

Waterwood Neighborhood News

May 2023

Calendar

05/06 WIA Spring
Fling/Special Meeting

05/15 WIA Meeting

05/19 MUD Meeting

SAVE THE DATE

06/10 Ice Cream Social

07/01 July 4th Celebra-
tion & Fireworks

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

Did you know...

If you have questions or about our subdivision, you can find most of your answers, along with a calendar of events and restrictions at:

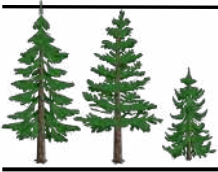
www.waterwoodwia.hoaspace.com?

Also, there is a wealth of information exchanged at our monthly WIA Board meetings held the 3rd Monday of the month in the WIA conference room at 9am. Come get involved and stay informed!

MAY 6, 2023 WIA SPECIAL MEETING

JUST A REMINDER TO ATTEND THE WIA SPECIAL MEETING FROM 10:00 TO 11:00 THIS SATURDAY, MAY 6, 2023. THE AGENDA IS TO ALLOW THOSE THAT HAVEN'T VOTED ON THE 3 PROPOSED GOVERNING DOCUMENTS AMENDMENTS TO CAST THEIR VOTES. IF YOU'VE ALREADY VOTED BUT WANT TO CHANGE YOUR VOTE YOU CAN DO THAT TOO. THE RESULTS OF THE VOTES WILL BE ANNOUNCED JUST PRIOR TO 11:00.

ALSO, DON'T FORGET TO ATTEND THE ANNUAL SPRING OUTING JUST FOLLOWING THE WIA SPECIAL MEETING. PLEASE SEE THE NEXT PAGE FOR MORE DETAILS.



Waterwood Neighborhood News

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Special Meeting of the Membership

A Special meeting of the membership of the Association is scheduled for 10:00 AM CT at the Waterwood Pavilion, on May 6, 2023. The Special meeting is to vote on reclassifying a lot in Park Forest Village from a single-family lot to unrestricted. The lot is intended to be the location of the multi-purpose building. Two other amendments to the governing documents related to short-term rentals less than 90 days are also on the ballot. The explanation for the revote on the short-term rental amendments is below:

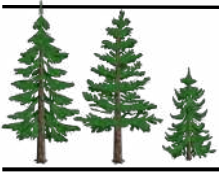
On February 20, 2017, Waterwood adopted a new amendment procedure under Section 211.004. The new amendment process reads (in pertinent part) as follows:

- “The members of the Waterwood Improvement Association, Inc. shall have the right, at any time hereafter, to amend the Protective Covenants, all on file with the County Clerk of San Jacinto County, and the General Warranty Deed filed at Vol. 141, pages 802, et seq, Deed Records of San Jacinto County, Texas, by a majority vote of the members of Waterwood Improvement Association, Inc. **who vote in the election, at a Special or Annual meeting at which a quorum is had, voting in favor of such amendment** to any or all of the restrictions, conditions, and protective covenants applicable to the Waterwood Subdivision, with each member who is eligible to vote being entitle to one (1) vote regardless of the number of lots owned in the Waterwood Subdivision.”

Since the adoption of the new amendment process, Waterwood has proposed amendments to the Governing Document. In years 2018, 2019 and 2022 votes were cast by mail-in absentee ballots and/or by the members voting in person or by proxy at the respective Annual meetings of the members at which a quorum was present.

However, the vote taken related to short-term rentals in December 2022 did not occur at an Annual or Special meeting as required by the adopted amendment process. Due to this interpretation of the amendment process, Waterwood’s attorney has advised the WIA Board to call a Special meeting of the membership to allow for a revote of the short-term rental amendment.

Ballots are expected to be mailed out by April 3, 2023. If you do not receive a ballot packet in the mail, please contact the WIA office. Please note, to be counted, the absentee ballot or proxy must be signed, dated, and received into the WIA office by no later than May 3, 2023. If you don’t plan to vote by absentee or proxy, you may vote in person at the Special meeting.



Waterwood Neighborhood News

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Volunteers Needed to Serve on the Waterwood Improvement Association Board of Directors

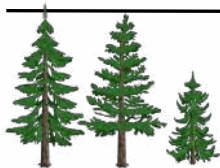
Volunteering to serve on the Board of Directors is one of the most impactful ways to improve our community. Although joining the board might look daunting, it can be well worth the effort and commitment. Members of the board should be honest, involved in the community, willing to put in the necessary time to carry out their duties and free from any conflicts of interest. We are looking for members who believe in making Waterwood a better community for all and are willing to be active in their governance roles. If this is something you may be interested in, I invite you to join me and the other members of the WIA Board of Directors in serving on the board.

We are looking to fill four positions and once selected each board member is asked to participate on at least one committee. Each board member is required to spend a certain amount of time performing the duties required. The expectation is a three-year term beginning October 2023.

As a board member, you will be making some tough decisions, but all for the overall improvement of Waterwood. We are looking for members to join the board with a desire to apply the principles of fair play, high ethical standards, and straight forward communication. We pride ourselves on supporting each other as a team and believe that serving on the board offers an opportunity to help to improve our beautiful community.

Filling volunteer positions can be challenging due to many factors, including the numerous demands on the homeowners' time, However, a stable and active board is one of the most important components of a successful community. Our community needs board members that are eager, competent, and committed to the neighborhood. Participation can change your life and can change your community for the better. We asked that you give it some consideration and if you have any questions or concerns, please contact Phyllis Lavallais or the WIA office if you are interest in serving.

Thank you for your consideration,
Phyllis Lavallais, WIA Board of Directors, Secretary



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Roy Knapp,

Waterwood Municipal Utility District Board President

For the March meeting of the MUD district our feature report was from the District engineer Jacob Floyd. Mr. Floyd presented his CIP (Capital Improvement Plan). His plan outlined where the district should concentrate our concerns. This aligns with our needs and requirements to meet the bond proposals which at this time our bond advisor has estimated the district, with our current tax rate, to be 2.1 million to 2.3 million dollars. This amount is a good start which lays the ground work for future and larger bond amounts.

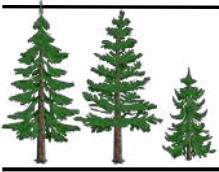
The board members elected to raise our water and sewer rates by 8%. All members of the public in attendance agreed that this is a necessity. The new rate will appear with the July billings.

The next meeting for the district will be April 19th at 3:00 in the WIA building.

We are looking for people who want to share fun (or serious or informative) articles or photos to include in the Waterwood Neighborhood News.

Send your suggestions/photos to:

news.waterwood@gmail.com



Waterwood Neighborhood News

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Waterwood Women's League

We had a wonderful trip to Martha's Bloomers where we had a great lunch and did more than "some" shopping and worked out our officers for next year!

We took a vote and decided that we had a quorum so we could change our by-laws which allowed people to remain in a board position longer than 1 or 2 years (if they so chose and the vote was aligned with this). As a result, Pam Sultan will be our President, Dianne will step in as VP, Sharon will be Secretary as well as continue her role as Media Person, Pat will continue to be treasurer and MaryAnn will continue to head up the Scholarship Committee. I believe the other committees are filled **WITH THE EXCEPTION** of "Sweats for Vets". We need someone to STEP UP and be the tag person to fill this role.

Who will volunteer?

REMEMBER, it takes a village to get things done and it is NOT fair to expect the same small group of people to do all the work. This role in the past was filled by Shirley Morrell and she did an EXCELLENT job, I am sure she would be happy to pass on her knowledge to the next volunteer.

BINGO is set for the 3rd Saturday of October in the Pavilion - so please mark your calendars for OCT. 21st.

The garage sale was cancelled for various reasons, and it is possible we may decide to hold it during or at the end of the summer. Stay tuned for info on this.

Pam and Dianne will continue to head up BINGO. Dianne will be out of the country at the May meeting so Pam will step in and run the final meeting of the year.

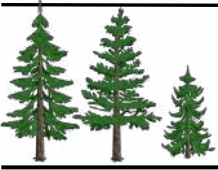
The meeting will be held at the Wynn House in Huntsville and will be presented by The Texas Time Society and Maryann Readal. They will be teaching about native landscaping and there will be tea and snacks for a \$5 donation. Please look for the notice on our FB page and RSVP. We will meet at Palmer to carpool to Huntsville.

Pam will be passing out places to seek donations for Bingo, remember we began asking businesses in May and all through the summer - so PLEASE plan to attend the meeting and choose your locations to get donations.

I want to personally take a moment to thank everyone for ALL their support during my 2 years as President, I could not have done it without Pam's help and ALL the board and Committee Chairs! We did a FANTASTIC job last year with all the fundraising (pecan sales will continue again this Fall) and I love that Debbie always gets the ball rolling for our crafts. I know that we are in more than capable hands with Pam at the helm.

Debbie will be in touch as she needs volunteers for the Spring Fling where WWL will sell the rest of the spring crafts - BEAUTIFUL Birdhouse Gourds and other things. Please plan to help at the WWL booth on May 6.

Click here for the [Waterwood Women's League's Facebook Page](#)



Waterwood Neighborhood News

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A WIA Sponsored Event

Invites Waterwood Residents to the:

Spring Fling

BBQ Meal with all the fixings

**Come enjoy great
food and fellowship**

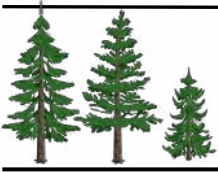
NO TO GO PLATES

Saturday, May 6th

At the Waterwood Pavilion

50/50 Raffle | Live DJ

Plant Drawing Raffle



Waterwood Neighborhood News

May 2023

Keith's Corner: Waterwood Maintenance for May '23

Welcome to the May version of our newsletter. *Before we get started, please remember that I have asked everyone to inform Lisa at wia@waterwoodwia.com whenever you see a maintenance issue around here. I have spent several hours logging down everything that has come to my attention so far on a document called the Maintenance Master List. Keep the observations coming, folks, and thank you.*

UPDATES to prior newsletters

From APRIL: **WILDFLOWERS**

The wildflower policy is nearly run its course up here in the subdivision. I have contacted the experts to help determine when we can mow the medians after allowing them to grow during the prime wildflower season. That time will be soon, but mowing will be done only when the flowers have completed their natural cycle. People need to be patient with the mowing for three reasons:

The general growth of the grass (and flowers / weeds / etc.) is now waist high in some areas of the median. We will have to mow this back down gradually 'in stages' until we get the grass back down to a trimmed appearance.

The weather is NOT on our side at the moment. The medians are so waterlogged that many areas to be mowed will have to be skipped until they dry out. If not, we will bog the mowers down to the axles. If we keep getting regular storms, this will hamper our efforts.

The Gayfeather area near 190 is NOT being mowed this month; those flowers have a lengthier natural cycle than the types of flowers up here.

From JANUARY: **TREES ENDANGERING OTHERS' PROPERTY**

This year will likely be a Bad Year for dead trees. The main reason is that the weather from the last 2 years has placed most trees out here into severe stress. That 4-month drought last summer in 100+ degree heat, combined with winter freezes before and after, really hurt. This is likely to produce a rash of pine bark beetles throughout the area. Oak trees can get a boring-type insect as well.

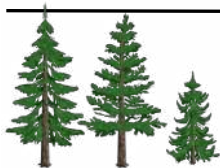
Watch the trees around your property, both yours and your neighbors'. If your trees are sick, dying, or leaning, stay on top of the situation and take responsible action.

If your neighbor's tree(s) start to pose an apparent danger to your property, there is good news and bad news:

The Good News is that the January Newsletter already has a complete procedure for how to handle a 'neighbor tree' situation. It involves reasonable communication between you and your neighbor. If that neighbor happens to be WIA, there is a way to handle that also.

The Bad News is that it will take more time before WIA is able to develop an enforcement policy to take action, should the neighbor choose not to do so. WIA is working to write such a policy but more work is needed before the policy can be implemented. The holdups in this situation are in the effort to assure that any WIA enforcement is fully supported by the deed restrictions and compliant with Texas State real estate law. Several people including myself are involved in this effort, which is ongoing.

Continued...



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...continued

FUTURE EVENTS: The **May 6 SPRING FLING** and the accompanying **Special Meeting**

Next Saturday is our annual Spring Fling. We all hope that everybody has a great time that day.

At a designated time next Saturday [see elsewhere in this newsletter], alongside the Spring Fling, WIA is holding a Special Meeting to deal with a vote on the subject of short term rental properties commonly called VRBOs or Air BnB's, among other names. This is one of the more controversial subjects dealt with since I've been on the Board. I've heard much talk on both sides of this issue. Property owners have received two mailings on this vote.

As an informed property owner and not officially speaking for the Board, I'd like to say a few things about this issue:

- At no time during my term on the Board have I heard any Director deal with the issue with anything other than reasoned discussion.
- The Board has not taken a position either 'For' or 'Against' VRBOs / Air BnBs.
- The Board has not voted 'For' or 'Against' these things.
- The Board has acted only to put this subject up to the property owners for their vote.
- That will happen this Saturday, either with you voting in person or by voting your proxy from the mailouts you have received. Read the materials carefully to know your options and rights.
- Owners of Property in Waterwood, have your voices heard. Vote your heart, your conscience, your pocketbook, or whatever motivates you. This is your chance, I urge you to take it.
- How do you want the future of Waterwood to be? Influence it between now and Saturday by your vote.

GOLF REPORT: The **April 22 WATERWOOD TOURNAMENT**

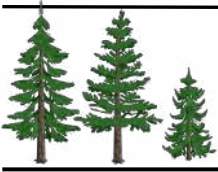
By all reports, this fund-raising event, held here at the Waterwood National course, was a tremendous success. The course was in great shape after the work of many volunteers, and the turnout was magnificent. Attendees achieved WNGRA's goal for the day in that the only frowns noticed during the day were from bad shots! Smiles carried the day in a landslide. Winning score was 56. Yes, 56. Yes, for 18 holes. (I dance the lambada if I ever score a 56 on 9 holes.) Alas, my team scored a wee bit higher than 56.

WNGRA exceeded its financial goals due to the generosity of the players and not a small number of helpful Waterwood residents too. The money will be earmarked for several projects but the most obvious result will be for WNGRA to complete the refurbishing of the greens. Watch the WNGRA space for further details about the tournament.

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>



Waterwood Neighborhood News

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2023 Waterwood Open

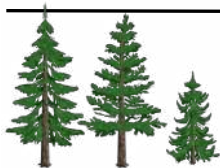
The 2023 Waterwood Open, by all accounts, was a smashing success! The energy, excitement, and effort put forth by the WNGRA Golf Committee, as well as many volunteer members of the community was simply amazing and rewarding to watch. We had over 100 golfers, 26 Hole Sponsors, several individual donors and guests from neighboring golf clubs participating in the event. By far, one of the most gratifying highlights of the day was the abundance of comments from guests regarding how much they enjoyed the friendly community hospitality and the great condition of the course after all these years. We were particularly happy to hear the latter comment because leading up to the tournament, tons of work hours, by a number of volunteers were put into preparing the course for our guests. Our financial goal for the tournament was \$13,000 in gross revenue. I'm exceptionally happy to report we achieved nearly **\$20,000!** Our net proceeds ended just under \$12,000. This year we promoted the event heavily at local businesses, social media, and direct email campaigns to the WNGRA Membership. One additional benefit we had this year was being featured in a local newspaper. A new friend of WNGRA, Tom Waddill, writes for the Walker County Press. We invited Tom out for a round at Waterwood where Alex Chrestopoulos and I shared the story of the course and how the community has worked to keep the course playable over the years. Within a week, Tom wrote and published a really cool story about Waterwood and WNGRA's efforts to keep the course viable as an amenity for the community. Event day highlights included lots of fun, food, and fellowship at the Pavilion following the event. We cheered tournament winners and applauded raffle prize winners. The live auction definitely got competitive and exciting in a hurry when one very desirable bottle of Scotch went for a whopping \$350! The 50/50 Cash Pot grew to \$1300 and we all cheered as Kathy Samperi's ticket was drawn and she pocketed \$650! By the way, no one is sure if John has received his share 😊. All in all, a fun day was had by all. The committee held a tournament wrap-up meeting where we all shared the things that went well and listed a few areas where we could enhance the experience for our guests at our next tournament later this year in the Fall. Our final highlight was the sound of the cork popping on a bottle of Moet & Chandon as the tournament committee toasted to our community's success. Congratulations Waterwood! Your participation and support made it happen!

With immense gratitude, your Tournament Committee

*Dianne Chrestopoulos, Sharon Gusman, Keith Caulfield,
Raymond Ramirez, Mike Folk, Rod Kirschner, David
Wozencraft, Calvin Bailey, Alex Chrestopoulos, & Al Rincon*

Special Thanks to all of our Sponsors, without whom, we could not have made this event a huge success!

Continued...



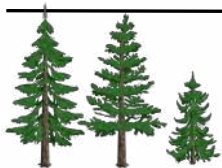
Waterwood Neighborhood News

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TRAVIS & SHAUNA VOWELL, Barry Birdwell, Patrick Neuendorff / Heritage PPG, Randall Wilkins / Sydri Energy, Rosemarie Donnelly, Siobhan Dagleish, Al & Janie Rincon / Rincon Realty Group, CEO CONSTRUCTION / T. W. Wilson, ROD KIRSCHNER II, HOME QUEST MORTGAGE – John Mireles, LAKE LIVINGSTON GOLF CARTS in Onalaska / Becca Wilson, WATERWOOD NATIONAL GOLF COURSE - David Wozencraft, HEMMEN PUMP SYSTEMS – Ray Ford, PALMER REAL ESTATE – Melanie Cook, DIANA K. BARNES STATE FARM / HUNTSVILLE, POLK COUNTY GOLF CARTS / JOHN LONG, COLE GOBER STATE FARM INSURANCE / BEAUMONT, LAMBEAU'S SPORTS BAR AND GRILL / Jess Bonneau, TEVPRO / Cortney Becker, EMBLEM PROPERTIES / Sherri Barrett, Dianne and Alex Chrestopoulos, Rod 'the Rocket' Kirschner and Nancy Stewart, Patrick and Tara Minor, Carole MaGee, Greg and Sharon Gusman, John and Kathy Samperi, Frank and Debbie Mandola, Gary and Linda Miller, Raymond and Melinda Ramirez, Calvin and Krista Bailey, Jay and Tammy Gaudette, Mike and Kristie Folk, and Gene Womack.





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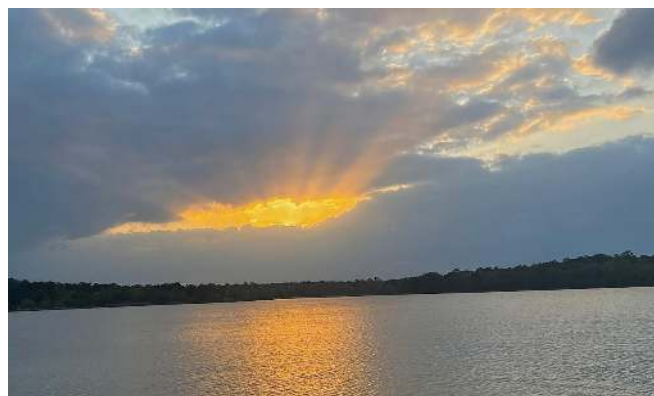
The VFD Auxiliary will hand out our Fire Escape planning materials at Spring Fling, Saturday, May 6th for those who did not get a bag at the Crawfish Boil. There will also be some swag for the kids.

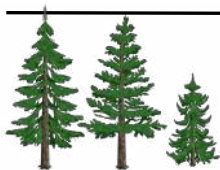


WVFD Auxiliary Group



Photos courtesy of Kevin Brashear. Thanks Kevin for sharing the beauty of Waterwood!





Waterwood Neighborhood News

May 2023

Long-Term Recovery Group Meeting Scheduled

Our Long-Term Recovery Group (LTRG) meeting has been scheduled for **May 4, 6pm, at the New Destiny Church, 13291 State Highway 150 W, Coldspring, TX 77331**

We will have a subject matter expert give a presentation and answer any questions you may have.

The purpose for this meeting is to gain a basic understanding of what a LTRG is, what it does, and why it's important to have local government support and cooperation.

Every disaster begins and ends locally. Those who are most affected are at the local level, those who need your help the most are at the local level, those who will be first on the scene are at the local level, and those who will be the last to finish recovery are at the local level.

The first people to respond during and immediately after a disaster are our local citizens and first responders. Long after the state and/or federal government has left the county, it will be up to us to continue the recovery process. This is a daunting and extremely difficult task, if not impossible, without a strong volunteer base. A LTRG brings together multiple volunteer groups, each with a different focus and capability. An organized and recognized LTRG can apply for different types of grants and other funding to help the community recover from disaster.

If you know of any groups, churches, businesses, etc., that you think would be beneficial and contribute to our success, please invite them to attend as well. Please encourage your local elected officials and businesses to attend. A LTRG is more effective when it has the support of local government and business.

Respectfully,

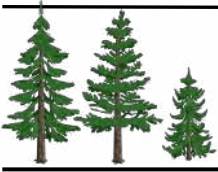
Kris Eastham

County Liaison Officer - San Jacinto

Texas Division of Emergency Management

Mobile: (936) 252-0193





Waterwood Neighborhood News

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11 am - 1 pm - Luncheon in the WIA Pavilion

Sponsored by the WNGRA

Golf Cart / Bike Parade & Decorating Contest

6:30 - 9:30 - Party at the Marina

WIA's Awesome Fireworks Show

SATURDAY | JULY 1ST

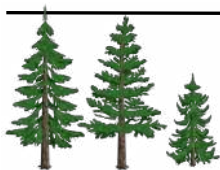
The firework display at the marina has been along standing tradition in Waterwood, Waterwood over the years has had the best fireworks show on Lake Livingston this has been made possible by generous donations from the community.

I am asking that we continue this tradition. *Please Donate.*

Anyone donating \$50 or more will receive two free meals

Donations can be made in the WIA Office.

Thank You, Larry Westerdahl (Social Chair)



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“Before you criticize someone, you should walk a mile in their shoes. That way when you criticize them, you are a mile away from them and you have their shoes.”

—Jack Handey

“I haven't spoken to my wife in years. I didn't want to interrupt her.”

—Rodney Dangerfield

“Truth hurts. Maybe not as much as jumping on a bicycle with a seat missing, but it hurts.”

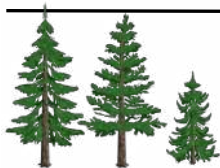
—Lt. Frank Drebin (Leslie Nielsen),
Naked Gun 2½: The Smell of Fear

“Common sense is like deodorant. The people who need it most never use it.”—Anonymous



Let's get some Waterwood representation in San Jacinto County! Coldspring-Oakhurst Consolidated Independent School District Board of Trustees elections are being held Saturday, May 6, 7am-7pm at the Oakhurst Volunteer Fire Department. Go cast your vote before the Spring Fling! Make it count for the kids!





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ophiropt.com

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*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.

Advertisements are \$10 per month or \$100 per year.

Classifieds

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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.

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