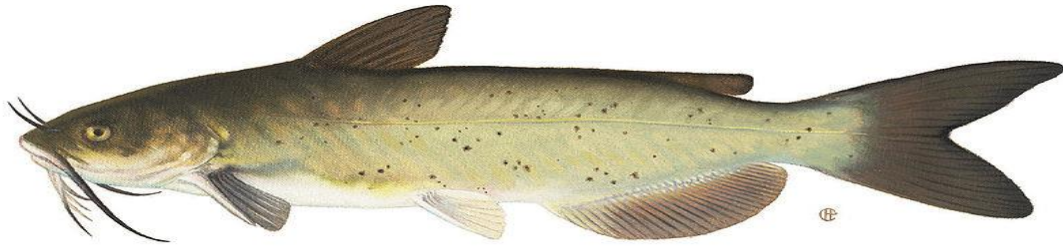
**There will also be a dessert contest!**

**Have your dessert there by 10:30**

# **WATERWOOD NEIGHBORHOOD NEWS**

## **MARCH 2019**

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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!**



## CONTACT EMAILS

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

The email address for general questions concerning Waterwood is [wia@waterwoodwia.com](mailto:wia@waterwoodwia.com). You may also go to the website, [www.waterwoodwia.com](http://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](mailto: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](mailto:waterwoodwnn@gmail.com). Deadline is the 1<sup>st</sup> 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](mailto:waterwoodwnn@gmail.com) to have a service added.

### Realty

Amy Bunyard, Walzel Properties

Phone: 713-962-7523  
Contact: [amywbunyard@gmail.com](mailto:amywbunyard@gmail.com)  
Website: [www.amybunyard.com](http://www.amybunyard.com)

Melanie Cook Owner/Agent  
Palmer Real Estate  
800-824-9416  
936-891- 5200  
936-661- 7767 cell  
[melanie@palmerrealestate.com](mailto:melanie@palmerrealestate.com)  
[www.palmerrealestate.com](http://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

### **House Cleaning**

Dust Bunnies Housekeeping Services  
Waterwood resident  
Contact Debbie Neal  
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](http://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

### **Movers**

MoverProfessional Moving Labor  
936-828-0080,  
[Tomthemovingman@yahoo.com](mailto:Tomthemovingman@yahoo.com)

Piano Movers of Texas  
214-418-5237,  
[gordon\\_bolton@yahoo.com](mailto:gordon_bolton@yahoo.com)  
[pianomoversoftexas.com](http://pianomoversoftexas.com)

### **Piano Tuner**

Madeline Loosier, 936-581-0094

### **Refurbishing**

B Family Masterpeace  
Kendell Birmingham  
[berminghamkendell@gmail.com](mailto:berminghamkendell@gmail.com)

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](mailto: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

Dry Safe Storage  
9531 US 190 E  
Point Blank, Tx. 77364  
Jimmy & Lori Zoch  
936-377-4392

### **Beauty Products**

Mary Kay products  
Call for an appointment  
Janas Goldsmith  
936-891-7743  
janal22@windstream.net

### **Lawn Care**

Metz lawn care and pressure washing  
Servicing Waterwood  
936-355-9014

## **WNN ARTICLE DEADLINE**

Send pictures and articles of interest to Teresa Brown at [waterwoodwnn@gmail.com](mailto:waterwoodwnn@gmail.com). Deadline for articles and pictures is the 1<sup>st</sup> of each month.