

WELCOME TO OUR

Waterwood Neighborhood News

we're so glad you're here!

WWW.WATERWOODWIA.HOASPACE.COM

Spring is here!!!



A lot is shaking in the Waterwood community. Take a look at all the goings-on and join us for a fun-filled April! Spring is a time for renewal... gathering, meeting new people, and enjoying the season. Come join us!



Spring is April's way of saying, "Let's bloom!"

Info at a Glance

CALENDAR

- WOMEN'S LEAGUE MEETING 04/10 9AM
- SPRING FLING 04/13 11AM-2PM
- WIA MEETING 04/15 9AM
- MUD MEETING 04/19 3PM
- WOMEN'S LEAGUE GARAGE SALE 04/27 8AM-2PM

SAVE THE DATE!

- CINCO DE MAYO TRIVIA NIGHT 05/03 6PM
- WNGRA SPRING GOLF TOURNAMENT 05/18
- JULY 4TH CELEBRATION & FIREWORKS 07/06

HELPFUL NUMBERS

WATERWOOD SECURITY

936-661-2800

SAN JACINTO COUNTY SHERIFF

936-653-4367

WIA OFFICE

936-891-7710

WATERWOOD MUD

936-891-7182

INFORMATIVE LINKS

WATERWOOD WEBSITE

WATERWOOD MUD

Waterwood Neighborhood News

Deed Restriction Enforcement Committee WIA FINE POLICY

DEAR HOMEOWNERS,

WE WOULD LIKE TO TAKE A MOMENT TO ADDRESS AN IMPORTANT MATTER REGARDING OUR HOMEOWNERS ASSOCIATION (HOA) VIOLATION/ FINE POLICY. IT IS CRUCIAL THAT OUR POLICIES ARE CLEAR AND UNAMBIGUOUS, LEAVING NO ROOM FOR INTERPRETATION. THIS NOT ONLY ENSURES FAIR TREATMENT FOR ALL HOMEOWNERS BUT ALSO SETS A PROPER PRECEDENT FOR BOTH CURRENT AND FUTURE BOARD MEMBERS. THE RULES BELOW ARE CLEAR AND CAN ALSO BE FOUND ON THE WIA WEBSITE. THE PURPOSE OF THE WIA VIOLATION/FINE POLICY IS TO SERVE AS A GUIDELINE TO ENFORCE COMMUNITY STANDARDS AND MAINTAIN THE OVERALL APPEARANCE AND FUNCTIONALITY OF OUR NEIGHBORHOOD. IT IS NOT DESIGNED TO BE PUNITIVE, BUT RATHER TO ENCOURAGE COMPLIANCE WITH AGREED-UPON RULES AND REGULATIONS. CONSISTENCY IS KEY. MONTHLY MEMBERS OF THE DEED ENFORCEMENT COMMITTEE (DEC) WILL COMMENCE DRIVING AROUND THE COMMUNITY ENFORCING DEED RESTRICTIONS TO THOSE WHO ARE NOT IN COMPLIANCE WITH THE COVENANTS AND BYLAWS. MEANING IF DEC IDENTIFIES ANY OF THE BELOW VIOLATIONS, A LETTER WILL BE ISSUED TO THE HOMEOWNER (H/O) IDENTIFYING THE VIOLATION. ALL VIOLATIONS MUST BE CORRECTED WITHIN A REASONABLE PERIOD OR A FINE WILL BE ASSESSED. OUR PRIMARY OBJECTIVE IS TO EDUCATE HOMEOWNERS ABOUT THESE POLICIES. WE BELIEVE THAT INFORMED RESIDENTS MAKE FOR A THRIVING AND HARMONIOUS COMMUNITY. TO THIS END, WE ARE COMMITTED TO PROVIDING REGULAR REMINDERS AND COMMUNICATIONS REGARDING HOA POLICIES, INCLUDING NOTICES WARNING OF POTENTIAL VIOLATIONS.

THE WATERWOOD DEED ENFORCEMENT COMMITTEE HAS AN EMAIL TO WHICH YOU CAN SEND QUESTIONS, CONCERNS, AND COMMUNICATION, IT IS WATERWOODDEC@YAHOO.COM

Waterwood Neighborhood News

Deed Restriction Enforcement Committee

MARCH REPORT

AS WE MADE OUR NEIGHBORHOOD DRIVES IN MARCH INCLUDING GOLF COURSE, WE ONLY HAVE FIVE NEW VIOLATIONS (VERY GOOD). 11 PROPERTIES WERE TAKEN OFF THE VIOLATION LIST, GREAT JOB WATERWOOD! WE SENT OUT 8 209 DEED RESTRICTIONS VIOLATION LETTERS TO PROPERTY OWNERS IN MARCH. VIOLATIONS WE ARE SEEING WITH THE MOST COMMON LISTED BELOW:

- CARPORTS AND PORCHES USED AS STORAGE OF MATERIALS OTHER THAN VEHICLES, TRAILERS, BOATS.
- BOATS, BOAT-TRAILERS, AND TRAILERS PARKED IN DRIVEWAY, YARD, STREET, MUST BE IN GARAGE OR UNDER CARPORT OR SCREENED FROM VIEW.
- THE YARD WITH UNDERGROWTH NOT KEPT NEAT.
- DEAD OR CUT TREES LAYING IN YARDS.
- RVS PARKED ON STREET OR DRIVEWAYS, OTHER THAN TEMPORARY (A FEW DAYS) NOT LONG TERM.
- DEAD TREES ARE NOT CUT DOWN, CREATING A HEALTH AND SAFETY HAZARD.
- STUMPS NOT GROUND OR REMOVED.
- VEHICLES NOT CURRENT REGISTRATION PARKED IN DRIVEWAY, STREET, YARD.
- HOUSES NEEDING PAINTING, MOLD/ALGAE GROWTH, SIDING AND TRIM NEEDING REPAIR.
- ROOFS IN NEED REPAIR.
- CARPORTS COLLAPSING.
- DOGS RUNNING LOOSE- MUST BE IN FENCED YARD OR ON A LEASH.
- IMPROVEMENT PROJECTS (SMALL & LARGE) NOT APPROVED BY ACB.
- FENCES THAT NEED REPAIRS MUST GET ACB APPROVAL.
- LARGE, TRAILERED SMOKERS OR GRILLS PARKED IN YARD (MUST BE SCREENED FROM VIEW).
- TRAILERS AND BOATS PARKED IN DRIVEWAYS OR YARDS, NOT UNDER CARPORTS, BEHIND FENCING, OR IN A GARAGE.
- PROPANE TANKS THAT CAN BE SEEN FROM STREET, NEIGHBORS, GOLF COURSE, WATER (MUST BE ARCHITECTURALLY CONCEALED FROM VIEW). MUST HAVE ACB APPROVAL FOR COVERING.
- WINDOW OR WALL AC UNITS, NOT ALLOWED UNLESS APPROVED BY ACB.

CURABLE VIOLATIONS

Exterior Construction Work - any exterior construction work without ACB approval. This includes house construction, painting, fencing. pool installation, boat house, bulkhead, pier, storage buildings, shops, other accessory buildings, driveways, carports, roofing, etc. If not corrected within a reasonable period, a fine shall be assessed. Departure from ACB Approved Large and Small Improvement Project Applications - any departure from ACB approved plans without an approved variation such as, changing foundation slab type, changing exterior facing from masonry to siding or vice versa, changing paint color, roof material, etc. If not corrected within a reasonable period, a fine shall be assessed.	\$250 +\$100/day violation, not corrected \$100+\$50/day violation not corrected. \$100+\$50/day violation not corrected.
Non-maintenance of Dwelling or Other Structures – exterior maintenance of primary dwelling and /or other structures, such as, but not limited to: garages, storage sheds, workshops, painting, roofing. siding, doors, lighting, doors, fencing. If not corrected within a reasonable period, a fine shall be assessed.	\$100 +\$50/day violation not corrected \$250 +\$100/day
Non-Maintenance of dwelling or other structure - exterior maintenance of primary dwelling and/or other structures, such as but not limited to garages, storage sheds, workshops, painting, roofing, siding, door	\$250.
Non-Maintenance of landscape - not maintaining general landscape such as lawn mowing, shrub trim-	
Abandoned vehicles - no vehicles with expired registration, no vehicles on blocks, no vehicles with missing tires, vehicles not parked on a driveway, under a carport, nor in a garage (e.g., on parked vacant lot, grass/dirt).	
Trailers, boats, jet skis and RVs - any trailer, boat, jet ski, RV not stored in accordance with respective	
An act constituting a threat to health or safety	
A noise violation that is currently ongoing.	

UNCURABLE VIOLATIONS

Clearing (underbrush and trees) of a lot without prior ACB approval.	\$2,500 + \$100/tree cut down/removed
Cutting / removing any single tree or trees (less than complete lot clearing) without prior ACB approval.	\$500 + \$100 /tree cut down /removed
Removal / clearing of underbrush without ACB approval.	\$1,000
An act constituting a threat to health or safety.	\$250 + \$100/day not corrected
A noise violation that is not ongoing.	\$500
Property damage (to WIA common property)	\$250 + cost of damages
Holding a garage sale or other event prohibited by a dedicatory instrument.	\$250

Waterwood Neighborhood News

2023 ANNUAL CHARGES PROGRESS

2023 ANNUAL CHARGES WERE DUE DECEMBER 31, 2023, AND ANY UNPAID ASSESSMENTS ARE CONSIDERED PAST DUE. AS OF MARCH 29, 2024, 785 PROPERTY OWNERS HAVE PAID IN FULL (AN INCREASE OF 43 FROM FEBRUARY), AND 48 PROPERTY OWNERS HAVE SIGNED AND EXECUTED PAYMENT PLANS (AN INCREASE OF 5). 30 PROPERTY OWNERS HAVE A PAST DUE BALANCE OF LESS THAN \$850 (AN IMPROVEMENT OF 13 FROM LAST MONTH), WHILE 139 OWNERS ARE DELINQUENT ONLY IN THEIR 2023 ASSESSMENT (AN IMPROVEMENT OF 25 OVER LAST MONTH). 105 PROPERTY OWNERS ARE PAST DUE TWO YEARS OR MORE (AN IMPROVEMENT OF 18 FROM LAST MONTH). OVER 200 FORMAL DELINQUENT LETTERS WERE PREPARED AND MAILED OUT SINCE LAST MONTH. WIA HAS REFERRED 161 PROPERTIES TO SAN JACINTO COUNTY TO FILE SUIT FOR COLLECTION AND SUBSEQUENT TAX SALE. WIA'S ATTORNEY HAS ALSO FILED SUITS ON 25 PROPERTIES FOR COLLECTION AND FORECLOSURE. 59 PROPERTIES HAVE BEEN DEEDED TO WIA THAT A DEVELOPER HAS AGREED TO PURCHASE. IF YOUR ANNUAL CHARGE IS NOT PAID OR A SIGNED PAYMENT PLAN HAS NOT BEEN EXECUTED, ADDITIONAL INTEREST WILL ACCRUE. IF YOUR ANNUAL CHARGE IS NOT ADDRESSED, THE BOARD WILL PROCEED WITH COLLECTION ACTIVITIES, WHICH MAY INCLUDE LEGAL ACTION. IF LEGAL ACTION IS TAKEN, ATTORNEY FEES WILL BE ADDED TO YOUR PROPERTY ACCOUNT.

WIA BOARD OF DIRECTORS

Waterwood Neighborhood News

WIA SOCIAL CORNER



Welcome to WIA Social Corner. Here you can find all the latest and greatest information on events happening in our neighborhood. Information can also be found on Facebook. Please contact me at Wiasocialgroup@gmail.com if you need additional information. Thank you for allowing me to be a part of this journey!!

Below are the upcoming events:

SPRING FLING

13 April 2024

11 am to 2 pm

At the Pavilion

Free BBQ dinners to Waterwood residents and Renters only

Cinco de Mayo Trivia Night

3 May 2024

6 pm - Happy Hour

7 pm - Game Time

BYOD (Bring your own drink)

Appetizers will be served

Location TBD

Waterwood Neighborhood News

WIA SOCIAL CORNER



St Patrick's Day Trivia Night
 Another event, another success story!! There were 6 teams but only one winner!! It was such a pleasure to see our community get together and have fun. Each winner received a goody bag containing an Irish drink recipe and all the fixings!! Thank you for joining us and for making the event so much fun. I appreciate your support and can't wait to quiz you again!!



WIA SPRING FLING

13 April, 11 am to 2 pm at the Pavilion

Join this annual event as we celebrate with Free BBQ, DJ, Games, Face Painting, Bounce House, and Fun!! Looking for volunteers to assist with decorations and games.



Cinco de Mayo Trivia Night

3 May 2024

6 pm - Happy Hour

7 pm - Game Time

BYOD (Bring your own drinks)

Appetizers will be served

WIA Boardroom

Waterwood Neighborhood News

WIA SOCIAL CORNER

BE TOTALLY AMUSED AND EXCITED!

WIA SPRING FLING

APRIL 13, 2024 | 11 AM to 2 PM
WATERWOOD PAVILION

JOIN THIS ANNUAL EVENT AS
WE CELEBRATE WITH
BBQ DINNERS,
GAMES, DJ, FACE PAINTING,
BOUNCY HOUSE AND FUN!!



Bring your favorite dessert to share!!
Free dinners to all Waterwood Residents
and Renters



Waterwood Neighborhood News

WIA SOCIAL CORNER



The poster features a light pink background with a pattern of small white dots. At the top left, there is a string of colorful paper lanterns (papel picado) in red, blue, yellow, and green. At the top right, there is a yellow sombrero with a blue and red band. In the center, the text 'CINCO DE MAYO TRIVIA NIGHT' is written in a bold, yellow, sans-serif font with a blue outline. Below this, the date '3 MAY 2024' is written in black. The times '6 PM - HAPPY HOUR' and '7 PM - GAME STARTS' are also in black. Below the times, 'BYOD' is written in black, followed by '(BRING YOUR OWN DRINKS)' and 'APPETIZERS WILL BE SERVED' in black. At the bottom, 'WIA BOARD ROOM' is written in black. On the left side, there is a yellow lightbulb with a black question mark inside. At the bottom left, there are several hands holding up colored circles with the letters 'T', 'R', 'I', 'V', 'I', 'A' in black. At the bottom right, there is another string of colorful paper lanterns.

**CINCO DE MAYO
TRIVIA NIGHT**

3 MAY 2024
6 PM - HAPPY HOUR
7 PM - GAME STARTS
BYOD
(BRING YOUR OWN DRINKS)
APPETIZERS WILL BE SERVED
WIA BOARD ROOM

Waterwood Neighborhood News

REGISTRATIONS ARE GROWING! WE HAVE 113 GOLFERS, 1 EAGLE SPONSOR, 2 BIRDIE SPONSORS, 8 HOLE SPONSORS, AND WORKING ON A \$5000 TITLE SPONSOR! THANK YOU TO EVERYONE FOR SHARING THIS REGISTRATION LINK [HTTPS://WATERWOOD.PERFECTGOLFEVENT.COM/](https://waterwood.perfectgolfevent.com/).



REGISTER NOW at waterwood.perfectgolfevent.com

Participation Opportunities	You Receive	Cost
Title Sponsor	Venue Banner Signage, 8 Golfer Registrations, 8 Hole Sponsorship Signs, Goodie Bags for all Golfers, Recognition and 2 minute Podium time at Awards Luncheon.	\$5000
Eagle Sponsor	8 Golfer Registrations, 4 Hole Signs, Recognition in Program, Goodie bags, golf cart, and Awards Buffet. Save \$200!	\$1000
Birdie Sponsor	4 Golfer Registrations, 2 Hole Signs, Goodie bags, golf cart, and Awards Buffet. Save \$100!	\$500
Par Sponsor	2 Golfer Registrations, 1 Hole Sign, Goodie bags, golf cart, and Awards Buffet. Save \$50!	\$250
Individual Golfer	Golfer Registration, Goodie bag, golf cart, and Awards Luncheon.	\$75
Tee Box Business Promo Booth	Set up a Booth and Promote your Business ALL DAY! Provide promotional Items, Apparel, Discounts, Gift Cards, etc!	\$300
Hole Sponsor	Your Donation Includes 1 Hole Sign, Recognition in Program, and Awards Buffet.	\$150

Waterwood Neighborhood News

SUPPORT THE WATERWOOD VOLUNTEER FIRE DEPARTMENT!



WVFD Auxiliary Group

First Annual T-Shirt Fundraiser



Adult and Youth Sizes

\$20.00

Information

Name _____

Address _____

Phone _____

Select Sizes and Quantity

Youth XS _____ YS _____ YM _____ YL _____

Adult S _____ M _____ L _____ XL _____

2X _____ 3X _____ 4X _____ 5X _____

Amount Paid _____

checks payable to "Waterwood VFD"

Turn in to the WIA Office OR Mail to: 62 Waterwood, Huntsville, TX 77320

Waterwood Neighborhood News

WATERWOOD WOMEN'S LEAGUE NEWS

THE WATERWOOD WOMEN'S LEAGUE VISITED NATURE'S WAY IN CONROE DURING OUR FEBRUARY MEETING. OWNER, JOHN FERGESON, GAVE US A VERY INFORMATIVE TOUR OF THEIR FACILITY. NATURE'S WAY TAKES YARD WASTE AND TURNS IT INTO ORGANIC MULCH AND SOIL. THEY EVEN USE UNWANTED PAVERS AND CONCRETE TO SHORE UP THE SOFT GROUND AT THEIR FACILITY. THE LADIES WERE ABLE TO PURCHASE SOIL, MULCH, AND PLANTS. AFTER OUR TOUR WE HAD A NICE LUNCH AT PIE IN THE SKY. THE NEXT MEETING OF THE WATERWOOD WOMEN'S LEAGUE WILL BE ON WEDNESDAY, APRIL 10, 2024, TO RUDY'S HONEY, A HONEYBEE FARM, IN LIVINGSTON. WE WILL LEAVE THE PALMER REAL ESTATE OFFICE AT 9:00. HOPE TO SEE MANY OF YOU THEN.

WWL GARAGE SALE

THE GARAGE SALE WILL BE ON SATURDAY, APRIL 27, 2024, AT THE WATERWOOD VOLUNTEER FIRE STATION FROM 8:00-2:00. WE WILL BE ACCEPTING DONATIONS ON FRIDAY, APRIL 26TH FROM 8:00-12:00 AT THE FIRE STATION. FOR A LIST OF ACCEPTABLE/UNACCEPTABLE DONATED ITEMS, SEE THE FLIER AT THE WIA OR PALMER REAL ESTATE OFFICES. LARGE ITEM PICK-UP IS ALSO AVAILABLE. CALL SHARON GUSMAN AT 713-851-3826 TO MAKE ARRANGEMENTS FOR THIS. LARGE PICK-UP WILL BE FRIDAY MORNING, APRIL 26TH. THERE ARE A FEW \$35 BOOTH SPACES AVAILABLE FOR THOSE WHO WISH TO SELL THEIR OWN ITEMS. CALL PAT CHANDLER AT 936-377-4506 FOR BOOTH INFORMATION. ALL PROCEEDS FROM THE WWL GARAGE SALE ARE USED FOR ACADEMIC/TECHNICAL SCHOLARSHIPS. EACH YEAR ONE \$1000 PER SEMESTER ACADEMIC SCHOLARSHIP AND ONE \$1000 ONE-TIME TECHNICAL SCHOLARSHIP ARE AWARDED TO SENIORS FROM COLDSRING OR ONALASKA. THE WATERWOOD WOMEN'S LEAGUE TRULY APPRECIATES YOUR SUPPORT TO HELP US CONTINUE OUR SCHOLARSHIP PROGRAM.

PAMALA SULTAN - PRESIDENT
WATERWOOD WOMEN'S LEAGUE

Don't miss!!

WATERWOOD WOMEN'S LEAGUE

Garage Sale!

Saturday, APRIL 27 – 8:00 a.m. to 2:00 p.m.

Waterwood Volunteer Fire Station

(24518 Pecan Tree Lane – just east of FM 980 on Waterwood Parkway)

All proceeds go toward scholarships for local high school students

Raffle!

Toys
Sports Equipment
Books
Medical equipment
Yard equipment (working)
Kitchen accessories and implements
Home fashion and furnishings
Plants
Jewelry

FOOD!

Bargains!

**Limited booth rental spaces are available for \$35/space prepaid.
Contact Pat Chandler at (936) 377-4506 for booth rental
information**

Special Raffle items will be available at \$1 per ticket or 6 for \$5!

Waterwood Neighborhood News



CPR WITH KAITLIN



"This county deserves to have as many CPR trained citizens as possible. Help me make that a reality."



Classes:

- ✓ BLS Provider \$55
- ✓ Heartsaver CPR AED \$55
- ✓ Family and Friends \$25
- ✓ Stop the Bleed \$Free

KAITLIN COOK
President San Jacinto
County First Responders

- Mom
- Veteran
- EMT-B
- Health Science Educator
- EMS Instructor

SIGN UP TODAY



Contact Me
sjcfresponders@gmail.com

Find the
SJCFR on
Facebook



Waterwood Neighborhood News Classified Ads

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optiropt.com

THE FASTEST INTERNET IN SAN JACINTO COUNTY

**100 Mbps
Fiber Plan**

**\$85 /mo
No Hidden
Fees**

Home Phone

\$14.99

**Gigabit
Fiber Plan**

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Waterwood Neighborhood News Classified Ads

OUR FAMILY SERVING YOURS!

Sam Houston Memorial Funeral Home

Huntsville • 1700 Normal Park Dr. • 936-291-7300
 Montgomery • 20850 Eva St. • 936-597-7300
 Willis • 10129 FM 1097 W. • 936-890-0454
 Smith Memorial Park Cemetery • 10129 FM 1097 W. • Willis • 936-890-0454

Best of READERS' CHOICE AWARDS 2023

Back row: Owner, Greg Smith, Will Smith. Front row: Michael Hunt, Cari Rogers, Belinda Honea, Judith Rodriguez and Billy Cauthen

shmfh.com

What we offer

As Insurance Professionals, we are committed to helping people just like you find solutions to your insurance needs. Once we understand your policy needs and goals, we will work to develop, create and implement, a strategy designed to address your unique situation.

- Our Independence gives us access to dozens of carriers.
- Let us shop rates on Auto, Home, RV, Motorcycles, Boats
- Commercial Business insurance

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A name you can depend on

+936-649-0818

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Waterwood Neighborhood News Classified Ads

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MELANIE COOK
Broker/Owner • GRI • ABR
Cell 936.661.7767
Melanie@PalmerRealEstate.com

PALMER REAL ESTATE
WATERWOOD
100 Waterwood, Huntsville, TX 77320

www.PalmerRealEstate.com

PALMER REAL ESTATE IS A LOCALLY OWNED AND OPERATED BOUTIQUE REAL ESTATE AGENCY READY TO MEET ALL YOUR REAL ESTATE NEEDS FROM RESIDENTIAL SALES TO PROPERTY MANAGEMENT. CONSISTENTLY RANKED NUMBER ONE BY THE HOUSTON ASSOCIATION OF REALTORS MLS IN PROPERTIES SOLD IN WATERWOOD FOR OVER 20 YEARS.

Food for thought...

- HOLDING ON TO ANGER IS LIKE DRINKING POISON AND EXPECTING THE OTHER PERSON TO DIE
- THE RESPECT YOU GIVE OTHERS IS A DRAMATIC REFLECTION OF THE RESPECT YOU GIVE YOURSELF
- RESPECT IS HOW YOU TREAT EVERYONE, NOT JUST THOSE YOU WANT TO IMPRESS
- ONE OF THE TRUEST SIGNS OF MATURITY IS THE ABILITY TO DISAGREE WITH SOMEONE WHILE STILL REMAINING RESPECTFUL



SEE Y'ALL IN MAY!