

Waterwood Neighborhood News

November 2023

Calendar

11/11 Waterwood Perfect Golf Event 10am

11/16 MUD Meeting 3pm

11/20 WIA Meeting 9am

SAVE THE DATE

12/02 Decorating Waterwood 9am

12/09 Joy & Pancakes 9am-12pm

What a beautiful place we live...



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

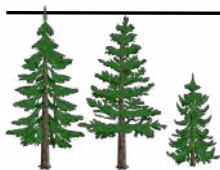
Waterwood VFD
TBD

Waterwood Municipal Utility District #1

Roy Knapp, MUD Board President

Hello Waterwoodians. If you have not attended any monthly meetings, a lot is going on. Precision has received several questions concerning bills. Several bills relate to the change out of meters, the board is replacing meters as we can as a result, many residents are seeing marked increases in their bills. This is, in many cases, because the previous meters were old and not recording properly. If you feel your bill is incorrect, please contact our office and Precision will review your records. If you call the office, I ask you please be civil. The operator on the line wishes to help solve any concern. VILE language will be met with an abrupt end of call. The board does not pay our workers enough to be insulted or threatened. Be mindful our phone personnel are willing to answer your questions as best they can. Winter approaches. This means all homeowners need to look towards winterizing the home. Look online or, I don't know, talk to that neighbor you have never spoken to. Check on people around you. Next board meeting is scheduled for November 17th. At 3:00. Bring all your questions and concerns before us.

Thank you.



Waterwood Neighborhood News

November 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.

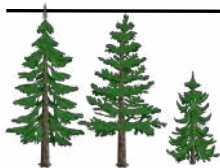
It is crucial that our policies are clear and unambiguous, leaving no room for interpretation. This not only ensures fair treatment for all homeowners but also sets a proper precedent for both current and future board members. The rules below are clear and can also be found on the WIA website.

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,	\$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

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

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.

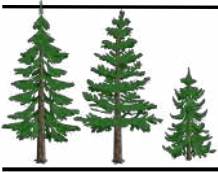
We understand that circumstances may arise that could lead to unintentional breaches of community rules. In such cases, we encourage homeowners to reach out to the committee, WIA Board, or the WIA office to discuss the matter. Open communication is vital in finding amicable solutions.

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

November 2023

WIA Board Approves the 2024 Annual Budget and Sets 2023 Annual Dues

At the October 16, 2023, monthly Board Meeting, the WIA Board approved the 2024 Annual Budget and set the 2023 Annual Dues. Dues for 2023 were approved for Single-Family properties at \$850 and Multi-Family at \$925.

Annual assessment invoices will be mailed out the week of November 5, 2023. Assessments are due on or before December 31, 2023, and considered late if paid after January 1, 2024. If paying between:

- 02/01/24 – 02/28/24 – \$7.22 (single-family) \$7.86 (multifamily) interest will be added.
- 03/01/24 – 03/31/24 – \$13.74 (single-family) \$14.95 (multifamily) interest will be added.
- 04/01/24 – 04/30/24 – \$20.73 (single-family) \$22.55 (multifamily) interest will be added.
- 05/01/24 – 05/31/24 – \$27.95 (single-family) \$30.41 (multifamily) interest will be added.
- 06/01/24 – 06/30/24 – \$34.93 (single-family) \$38.01 (multifamily) interest will be added.
- 07/01/24 – 07/31/24 – \$42.15 (single-family) \$45.86 (multifamily) interest will be added.
- 08/01/24 – 08/31/24 – \$49.37 (single-family) \$53.73 (multifamily) interest will be added.
- 09/01/24 – 09/30/24 – \$56.36 (single-family) \$61.58 (multifamily) interest will be added.
- 10/01/24 – 10/31/24 – \$63.58 (single-family) \$69.19 (multifamily) interest will be added.
- 11/01/24 – 11/30/24 – \$70.80 (single-family) \$77.04 (multifamily) interest will be added.
- 12/01/24 – 12/31/24 – \$77.78 (single-family) \$84.64 (multifamily) interest will be added.

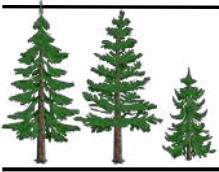
In addition, at the October 16, 2023, monthly WIA Board Meeting, per the Resolution Adopting Alternative Payment Schedule Guidelines for Waterwood Improvement Association, Inc., as recorded with the County Clerk of San Jacinto County, the WIA Board approved to charge an Administrative Fee of \$50 and interest at 10% per annum on all payment plans pertaining to the 2023 Annual Assessment. To have a full twelve-month payment plan, you must establish the plan no later than December 31, 2023.

If you should have any questions regarding payment plan eligibility or process, please contact the WIA office staff.

WIA Board of Directors

Come get your waterproof map of Lake Livingston and surrounding communities!

For sale in the WIA office for only \$5 per map.

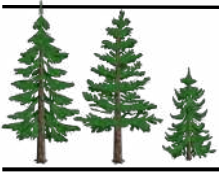


Waterwood Neighborhood News

November 2023

**Thank you Waterwood for a
Wonderful October
We had kiddos come to our
Fire Safety Open House**





Waterwood Neighborhood News

November 2023

And we filled bags of Halloween Candy
And sold hot dogs and nachos



Santa is Coming on the Fire Truck!!

Please see the next page to sign up for a personal visit from Santa

Lisa also has the forms in the WIA Office

November 25th Beginning at 10 am

\$50 per house

Deadline to turn in November 22nd

There are two scholarships donated at this time

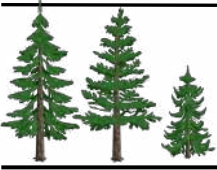
Please feel free to apply

OR

DONATE to the scholarship fund if you do not have little ones at your house

Please make sure pets are contained in a separate room

Santa will be accompanied by an Auxiliary member



Waterwood Neighborhood News

November 2023



WVFD Auxiliary Group



Personal Visit from Santa on the Fire Truck

Cost \$50.00 per visit Date Nov. 25th

Will begin visits at 10 am

You will be notified of which stop you will be on the route

Each stop will be up to 15 minutes

Children/s Names & Ages

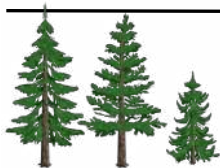
Your Name & Phone Number

Your Subdivision & Address

Must pay in advance or choose to be in a drawing for a free visit

Check if you just want to enter a drawing for a free visit _____

Make a \$50 Donation to support a Waterwood family who cannot afford _____



Waterwood Neighborhood News

November 2023

2023
WATERWOOD FALL OPEN



4 Person Scramble

November 11, 2023 – 10am - \$75 Per Player
Call (713) 560-8972 or Email alrincon@kw.com
Waterwood National Golf & Recreation Association

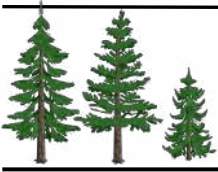


CALLING ALL WHO ENJOY FUN-DRAISING & FELLOWSHIP!

Support our Community by Forming a Team, Inviting a Team, and/or Encouraging Sponsors! I have negotiated a Dollar for Dollar match of our fundraising results from the Waterwood National Ownership. This is a HUGE Opportunity for us to bolster our maintenance budget and facilitate enhancement projects for the betterment of our amenities!

Register Today and Share this link with all of your Friends at:

WATERWOOD.PERFECTGOLFEVENT.COM



Waterwood Neighborhood News

November 2023

Waterwood Women's League

Waterwood Women's League members had a great time at our October meeting. We went to Tempe Creek Vineyard in Livingston where we learned about the history of the vineyard and the wines they make. Tempe Creek Vineyard is also a working farm.

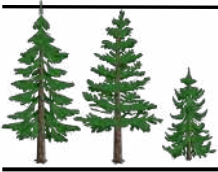
Thank you to everyone who came out to **Bingo**. It was a fun time, and I hope everyone thoroughly enjoyed themselves. Around \$5,500 was raised for our scholarship fund. Thanks to all our members, neighbors, and guests for helping support the Waterwood Women's League scholarship fund.

We also raised money for our scholarship fund at the Willis Holiday Festival and Market in Willis on October 28th.

Waterwood Women's League's next meeting will be an outing to the theater production of "She Loves Me" presented by the Sam Houston University theater department on the evening of Saturday, November 18th. We will meet at a restaurant (to be determined) for dinner at 5:30 and then off to the theater. The production starts at 7:30. This is a great opportunity for **ALL** our members to attend. Come and bring a guest. Tickets for the event will be purchased in advance for **\$12 per person**. Money is due by Friday, November 3rd. You can drop off the money for tickets at the Palmer Real Estate office or with Dianne or myself. Hope to see many of you on that night.

WWL will be having a spring garage sale. Take this opportunity to start saving any items, excluding clothing, you wish to donate. More information available in the spring.

Pam Sultan



Waterwood Neighborhood News

November 2023

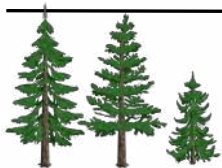
The annual ***Palmer Real Estate Hayride and Pub Crawl*** were **HUGE** successes! We had over 60 kids and a few adults who packed our two trailers! Thanks to all our contributors of boatload of candy (too many to name without missing someone). Shout outs go to so many of our neighbors and friends who made this a great night of fun for all the participants:

- **Shane Reeves and Michael Logue**
- **Greg and Sharon Gusman**
- **Rod Kirschner and Nancy Stewart**
- **Amber Stewart and Larry Doyle**
- **Roxanne and Jerry Adamick**
- **Ray and Melinda Ramirez**
- **Jeff and Jessica Kemmerling**
- **Jennifer Green**
- **David Yeager**
- **Wyatt Cook**
- **Lisa Hayman and Jamie Groskopf**
- **Carole Magee with WWVFD**



A very special thank you to Waterwood Security Officer, Robert Craig, for being such a fantastic ride escort. He did a phenomenal job of protecting the caravan of trailers and cars. If you see Mr. Craig around, shake his hand and give him extra kudos!

Photos on following page



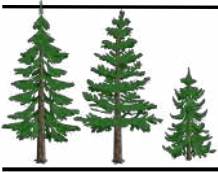
Waterwood Neighborhood News

November 2023



Halloween Hayride & Pub Crawl 10/28/23





Waterwood Neighborhood News

November 2023

Keith's Corner: *Waterwood Maintenance*

Greetings from the maintenance department, neighbors.

I am pleased to announce that there have been huge changes in the way that Maintenance is handled here in Waterwood.

In response to the need for a reasonable burden on the Maintenance guy (as either Rick Harlow or myself can tell you) we are trying something new with the recently-elected Board.

I've reached out to former and present board members, as well as people known to be willing to volunteer their services to the community. There have been several folks step up and offer their help to take responsibility for a slice of the Maintenance pie. To every person whose name is mentioned below, I thank you. This will be an adventure for all of us. And the 'adventure?' Keeping Waterwood running, drivable, functioning, and neat & orderly. To do this we have split Maintenance up into manageable chunks as listed below:

FACILITIES, including the buildings, the entrances, the subdivision signs, and Pool / Pavilion, as examples.

FACILITIES LEAD: Rod 'the Rocket' Kirschner

FACILITIES BACKUP: Randy Ayers

POOL CHEMICALS / USE-ABILITY: Tom Readal

POOL BACKUP: Rob Davis

ROADS and PAVING, working to one degree or another with MUD and the County.

ROADS LEAD: Ray 'Texas Fight!' Ramirez

ROADS BACKUP: Ed 'Hot Rod Lincoln' Kile

TREES, including normal maintenance and emergency removal.

TREES LEAD: Pat Zappa

TREES BACKUP: Carole McGee

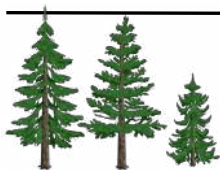
GENERAL LANDSCAPING (the ongoing contract that keeps easements and common areas mowed, trimmed, and tidy):

GENERAL L'SCAPING LEAD: Randy Ayers

GENERAL L'SCAPING BACKUP: Rod Kirschner

ADVISOR: Maryann Readal

Continued on next page...



Waterwood Neighborhood News

November 2023

Keith's Corner: *Waterwood Maintenance, continued*

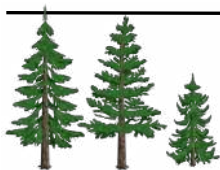
These people should be commended for stepping up, and I am spending all my free time setting each of them up for success, including written procedures and all documents needed to do their jobs. Each team is having hand-off meetings with me to assure that we do things the best way we know how. By next month's newsletter, all these teams should be up and running.

We will have one other team. We have several volunteers who have committed to be part of a so-called Emergency Team, to be called upon as needed when big events put our community in jeopardy. This team is in the early stages and we'll have more news in the next newsletter.

Also coming in the next newsletter: We have had several questions about the progress and planning for replacement of the streetlights in Waterwood. There has been a master plan in place for quite awhile now. We are replacing all of the streetlights with special lighting that allows viewing of the night sky, but still gives reasonable light. We do this one section at a time and use SHECO to install. The questions that have been asked are quite reasonable and we will have a progress report on this effort next month.

**This Veterans' Day and every day, let's not forget
the ones fighting to keep us free**

**THANK YOU
VETERANS**



Waterwood Neighborhood News

November 2023

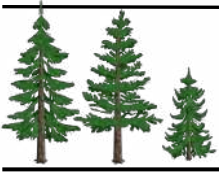
MEALS ON WIALS

Dinner Delivered!

Lisa Hayman and Jamie Groskopf

Hi Waterwood! We know it's a long drive into town for a nice meal and it's equally as far for any food delivery to Waterwood. We are trying to bridge that gap by spotlighting one local restaurant at a time for a meal night delivered directly to your homes! Keeping it simple is key so no drinks, desserts, or diversions are allowed, just great meals delivered from a rotating list of restaurants on selected nights. This single trip and time provides incentive for the designated restaurant and makes it worthwhile for a delivery driver to make the long trip. WIA is coordinating and advertising only, you will order and pre-pay the restaurant directly prior to the cutoff time and tip the drivers as you see fit. We are initially volunteering to make the deliveries until we know there is enough response to be self-sustaining. Our kickoff events are tentatively scheduled for November 3rd and 17th, both Friday evenings. These two nights will be our test run, if there is a big enough response to continue we can add more nights and restaurants in the future, if not it was worth a try! A lot of thought and planning has been put into this but we may make changes to the way this works as feedback and experience grows so hang in there!

We want to appeal to most tastes and budgets so the restaurants selected will be based on their voluntary participation, how their to-go meals are packaged, affordability and feedback from you. If one week's selection doesn't fit your tastes or budget the next night! Ordering information will be listed on the Facebook pages, the E-sign at the WIA office, and an email list as reminders. You can add your name to the email notification list by calling the office at 936-891-7710 or emailing wia@waterwoodwia.com and ask to be put on the MEALS ON WIALS list. This only works with your participation so give us feedback and buy lots of food!



Waterwood Neighborhood News

November 2023

HELP NEEDED FOR CHRISTMAS DECORATING!!

We need lots of volunteers to help get our community all decked out for the Holidays. We will be meeting at the WIA office on Saturday, 2 December 2023 at 0900. Please come and help!! Coffee and treats will be served!! Call or text Phyllis at 703-577-9908 for more info!

Tis the Season for Joy and Pancakes!

Save the Date for Our Annual WIA Christmas Party

Dear Waterwood Community,

The most wonderful time of the year is upon us, and we're excited to spread some holiday cheer! Get ready for a merry and delicious event:

Event: Pancake and Pajamas Christmas Party with Santa

Date: 9 December 2023

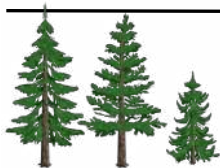
Time: 9 am to 12 Noon

Location: WIA Meeting Room

Start your day with a stack of scrumptious pancakes and stay for the festive fun! Santa Claus himself will be joining us, so be sure to bring your holiday wish lists. There will be activities and entertainment for all ages, making it a perfect opportunity to gather and celebrate the season together.

Please mark your calendars and keep an eye out for further details as we approach the date. We can't wait to share this magical time with all of you!

Let's make this party one to remember! We look forward to seeing you there.



Waterwood Neighborhood News

October 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

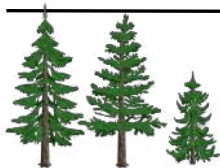
Waterwood Improvement Association (WIA)



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

October 2023

LCS FIBER optirop.com

**THE FASTEST
INTERNET
IN SAN JACINTO
COUNTY**

**100 Mbps
Fiber Plan
\$85 /mo
No Hidden
Fees**

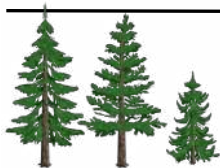
**Home Phone
\$14.99**

**Gigabit
Fiber Plan
\$125 /mo
No Hidden
Fees**

**Sign Up
NOW**

www.lcsfiber.com

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



Waterwood Neighborhood News

October 2023

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



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.