

Waterwood Neighborhood News

August 2023

Calendar

08/18 MUD Meeting

08/21 WIA Meeting

SAVE THE DATE

10/21 Women's League
Bingo Night

Links

(Click to follow)

[Waterwood Website](#)

[Waterwood MUD](#)

[Waterwood Pictures](#)

[Classified Ads](#)

Waterwood Security
936-661-2800

**San Jacinto County
Sheriff**
936-653-4367

WIA Office
936-891-7710

Waterwood MUD/
936-891-7182

Waterwood VFD
TBD

Letter from the Editor/Publisher...

As you already know, the Waterwood Neighborhood News is usually completed, published, and distributed within the first week of the month.

While it was my intention and plan to do so this month, other issues required my full attention during that time and I was unable to get this issue out within an acceptable time frame. So please, accept my apology and as a consolation for any inconvenience, use this article to claim your free copy of the September edition of the Waterwood Neighborhood News via email or Facebook. Stay cool! :)

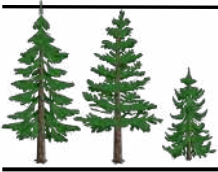
Homeowners Delinquent in their 2023 Annual Dues

As many of you all know, the hardest part about operating a property owner's association (POA) is collecting dues, especially when they are delinquent. As of this year, WIA has forwarded more than 175 names to the lawyer's office in an attempt to collect past payments. In addition to those names at the lawyer's office, we also have over 140 owners whose account is one year past due. As it appears, our abundance of delinquent collections is getting out of hand.

Going forward, the collections Board Officer will discuss delinquencies at every board meeting. The report will indicate the number of delinquent homeowners, how long the debts have been overdue, and the total delinquent amount.

Also, starting next month, in addition to the monthly collections board report, WIA will begin sending certified letters informing each homeowner that their payments are past due, how much they owe, when they should settle the amount by, and the late fee that has been added. If you have not paid your fees, please do so as soon as possible. However, if you feel you are unable to pay the total amount due, please contact the WIA office to discuss payment plan options.

Remember, without dues, this POA can't provide maintenance on grassy areas, nor the pool, pay security nor ambulance officers, pay electricity for street-lights, nor provide trash pick-up. Can you imagine Waterwood without these extra benefits?



Waterwood Neighborhood News

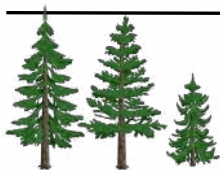
August 2023

Keith's Corner: *Waterwood Maintenance*

There are two subjects in this month's newsletter: Maintenance Plan Updates for the short-term future and a review of some trash issues.

Here are updates (*in bold*) on which Maintenance is currently working:

- We **have sent out bid packages** to start work on correcting a drainage problem at the playground area within the Pool / Pavilion. This area retains water and turns into a slippery mud flat in wet weather. We plan on revising the drainage in this area to obtain drier conditions after rains. **UPDATE: We now have one interested company and are hoping for two. I walked the area with Company 1 last Wednesday.**
- Thanks to "Rocket Rod" Kirschner, who is taking the lead on a project to complete electrical work at the Pool / Pavilion. This involves work additional to the lighting work undertaken in response to the spring pool vandalism incident. The intent will be to get everything electrical within this area working with no exceptions. **UPDATE: Rod and I examined the entire pavilion area last Wednesday and are building a detailed "fix list."**
- The WIA Board has volunteered for several months now to individually 'take a week' and monitor / inspect the work of our General Landscape contractor. Each week, a Board Member has looked after the contractor and given feedback on how they are doing, both good and bad. This has improved the contractor's performance and helped them align with our expectations. Thanks to the Board Members who have given some extra time to this effort, **which is ongoing.**
- I anticipate that we will re-start trimming trees along the easements within the next month or so. The subdivision has around 25 miles of roads. Rick Harlow's original plan for the easements was to trim approximately 5 miles of easements each year on a rotating basis. This is a good plan and I'll continue the process this year. Watch this space for exactly where we will be working. **UPDATE: nothing yet, expect this to occur starting next month.**
- **The VFD building had a plumbing leak and flooded last month. The plumbing is fixed, the building has been dried out by ServPro, and checks for restoration have been received from the VFD insurance company. Obtaining bids for the work now. In conjunction with this we are upgrading the building to add an industrial washer and a special FD dryer.**
- **The 190 Entrance median was mowed recently. The so-called "Gayfeathers Area" is yet to be mowed to allow these wildflowers to seed.**
- **We mow the common areas of Park Forest [easements etc] twice a year. The first mowing was done about a week ago.**



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Waterwood Maintenance Continued...

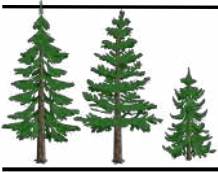
This is the second straight newsletter that deals with Heavy Trash Pickup in one way or another. Despite this, trash seems to be a point of controversy and has gone very poorly over the least two "First Mondays." We also have had some difficulties with the trash out at the dumpsters. It's time for some more education, folks.

There was a Monday recently when the WIA office closed the dump on Monday. Comments on social media and other venues made this out to be anything from bureaucratic, to vindictive, to anti-Waterwood. Here's the real reason for the closure: The dump was simply FULL. Each and every dumpster was piled high, several feet above the container's volume, with trash from all of you in the neighborhood. Sure, WIA could have kept the dump open that day. Take a guess where the extra trash would have ended up? All over the road and sitting next to the dumpsters, not in them. WIA would have had to pay extra for the task of picking up, by hand, the trash not in the dumpsters. The company that hauls our trash to the dump does NOT do this, it is not in their contract.

DUMPSTER EDUCATION # 1: The dumpsters get emptied Mondays and Thursdays usually. Holiday weekends sometimes goof this up a bit, but that's the normal schedule. This means that on those two days, the dumpsters are as full as they are going to get. **CONSIDER THIS:** Bring your trash to the dumpsters on a slightly different schedule. Try Tuesdays and Fridays; the dumpsters are usually empty at those times. *The closure of the dump that Monday delayed the overflow until Tuesday, when the extra volume of trash could be handled.*

DUMPSTER EDUCATION #2: The dumpsters get so full because the volume of trash gets too great for them to handle. Let's think that through a bit, shall we? If the volume of trash is too great, there are two ways to fix that.

- Expand the dump area and add more dumpsters. OK, you guys want to pay extra fees? We would have to buy land, pave the area, clear trees, fence it in, maybe add a second automatic gate, etc.
- The other way is to be more judicious about how much volume we put into the dumpsters. How would we go about that? One way for sure: *Break down your boxes! Break down your boxes! Break down your boxes!* Boxes, and the shipping fluff that comes in them, take up huge amounts of space. Cut the tape and fold them flat. Pop the Bubble Wrap, it's fun. Think about this: *Is it really extra work to break down a box when you have the knife or scissors out already because you've just opened it?*
- Another way to help out with the high volume is to stop abusing the dumpsters. Example: someone put two tires in the dumpsters about 10 days ago. Folks, Waterwood has come within an eyelash of completely losing our dumpsters more than once, due to people putting in Bad Trash. *WIA has to answer to the State of Texas. Don't make this happen!*
- One more thing about our dumpsters. If they are not palatable to you for any reason, there are garbage services available out here. *Use them as you see fit. Competition is a good thing.*



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Waterwood Maintenance Continued...

HEAVY PICKUP discussion. The heavy trash pickup the last two months has been a disaster. In both these months the landscape contractor, who has budgeted and planned for one day [First Monday] heavy trash pickup, has taken a full three days to achieve this due to two things:

- Too much heavy trash, some of which hasn't been signed for with WIA
- The wrong (shouldn't be allowed) kind of trash.
- Guess what our landscape contractor is NOT doing when they spend three times the allotted time hauling trash? That's right, mowing and trimming.

HEAVY TRASH EDUCATION: WIA provides a heavy haul pickup on the First Monday of each month. Here are a few things that everyone needs to know about it.

- It is HEAVY trash pickup. The textbook case for such pickup is an appliance, for example.
- It is NOT, I repeat NOT, pickup of trash that 'breaks the rules' for dumpster disposal. In other words, Heavy Haul Day does not mean Bad Trash Day. Sorry folks, it doesn't work that way. If the county dump won't allow it coming out of the dumpsters, it still won't allow it coming off the Heavy Haul trailers.

The last two Heavy Haul days, our contractor had trouble with legitimate heavy items mixed in with 'dumpster-prohibited' items. They got so frustrated with trying to sort between these two categories that they called me in frustration.

My response to them was "It's not your job to sort between Good Trash and Bad Trash. If there is sorting to be done, LEAVE IT at the curb. All of it. Period." That's the policy from here on out. We don't pay the contractor to sort trash. And, there's no reason for Heavy Trash to be mixed in with Bad Trash in the first place.

- You need contact the WIA office and let them know what you are planning to set out.

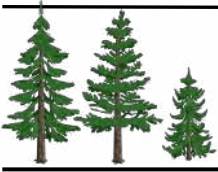
WIA does normal office hours. The Friday before the 'First Monday' is your deadline to let WIA know. If you forget on that Friday, *wait a month*.

By letting WIA know what you're setting out for pickup, they can tell you if there is anything that won't be legal to set out. If it is prohibited, *don't set it out*.

If you don't bother to call WIA, *don't set it out*.

When you do call WIA and get agreement on what you're disposing of, *don't set other stuff out with it*.

- When you call or come in to WIA, they don't use the list of stuff for any reason other than plan the First Monday Heavy Haul with the contractor. It is also a good back-check on what you plan to set out. If there is anything prohibited, they will tell you, you will find out in enough time to adjust your plans. *So contact WIA*.
- The Heavy Haul program has been such a mess over the years that WIA is evaluating changes to this plan. It has been so abused and misunderstood for so long that y'all may have to accept some changes. *We'll keep you posted*.



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ANNOUNCEMENT! WNGRA 30 Day Membership Drive!

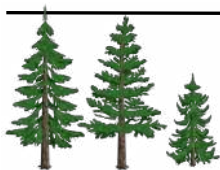
The goal is to grow our membership from 69 current dues-paying members to 100 by September 1st, 2023! Upon achievement of our 100 Membership Goal, the names of all 2023 members will be placed into a drawing for 25 Texas Lotto scratch-off tickets. We will draw three names and there will be three Winners of 25 tickets each! To enter, fill out and turn in your *New Member Form* on the next page and pay your \$35 membership fee before September 1st, 2023. Current Members who have paid their dues already this year, WILL be part of the drawings, so you too are incentivized to encourage new members to join and get us to 100 to trigger the drawings!

WNGRA is a non-profit organization, organized, operated, and dedicated to encourage, increase and improve golf and social activities in the Waterwood community. Join us for some community FUN!

I KNOW we can do it! Ready.... Set.... Go!!!

With Gratitude,
Your WNGRA Board, Alex Chrestopoulos, Calvin Bailey, & Al Rincon





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Waterwood National Golf and Recreation Association (WNGRA) Membership & Voluntary Contribution Form

Annual Membership Dues \$35 per voting member

Member 1

Name		Address	
eMail		Telephone	

Member 2

Name		Address	
eMail		Telephone	

Voluntary Contribution Pledges

Voluntary contributions comprise 30% of the operations budget and are essential to our success in preserving and maintaining the golf course/greenspace. Golf course/greenspace maintenance expenses are approximately \$100,000 per year. We ask that your contribution be based on the value you receive from this wonderful amenity which a) we all enjoy, and b) when maintained, contribute to the sustainability of community and property values. Your pledge below is very important and will assist us with our projections as we develop accurate annual maintenance budgets.

Please select your desired voluntary monthly contribution level:

	Your benefit & value received from the golf course & greenspace	Suggested Contribution
<input type="checkbox"/>	Golfer and/or property owner on golf course/greenspace	\$100.00 to \$200.00/mo.
<input type="checkbox"/>	Enjoy greenspace, golf cart, walking, social activities, exercise stations etc.)	\$ 75.00 to \$150.00/mo.
<input type="checkbox"/>	Property owner located anywhere in Waterwood community	\$25.00 to \$100.00/mo.

Methods of Payment

1. By Check payable to WMGA. Mailed to 18 Waterwood, Huntsville, Tx 77320
2. Automated electronic payment to WMGA via your bank account
3. Venmo Payment App via the QR code below

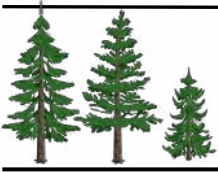


Send this completed membership form and payment for Annual Membership Dues to:

1. WMGA 18 Waterwood, Huntsville, Tx 77320 or
2. Scan & email to WNGRABOARD@gmail.com

Questions may be directed to WNGRABOARD@gmail.com

*Please be aware that neither Membership in WNGRA nor voluntary pledges are required for you to enjoy the golf course and greenspace. This amenity is free of charge to all landowners and residents Waterwood. WNGRA is a non-profit and is organized to maintain and preserve this amenity. Membership and voluntary donations are voluntary.

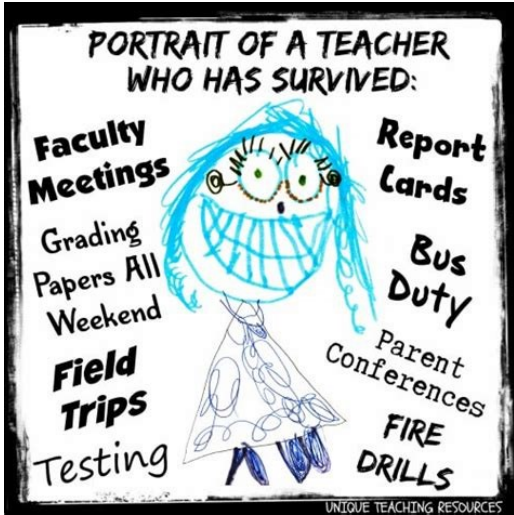


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Back to School!

School is back in session! Take time out of your day to thank teachers, bus drivers, day care workers, and other school personnel, past and present. Drive safely and watch for those kids!



ONLY THE BRAVE
TEACH
♥♥♥♥♥



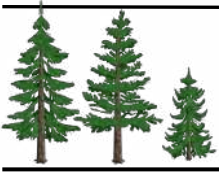
I'm a
LUNCH LADY
what's your
Superpower?

Funny Pictures on www.LeFunny.net



TEACHERS WHO ARE CRAZY ENOUGH TO THINK THEY CAN CHANGE THE WORLD, USUALLY DO.

Chasing toddlers is my cardio.



Waterwood Neighborhood News

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Waterwood Volunteer Fire Department & Auxiliary



Help Wanted

We are looking for more volunteers to help us raise money for the Fire Department.

This year's goal is to purchase iPads for the vehicles and for the office to write reports, etc.

Looking forward, our next function will be this coming October

just in time for National Fire Awareness.

Won't you please join us?

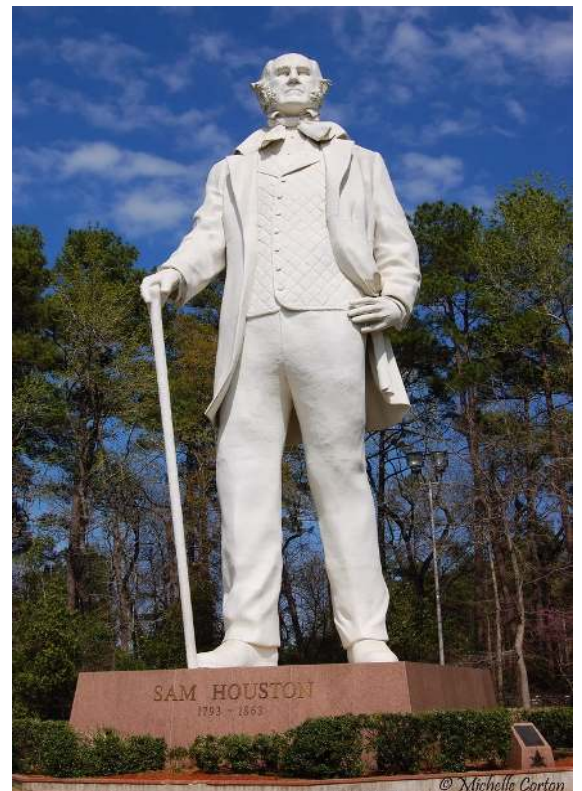
Call or email Carole Magee

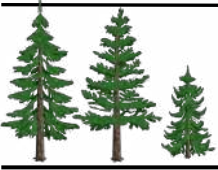
832-754-1360 carole.magee@gmail.com

Sam Houston

The first president of the Republic of Texas

Sam Houston statue is the largest statue in America that is modeled after a real person. It is 67 feet tall. It was erected in 1994 with 30 tons of concrete and steel. The statue is called "Big Sam" by locals, but its official name is "A Tribute to Courage."





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Waterwood Women's League

Hope everyone is staying cool and trying to enjoy indoor summer activities. Waterwood Women's League (WWL) doesn't meet during summer months, but we are still very busy.

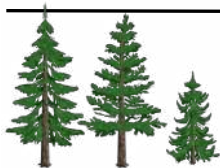
WWL along with the WNGRA are hosting a "**Meet and Greet**" at the WIA conference room on **Saturday, August 12, 2023, from 10:00 – 12:00**. Stop by and mingle with old friends and get to know your new neighbors. Everyone is welcome to join us. Be sure to invite your new neighbors.

Our members are busy securing donations for our **Bingo Night** fundraiser. Mark your calendars now for **Saturday, October 21, 2023**. There will be one \$25 gift certificate door prize per game this year. We will also have a wine pull, raffle items, a silent auction and food! If you or your business would like to donate to any of these, let Dianne Chrestopoulos, myself, or any WWL member know. We gladly accept donations of any kind which are tax deductible. All proceeds from Bingo Night go to our scholarship fund.

The annual garage sale is coming back in the spring! Save those gently used items (no clothes) to donate to the garage sale. More information will be coming as we get closer to spring and away from this heat.

Waterwood Women's League's **first meeting** will be held **Wednesday, September 13, 2023, at the WIA conference room at 10:00**. The program is on flower arranging. You can pay your dues of \$25 at our first meeting or anytime before. Dues are due by September 15, 2023. Hope to see all our returning members and many new members at our first meeting.

Pam Sultan, President



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The poster features a central orange circle with a blue border containing the event title. The background is a white grid with orange lines, overlaid with several tilted bingo cards in orange and blue. Some numbers on the cards are circled in blue or orange. The text is primarily in white and blue, with orange accents.

WATERWOOD WOMEN'S LEAGUE
BINGO NIGHT
AUCTION AND WINE CORK PULL FUNDRAISER

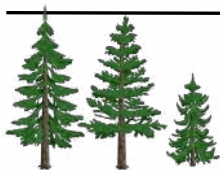
wine NEEDED BY 10/20!

DONATE bottles BEFORE 10/20

SATURDAY OCT 21 | **WATERWOOD PAVILION**
 1 Waterwood Drive
 Huntsville, Texas 77320

100% OF MONEY RAISED IS USED TO FUND COLLEGE SCHOLARSHIPS FOR LOCAL STUDENTS

ITEMS ARE REQUESTED PRIOR TO THE EVENT
 FOR MORE INFORMATION OR TO SCHEDULE PICK UP CONTACT
 JULIE ROSS 832.654.0080 • CHRISTEL BUTLER 281.300.8844



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LCS FIBER optirop.com

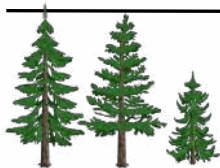
**THE FASTEST
INTERNET
IN SAN JACINTO
COUNTY**

100 Mbps Fiber Plan \$85 /mo No Hidden Fees	Home Phone \$14.99	Gigabit Fiber Plan \$125 /mo No Hidden Fees
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**Sign Up
NOW**

www.lcsfiber.com

Don't get left behind. Switch to LCS Fiber!



Waterwood Neighborhood News

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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

SIGN UP TODAY



KAITLIN COOK
President San Jacinto
County First Responders

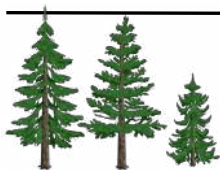
- Mom
- Veteran
- EMT-B
- Health Science Educator
- EMS Instructor



Contact Me
sjcfresponders@gmail.com

Find the
SJCFR on
Facebook





Waterwood Neighborhood News

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Wireless Emergency Alerts Save Lives

Wireless Emergency Alerts (WEA) are alert messages sent to your mobile phone during an emergency. No sign-up is required.

Patrick Winter, owner of Red Barn Farm near Northfield, MN, was hosting his mother's 77th birthday party on September 28, 2018, one of the most prolific tornado days in the state's history.

Amid the celebration, Winter and his family received continued Wireless Emergency Alerts from the National Weather Service about an incoming tornado. The 13 people (and one dog) in attendance sought shelter immediately; minutes later, the tornado struck, demolishing the Big Red Barn.

Winter said the alerts "saved my entire family, otherwise we'd have been gone; a mile down the road with the rest of the barn."



What Kind of Alerts?

WEA are sent only during an emergency. They are sent by government alerting authorities through your mobile carrier.

Types of alerts include:

- Extreme weather warnings
- Local emergencies requiring evacuation or immediate action
- AMBER Alerts
- Presidential Alerts during a national emergency

The National Weather Services sends WEA messages for:

- Dust Storm Warnings
- Extreme Wind Warnings
- Flash Flood Warnings*
- Hurricane/Typhoon Warnings
- Severe Thunderstorm Warnings*
- Snow Squall Warnings
- Storm Surge Warnings
- Tornado Warnings
- Tsunami Warnings

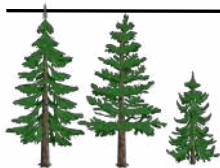
* High-damage threat Warnings only

WEA messages are relevant to your location – you only receive WEA messages when you and your cell phone are in the area of the emergency. If you visit another city, you will only receive alerts for that location and not your home town.



To sign up for Wireless Emergency Alerts:

<https://www.weather.gov/wrn/wea>



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What Do the Alerts Look Like?

WEA will look like a text message. The WEA message will typically show the type and time of the alert, any action you should take, and the government agency issuing the alert.

WEA messages include a special tone and vibration, both repeated twice.

What Should I Do If I Receive an Alert?

Follow any action advised by the emergency message. Seek more details from your favorite TV or radio station, NOAA Weather Radio, news website, desktop application, mobile application, or other trusted source of information.

Do I Need to Sign Up for WEA?

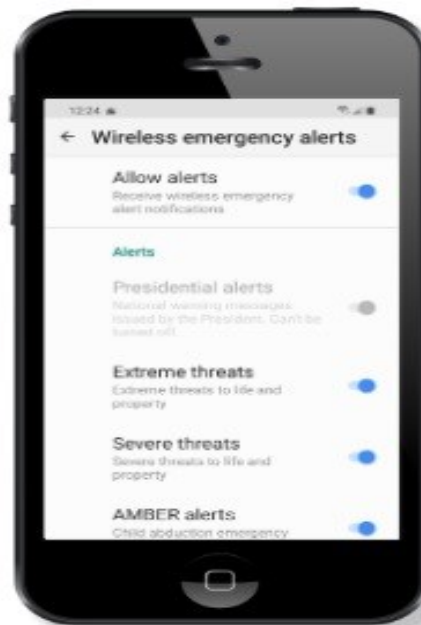
NO! No signup is required! Alerts are sent automatically to WEA-capable phones during an emergency. WEA is free! No need to download an app.

How Do I Know WEA is Enabled on My Phone?

Many new cell phones are WEA-capable. Prepaid mobile devices may also be WEA-capable. For information about which mobile devices are WEA-capable and carrier participation, please contact your wireless carrier. And don't turn them off! Keep them on to ensure that you receive alerts for severe weather and other emergencies.

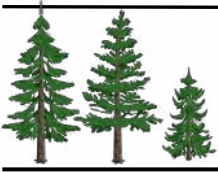
For More Information

More than 100 mobile carriers, including all of the largest carriers, participate in the WEA program. For information, contact your wireless carrier.



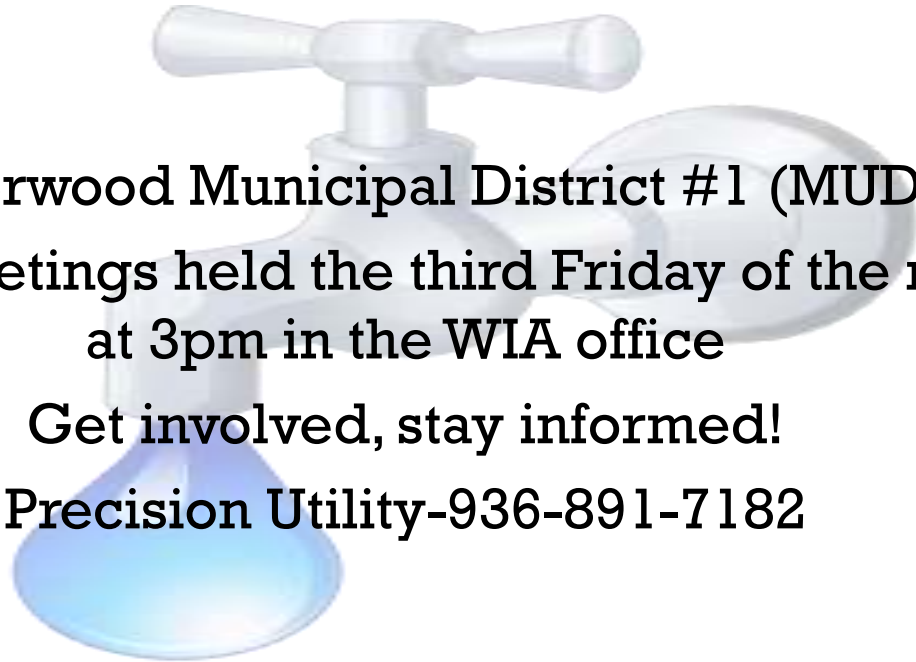
To sign up for Wireless Emergency Alerts:

<https://www.weather.gov/wrn/wea>



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Waterwood Municipal District #1 (MUD)
Board meetings held the third Friday of the month
at 3pm in the WIA office
Get involved, stay informed!
Precision Utility-936-891-7182

HURRICANE GUIDE 2023

Courtesy of Mike Duffy, WIA Director

https://www.weather.gov/hgx/HGX_Hurricane_Guide_2023 (English)

https://www.weather.gov/hgx/HGX_Hurricane_Guide_2023_Spanish
(Spanish)

Did you know there is a Facebook page for those who may be looking to
find homes for stray dogs?

Check out the page at the link below!

<https://www.facebook.com/groups/418193832091156>

Classifieds/Products & Services

Office 936.891.5200 Fax 936.891.5900



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.




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



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

shmfh.com

Waterwood News Classified Ads now being accepted

Do you want to advertise your business, rental, or make a business announcement in our monthly newsletter? Reach 400 plus, and growing, subscribers!!

Send ads to: News.waterwood@gmail.com

*Ad payments must be received in the WIA office before publication. Payments can be made in person or mailed to the WIA office at: 62 Waterwood, Huntsville, Texas 77320.

Classifieds

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



PROFESSIONAL AGENCIES
PERSONAL AND BUSINESS INSURANCE

A name you can depend on



+936-649-0818



1314 10th St. Ste 240
Hunstville, TX 77320



www.proagencytx.com
Email: info@proagencytx.com



Jeff Bosh

INTEGRA
insurance services

MICHELLE HOFFMAN

281-248-2022

jeffboshintegra.com

michelle@jeffboshintegra.com

HOME AUTO FLOOD BUSINESS INSURANCE

Protecting
what is
important
to you.