

# Waterwood Neighborhood News

December 2023

## Calendar

- 12/09 Joy & Pancakes  
9am-12pm
- 12/13 Women's League  
meeting
- 12/15 MUD Meeting  
3pm
- 12/18 WIA Meeting 9am

### SAVE THE DATES

- 01/04/24 Decoration  
takedown
- 02/10/24 Mardi Gras  
Celebration
- 04/13/24 WIA Spring  
Fling
- 07/06/24 Independence  
Day Celebration and  
Fireworks

## 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

## *Watch for the newly designed WNN coming soon!!*

*The Waterwood Neighborhood News will be taking on a new look soon so keep an eye out and spread the word! Tell your friends to sign up to receive the newsletter by email at [www.waterwoodwia.hoaspace.com](http://www.waterwoodwia.hoaspace.com)! Changes to the WIA web site are also coming so please be patient while we work through the kinks. You won't be disappointed!*

*Now that we covered that, this edition of the WNN will be a bit more "bland" than normal, yet informative. There is a lot of info to get out there to you this month to prepare you for the bang up 2024 we are going to have! Stay tuned and in the meantime, have a blessed Christmas and New Year!*

## Waterwood

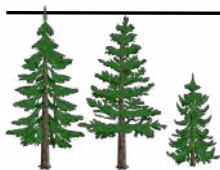
*Majestic residents....*

*Photo courtesy of Barry Green*



*...majestic views.*

*Photo courtesy of Dianne  
Chrestopolous*



# Waterwood Neighborhood News

## December 2023

### WIA Fine Policy

Dear Homeowners,

We hope this message finds you well and enjoying your time in our community. We would like to take a moment to address an important matter regarding our Homeowners Association (HOA) violation/fine policy.

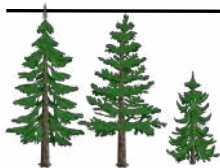
It is crucial that our policies are clear and unambiguous, leaving no room for interpretation. This not only ensures fair treatment for all homeowners but also sets a proper precedent for both current and future board members. The rules below are clear and can also be found on the WIA website.

The purpose of the HOA 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, which is why as of 1 December, members of the Deed Restriction Enforcement committee (DREC) will commence driving around the community enforcing deed restrictions to those who are not in compliance with the covenants and bylaws. Meaning if DREC 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.

### Curable Violations – includes but not limited to

|  |              |
|--|--------------|
| 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,                | \$250.00/day |
| Non-Maintenance of landscape – not maintaining general landscape such as lawn mowing, shrub trim-  | \$100/day    |
| 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). | \$100/day    |
| Trailers, boats, jet skis and RVs – any trailer, boat, jet ski, RV not stored in accordance with respective  | \$100/day    |
| An act constituting a threat to health or safety.  | \$250/day    |
| A noise violation that is currently ongoing.   | \$250        |



# Waterwood Neighborhood News

## December 2023

WIA Fine Policy continued

Uncurable Violations – but not limited to

|   |                                      |
|---|--------------------------------------|
| 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 | \$500 + \$100 /tree cut down /re-    |
| 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                                |

### Letter Process

The below process will be implemented if the homeowner is in violation:

1. The H/O will receive a letter that explains the violation in clear and succinct words. The goal is to inform the H/O about the violation and ask for a resolution.

2. The letter will also include evidence of the violation, which will help the H/O understand, and a request that the violation be resolved.

3. A timeline to clear the violation will be provided, considering how long it will take to correct the problem.

\*\*Option for potential disciplinary hearings in case the H/O wants to contest the violation letter. The H/O has a right to schedule a meeting with the WIA board to contest the violation.

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.

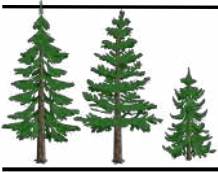
We understand that circumstances may arise that could lead to unintentional breaches of community rules. In such cases, we encourage homeowners to reach out to the committee, WIA Board, or the WIA office to discuss the matter. Open communication is vital in finding amicable solutions.

If you have any questions or concerns regarding our policies, please do not hesitate to contact the WIA board. We value your input and are here to assist you.

Thank you for your continued cooperation.

Sincerely,

Deed Restriction Enforcement Committee



# Waterwood Neighborhood News

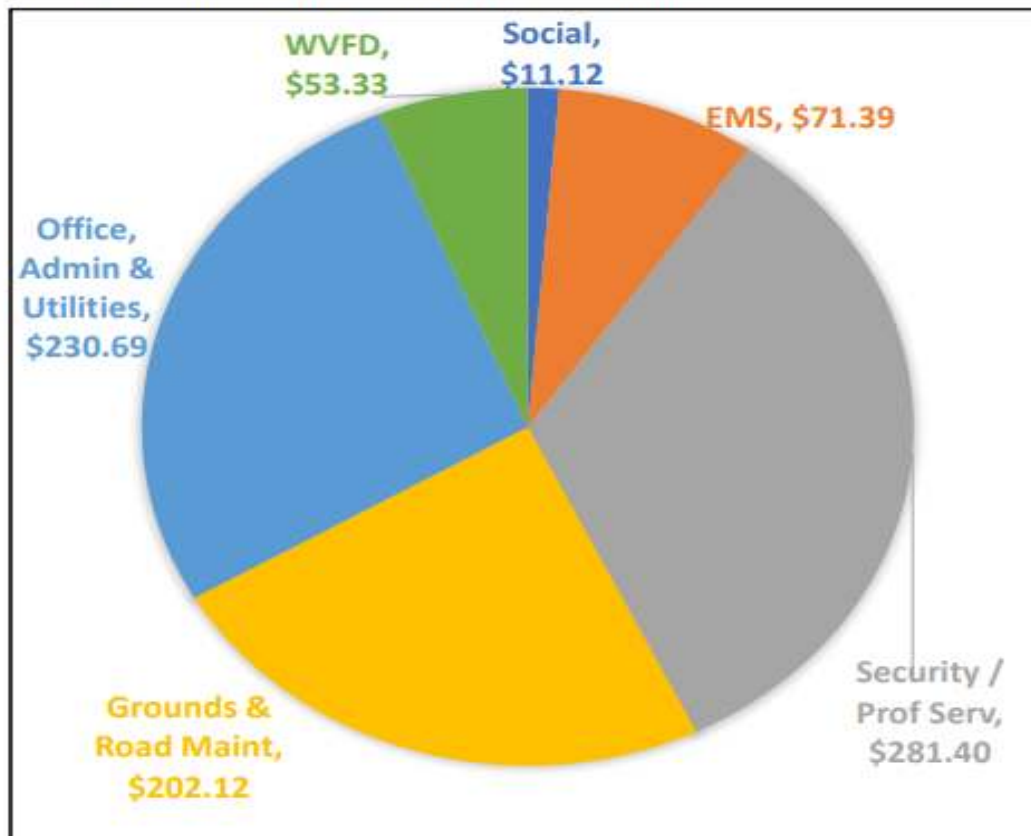
December 2023

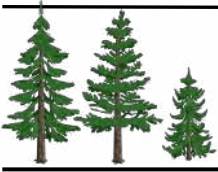
## We Don't Get Anything for our Annual Assessment

The WIA Office staff and Board members hear and read this on social media almost daily from property owners. The new WIA Board set the 2023 Annual Assessments for single and multi-family lots at \$850 and \$925 per lot, respectively during the October 2023 Board meeting. The Board sets these rates based on the upcoming year's (2024 in this case) forecasted annual revenues, and operating/capital expenditures, including an estimated inflation factor. The annual budget is a zero-based budget. In other words, anticipated revenues equal estimated operating and capital expenditures.

The pie chart below illustrates how a single-family property annual assessment of \$850 is spent. The chart is split across six (6) broad categories. The six (6) categories and their corresponding portion of the \$850 annual assessment are as follows:

- 1) EMS - \$71.39 or 9% of the \$850 annual assessment.
- 2) Security/Professional Services - \$281.40 or 33% of the \$850 annual assessment.
- 3) Grounds & Road Maintenance - \$202.12 or 24% of the \$850 annual assessment.
- 4) Office, Admin & Utilities - \$230.69 or 27% of the \$850 annual assessment.
- 5) WVFD (Waterwood Volunteer Fire Dept) - \$53.33 or 6% of the \$850 annual assessment.
- 6) Social - \$11.12 or 1% of the \$850 annual assessment.





# Waterwood Neighborhood News

December 2023

“We don’t get anything for our annual assessment” continued

As can be clearly seen by the above, four (4) categories (EMS, Security, Grounds and Roads and WVFD) make up 72% of the annual operating expenses. These four (4) categories are basically fixed costs of the Association. For example, WIA pays for approximately one-half of the cost of an ambulance, with the other half paid for by San Jacinto County. This arrangement is called a Mutual Aid Agreement (MAA). Without this MMA, Waterwood would not have EMS services and the County would be under no obligation to respond to calls in the Waterwood Subdivision.

Security is the 24-hour, onsite patrol WIA pays to Global Executive Protection. Global Executive provides four (4) trained and armed security officers that patrol on 12 hour shifts. They are generally first on the scene of any incident within the subdivision and assist fire, EMS and law enforcement personnel.

Grounds Maintenance pays for the common areas grounds maintenance (easements and right-of-ways, community park, office complex, garbage and debris dump, etc.) performed by Timberlake. This contract is reviewed and bid out every two to three years.

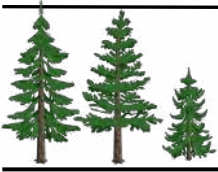
Regarding road maintenance, all roads within Waterwood belong to the County. However, without WIA’s support many of the roads would remain unrepaired. Examples of roads WIA has directly contracted to repair include Bassboat Village, Edgewood, Rantoul, Rosewood, Cheyenne, LaTrobe, LaJolla (and many others).

The fire department funding is essential to ensure that homes and structures within Waterwood are insurable. Without a fire department and working hydrants, homeowners’ insurance would be exponentially higher, if insurable at all from major carriers such as Allstate, State Farm, Farmers or USAA.

Office, Admin & Utilities is the cost of staffing and running a Homeowner Association (HOA) office on-site in Waterwood. This office is responsible for normal, routine HOA activities such as property owner accounts, billing, paying invoices, coordinating contractor activities, financial reporting, payroll reporting, etc. along with other activities that most HOA’s do not handle such as fire, security and EMS services and road maintenance.

The WIA Board understands that no one likes to see their Annual Assessments increase, and the Board does everything it can to hold down costs. However, as costs to the Association increase, so must the assessments. And lastly, it is very unfair and incorrect to say that “we don’t get anything for the Annual Assessment”.

WIA Board of Directors



# Waterwood Neighborhood News

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## Exciting Changes and New Beginnings for WIA Social Community!

Dear WIA Home Owners,

I hope this letter finds you well and filled with anticipation for the wonderful year ahead. As your new Social Committee Chairperson, I am thrilled to announce some planned future activities for our beloved community. We also welcome all volunteers to ensure each event is successful and fun for every member of our Waterwood family.

## Introducing Our New Name: WIA ARE ONE COMMUNITY!

After careful consideration and reflection, I have decided to rebrand our social community to better reflect the diverse and dynamic nature of our homeowners. Drumroll, please! We are delighted to unveil our new name: WIA ARE ONE COMMUNITY! This name embodies the spirit of unity, inclusivity, and the vibrant connections that make our community truly special.

### Plans for the Year Ahead: A Sneak Peek

Get ready for a year filled with engaging activities, meaningful connections, and enriching experiences. I have compiled a calendar of events designed to cater to a wide range of interests within our community. From interactive trivia nights and festive celebrations to fun-filled social gatherings, there's something for everyone.

### Some highlights to look forward to

**Decorate Waterwood for Christmas: 2 December 2023.** Volunteer to put up magnificent Christmas displays at the entrance of Waterwood. Meet at the WIA Office at 9 am.

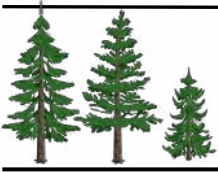
**Pancake and Pajamas Breakfast with Santa: 9 December 2023.** Come one and all to have breakfast with Santa. Pancakes and hot cocoa will be served, along with activities for the children. Celebrations begin at 9 am at the WIA office. Free to all.

**Takedown Decorations in the Neighborhood: 5 January 2024.** Take down all Christmas decorations. Meet at the WIA Office at 9 am.

**Mardi Gras: 10 February 2024.** Join us in celebrating the official beginning of Carnival season. Come eat, drink, and be merry before the rigorous fasting during lent. Don't forget the Cajun food contest and the Golf Cart Parade!! LET THE GOOD TIMES ROLL!

**Spring Fling: 13 April 2024.** Another opportunity for us to celebrate our community with a big party.

**4 of July Celebration: 6 July 2024.** Join us for fireworks, a golf cart parade, and tons of fun. Also, we will need donations to ensure we have a wonderful firework display after dark, so let's give BIG! All donations are welcome. Please provide all donations to the WIA office.



# Waterwood Neighborhood News

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**WIA Social updates continued...**

## **New Ideas Taking Flight**

In addition to our regular programming, we're excited to introduce some events that will add even more laughter to our community experience. From costume parties to cultural celebrations, we'll be hosting themed events throughout the year to keep things lively and entertaining.

**St. Patrick's Day: 31 March 2024.** Join us for a casual gathering where we can share stories, laughs, and build lasting friendships. Dress in green!!

**Cinco De Mayo Happy Hour: 4 May 2024.** We will be hosting a happy hour filled with colorful cocktails and great food celebrating Mexican victory against France.

**Trivia Night: TBD.** Whether you're a seasoned pro or a beginner, there's always something new to discover.

**Wine Tasting Party: TBD.** This event allows you to have fun while you compare wines of different vintages, region, or winemakers.

**Community Email: [WIASocialgroup@gmail.com](mailto:WIASocialgroup@gmail.com).** Share your thoughts, experiences, and expertise via our new community email.

**Back to School Scavenger Hunt: TBD.** Children locate items within Waterwood.

**Wine Downs: TBD.** A magical time to celebrate friends, food and wine.

## **Our Long-Term Vision: Together We Thrive**

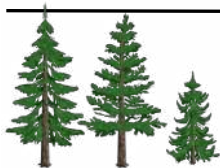
As we embark on this exciting journey with our new name and expanded vision, our long-term goal is to create a community where every member feels valued, inspired, and connected. Together, we will foster an environment that promotes personal and collective growth, embracing diversity and unity as we build a strong foundation for the future. I am trying to plan long term for

**4 of July BBQ Cookoff**

**Bus to Grand Coushatta Casino**

**Fun 5 K Run**

We invite each and every one of you to contribute your ideas, energy, and enthusiasm to make WIA Are One Community a thriving hub of positivity, collaboration, and friendship. Please feel free to reach out to me via [WIASocialgroup@gmail.com](mailto:WIASocialgroup@gmail.com) with new ideas, suggestions, or concerns.



# Waterwood Neighborhood News

December 2023

## WATERWOOD CHRISTMAS DOOR AND YARD DECORATING CONTEST

Judging will be based on originality, unique use of holiday theme, materials, and space!



### DECK THE DOOR WITH HOLIDAY CHEER CONTEST

Channel your creativity, and have some fun! Decorate your door!!

-Entries, let's get creative.

-To participate, you must register with the WIA office.

-Entries will be accepted until 21 December 2023.

-Judging will be done on 22 December 2023.

-1<sup>st</sup> place winner will receive a trophy and bragging rights!

-2<sup>nd</sup> place winner will receive a Certificate of Awesomeness!

## HOLIDAY HOUSE DECORATING CONTEST

The annual tradition has returned!! Let's light up Waterwood!!

-To participate, you must register with the WIA office.

-Judging will be done on 22 December 2023.

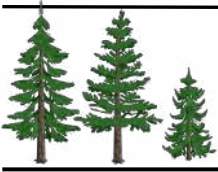
-Decorations can be on windows, houses or yards and must be visible from the street.

-1<sup>st</sup> place overall winner will receive sign in their yard and bragging rights!

-2<sup>nd</sup> place winner will receive an honorable mention!







# Waterwood Neighborhood News

December 2023



## WVFD Auxiliary Group

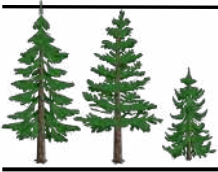
As the end of the year draws near your Waterwood VFD Auxiliary would like to thank all the residents of our community for helping to make our first year successful. We have had booths and sold cotton candy and hot dogs. We have held 50/50 drawings. We have provided home fire safety information and escape route plans. We have given our youngest residents fun things like sunglasses, badges, wrist bands, washable tattoos, and foldable paper fire trucks. Through all our efforts we have been able to raise a little over \$1,300 to put towards the purchase of a tablet for the engine to help with reporting and record keeping.

Now it is time to thank our Fire Chief, Fire Captain, and the volunteer firefighters and drivers. We want to encourage them to continue to build upon their success this year as they grow into an even stronger department. What better way to show our appreciation than to give them a generous gift card.

We are asking for donations to purchase a gift card for each member. They can then decide how to best provide for their families who also make the sacrifice of time away from their loved ones in what can be dangerous situations.

With the new recruits and volunteers to drive the engine we have **six members** to whom we want to show our gratitude. Please drop off your donation marked "VFD Holiday Gift" to the WIA office by Friday, December 15<sup>th</sup>.

Carole Magee, Waterwood Volunteer Fire Department Auxiliary



# Waterwood Neighborhood News

December 2023

## Waterwood VFD

Tana Davis, WIA Liaison to VFD/EMS

Our Waterwood Volunteer Fire Department plays a pivotal role in maintaining the safety and wellbeing of our community. We are fortunate to have Robbie Gibson, Fire Chief and Patrick Marshall, Assistant Chief leading our small team of volunteer Fire Fighters. Rural Volunteer Fire Departments rely on the willingness of community members to serve and support. **Waterwood needs more volunteers to fully carry out the vital function of this department!** Without a viable fire department in our community, home insurance would be even more costly or next to impossible to obtain.

I'm encouraged by the recent excitement, recruitment, workdays, and trainings of our Waterwood VFD and hope to see continued growth.

Our VFD is fortunate to have a wonderful and supportive VFD Auxiliary group chaired by Carole Magee behind them. Look for the 2024 calendar of Auxiliary events early next year. Supporting our Waterwood VFD is also about community involvement. Participating in VFD/Auxiliary activities strengthens community ties and promotes a culture of safety.

The WW Auxiliary will be collecting donations to help purchase food and gift cards

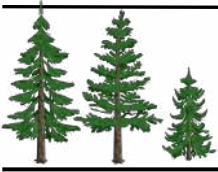
to bless our volunteer Fire Fighters and their families this Christmas. If you would like to donate, please drop off your donations at the WIA office by December 15<sup>th</sup>.

Special thanks to LCS Fiber for the generous offer of giving all active Waterwood Fire Fighters a monthly discount on their service!

For more info on becoming a Waterwood Fire Fighter (training will be included) please contact Chief Robbie Gibson at [waterwoodvfd@gmail.com](mailto:waterwoodvfd@gmail.com)

For more info on becoming a Waterwood Auxiliary member, please contact Carole Magee at [carole.magee@gmail.com](mailto:carole.magee@gmail.com)





# Waterwood Neighborhood News

December 2023

## **WIA Board Update – Strategic Planning and MUD Liaison: Jamie Groskopf**

We are trying to put out periodic communications in order to keep property owners more aware of what the WIA Board of Directors is doing for you and Waterwood.

Strategic Planning is the long-term focus of where the community is headed and how to best plan to meet the community's needs and goals in the 2, 5 & 10 year period and beyond. The MUD Liaison position is WIA's representative to issues between WIA and the MUD District.

### **Strategic Planning:**

Continue to assist the President in planning for a long-term balanced budget for WIA through property revitalization efforts and cost savings

Identify further ways to improve collection rates and revenue while ensuring that expenditures are proper and justified

Working with Volunteer Fire Department Liaison to ensure long-term sustainability of VFD

Visiting numerous county agencies to evaluate tax rates and distribution of county resources

Adapt Multi-Purpose Building plans to better serve long-term operations and construction budget constraints. Submit for engineering changes and begin construction after finalized

Other long-term projects that are not ready for public dissemination

### **Waterwood Municipal Utility District Liaison:**

Evaluate the relationship between WIA and MUD on numerous issues

Met with MUD Board to present long-term growth projections to aid in their planning

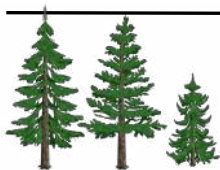
Presented concerns about inconsistent billing dates and amounts throughout the community

Inquired about MUD's public notification system, confirmed deficit and projected solutions

Submitted request for MUD to divest owned residential properties – AP-PROVED

Requested MUD evaluate unimproved lot Standby Fee to add revenue and more fairly distribute expenses prior to continuing aggressive water rate increases – IN PROGRESS

Requested MUD increase new residential construction tap rates to account for decades of unfunded carrying costs and maintenance.



# Waterwood Neighborhood News

December 2023

## Waterwood Women's League News

The Waterwood Women's League's November meeting was a night out. The WWL members and their guests had dinner at Sam's Table on the Huntsville square. The food was wonderful but seeing members who normally are unable to attend our meetings was the highlight of the evening. After dinner, the group enjoyed Sam Houston's theater production of "She Loves Me". A great time was had by all.

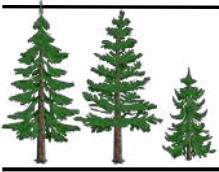
The WWL's December meeting will be held on Wednesday, December 13th at Grace Community Church at 10:00. We will be making hand-painted Christmas ornaments. Our own Wanda Gardner will be our instructor! The WWL board will provide a yummy lunch of soups, breads, and desserts. Hope to see you there.

Thank you so much to the Waterwood Women's League members, our Waterwood neighbors, guests, and donors who made our annual Family Bingo Night such a success! We hope we can count on your support for our **spring garage sale**. Start collecting those items (if you haven't already) you wish to donate to the garage sale. We are currently working on garage sale plans and will inform everyone when they are finalized. WWL is anticipating the garage sale to become an annual event!

Have a very blessed Christmas and an awesome New Year.

Pamala Sultan - President

Waterwood Women's League



# Waterwood Neighborhood News

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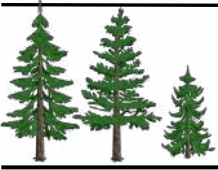
## **Waterwood Post Office Boxes**

**The Palmer Management Post Office box fees are due 01/01/24, with or without an invoice (will be sent by 12/18/23). The fee is \$40 and is considered late after 01/15/24. Boxes not paid by that date will be blocked until payment is received. If payment is not received by 02/01/24 mail will be returned to sender and the box will be closed. Please make checks and money orders payable to “Palmer Management”.**

**In October 2023, we implemented the United States Postal Service “full box and overflow” guidelines. We will hold overflow mail and packages for a maximum of 10 days before it will be returned to sender. You may find this information at: <https://faq.usps.com/s/article/No-Mail-Delivery>. Please understand it is your responsibility to pick up your mail/parcels or make arrangements to have it picked up. With few exceptions, our customary office hours are Monday-Friday, 8am-4:30pm, but the lobby is open 24/7 to access the mailboxes. And as usual, don’t hesitate to let us know if you have any questions!**

**Thanks!**

**Melanie Cook**



# Waterwood Neighborhood News

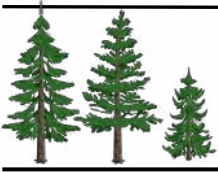
December 2023

## **Waterwood Post Office Boxes**

**It's that time of year again so please make sure to check for packages, even if you didn't order anything (you never know who may send you surprise goodies). Please be patient with us as we label and sort the packages to make it easier for you to find your parcel. Mondays are particularly heavy so if possible, we ask that you wait until the afternoon to retrieve your packages. Also, because the last delivery day before Christmas is on a Saturday, for your convenience, we will have the office open for a select few hours that day. Hours will be posted as soon as we find out the approximate time of delivery.**

**Thanks and have a very Merry Christmas!  
Melanie Cook, Palmer Management**





# Waterwood Neighborhood News

December 2023

## Keith's Corner: *Waterwood Maintenance*

### Keith's Corner: *Waterwood Maintenance*

Greetings from the maintenance department, neighbors.

I am happy to say that the re-organization of Maintenance seems to be working. I am very pleased with the early results. Volunteer team leaders, you folks are doing great!

Since we split up Maintenance into five sections, one thing is apparent: Five brains working can make more progress than one brain. We have several ideas that have come from the influx of new talent into the program. While things can still be slow sometimes, there is movement towards our goals in every single one of the five sections. Things look promising so far, folks.

The issue of streetlights has been a sore spot with some of you. This month, we'll deal with that.

Well over a year ago, it became apparent that our streetlights were failing. And, like so many of our systems out here, there was so much broken that we had a huge problem on our hands. To compound this situation, back in the 70's when this place got started, there were very few choices in terms of what kind of light to use. We had been living for decades with the bright white security-style lights.

Nowadays, in the 2020's, there are many choices for lights. And, in big cities, the use of too-bright lights has actually resulted in legal actions. Based on Waterwood's history over the last several years or so, can you see what could possibly happen if we got the choice of lights incorrect? And, as it turns out, we had complaints about our very first replacement.

Luckily, we have a distinguished gentleman living in Waterwood who was in the electrical warehouse and distribution business for many years. His name is Johnny Samperi. Not only is he able to obtain the right parts, he also knows the Right People to specify the best lights for the job. The best streetlight for our use is a "Dark Sky" style bulb, which reduces light pollution of our night sky. This is the light we have been installing all over the subdivision.

Many of you are impatient with the progress, or lack thereof, in how fast this work has been progressing. There are two reasons for this:

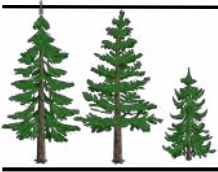
I have been communicating with you on other matters for a year now. I have not told you anything about this program. No news is usually perceived as bad news. It probably has seemed to some of you that the work has been neglected. This is incorrect, but I'll take the blame for the false impression.

The progress of this program is completely dependent on a source of which we have very little control: All of the labor comes from the electric utility SHECO. They send people when they can and when they want to. Waterwood has no say in that other than to keep asking them for crews. Why must we use them? *Because it's SHECO's responsibility for the streetlights.* There is Good News and Bad News about this:

The SHECO service is free, all we pay for is the bulbs.

The SHECO service occurs on SHECO's schedule, not ours.

Continued on next page...



# Waterwood Neighborhood News

## December 2023

Here is how the program works:

Mr. Samperi uses his contacts to purchase the correct Dark Sky bulbs. We usually buy 50 bulbs at a time.

We store them in the VFD building on pallets.

Whenever SHECO gets a crew available, they send them out here to install as many as they have time for.

We have a plan for where these bulbs go. Like many ongoing maintenance projects, we try to spread the work around so that nobody gets a sweetheart deal and nobody gets a raw deal. This generally involves alternating work on each side of 980, as one example.

When we use up the 50-bulb allotment, we buy another 50.

We regularly stay on the phone to SHECO and keep pressure on them for crew availability.

That's how the program has been organized. The entire problem with the program is that we cannot control or even schedule the SHECO crews at all. *We get them when they show up.*

There are many good reasons for this, if you're standing in SHECO's shoes. Fact is, they are a little co-op taken by surprise due to a service area that is growing by leaps and bounds. Their crews are working in a huge area dominated by brand new suburban subdivisions with hundreds of new houses, perhaps thousands.

[*Really Keith, don't tell lies here, this is San Jac County.*] OK, no lying. Do you know that SHECO's service area extends way south of SJC? There is mucho development happening down there as we speak. SHECO prioritizes new development over maintaining old stuff. Sorry.

Here is where we are in the program:

In early November we were about 50% complete. Most of the work had been done on the 'golf' side of 980 to that point.

After we put some extra pressure on SHECO, and an increase in crew availability after their summer heatwave emergency season, they got out here and hit the other side of 980 hard. This happened in November. They got the following areas done:

Greentree Village is complete

Whispering Pines 1 is complete

Finished scattered leftovers in Bay Hill, Doral, St Andrews.

This puts us at approximately 65% complete for the whole area.

Plan for the future is to have SHECO hit the following:

Fairway 1 (Country Club Dr.)

East end of Waterwood Parkway

Lakeview Estates

Marina Rd and the Marina

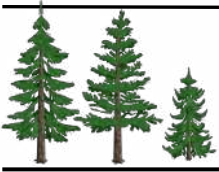
Whispering Pines 2

WWP at 190

We expect to be complete sometime this year. If we get lucky with SHECO, this may happen before summer. But we **Do Not Have Schedule Control** over this.

It is my hope that publicizing this program will let everyone rest easier. This program receives constant attention and we bug SHECO constantly. Your lights are on the way.





# Waterwood Neighborhood News

December 2023

## MEALS ON WIALS

### Dinner Delivered!

Lisa Hayman and Jamie Groskopf

Hey everyone! UPDATE UPDATE UPDATE!!!

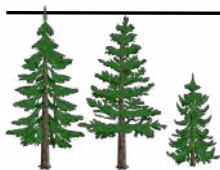
We've tried our MEALS ON WIALS concept with 3 different restaurants over the last month with deliveries on every other Friday evening. We have had an AMAZING response from Waterwood residents and the restaurants we have worked with. We have to decide how many nights we can do this to not oversaturate the orders but also provide as many delivery nights as feasible. It has been a fun and rewarding venture so far. Just this past week we had pizza night featuring a new restaurant in Huntsville named TomFoolery's Games and Pizza. They were happy to get the much-needed exposure but I don't think they realized how hungry all of you were! We helped get them to their best night ever! We did not get out of there until more than 45 minutes late while they worked on everyone's orders so we were scrambling to get everyone their meals at a decent hour! We ended up with 19 stops on the pizza nights and the previous two meals from Joe's Italian and City Hall Café were also very successful.



Our deliveries inside Waterwood have been running between 35-45 minutes from start to finish. This is a volume-based concept so we really appreciate those who are ready to receive us when we arrive and get us down the road to the next stop as quick as possible. We have been using the tip money to invest in warming bags and other items to help speed the process and improve the service so thank you so much for those who tip well and often. While we are not requiring tips for our volunteer deliveries, if this succeeds long-term a minimum contribution to the drivers will be expected from everyone who orders to support them. It is a lot of work.

We may try adding some weeknights or a Saturday as well to see how much the community can sustain and I think as the summer crowd comes in next year we can expect even more participants. When we get into the new year and feel more confident about the long-term outlook, we will be bringing on a driver or two to take over the deliveries. For those who didn't catch the previous explanation of the service, this is not a business it's a WIA sponsored concept to help get some services to Waterwood that we are missing out on. The repeated complaint I heard was food delivery and this was the solution. We rotate a restaurant to focus a night on making a delivery trip worth while for the drivers and helping local restaurants stay in business. We do not handle any of the sales, that is between you and the restaurant we select. We just handle the deliveries. It costs your association nothing and from the responses we've had, seems pretty popular so far! Email the office at [wia@waterwoodwia.com](mailto:wia@waterwoodwia.com) and ask to be put on the MEALS on WIALS notification/reminder list!

(Thanks Jamie and Lisa for making our Friday nights easier!)



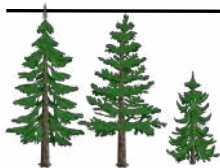
# Waterwood Neighborhood News

December 2023



*From our families at Waterwood Neighborhood News, may you and yours have a very blessed Christmas and a prosperous New Year! Enjoy your families, reflect on the year, do something kind for someone, and remember those who have lost loved ones or who may not be as fortunate as you. Build up your neighbors, get involved, and get excited about the coming year!*

*Thank you WNN readers for all your support!*



# Waterwood Neighborhood News

December 2023

Get involved, stay informed!

## 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

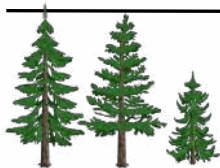
## Waterwood Improvement Association (WIA)



Board meetings held the third Monday of the month at 9am in the WIA office

Get involved, stay informed!

WIA Office-936-891-7710



# Waterwood Neighborhood News

December 2023

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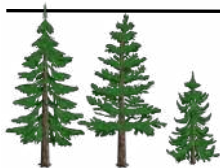
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# Waterwood Neighborhood News

December 2023

## CPR WITH KAITLIN



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

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

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