

Waterwood Neighborhood News

November 2020

Calendar

- 11-2 Heavy Trash Pickup
- 11-16 WIA Meeting
9:00am
- 11-20 MUD Meeting
4:00pm

View the entire
Waterwood Calendar here:
[CALENDAR](#)

Links

(Click to follow)

[Waterwood Website:](#)

[Waterwood MUD](#)

[Waterwood Pictures](#)

[Classified Ads](#)

[Click here to place
classified ads on the new
website.](#)

Add your own pictures to our
new Waterwood Website by
sending them to:

[Wiaboardsocialmedia
@gmail.com](mailto:Wiaboardsocialmedia@gmail.com)

Waterwood Security
936-661-2800

San Jacinto County Sheriff
936-653-4367

WIA Office
936-891-7710

From The WIA Board

October 26, 2020

Subject: Explanation of Increase to 2020 Annual Charge

To: All Waterwood Property Owners,

Increases (or decreases) to the Annual Charge is mandated per the Waterwood Improvement Association (WIA) 2018 Restated and Amended General Warranty Deed and Declaration of Covenants, Articles 2.3 and 2.9 (as stated below):

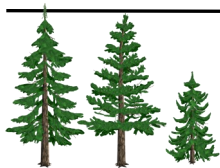
2.3 The Annual Charge ***shall*** be levied on a uniform basis as follows:

- (i) The Annual Charge for each Single-family Lot shall be \$120.00;
- (ii) The Annual Charge for each Multi-family Lot shall be \$180.00.

2.9 Annually, the Board ***shall*** increase or decrease the Charges set forth in Section 2.3 above by a fraction the numerator of which is the then current Engineering News Record Cost Index of the Engineering News Record (published by McGraw-Hill), or any successor index and the denominator of which is said Index as of January 1, 1973.

When the word "***shall***" is used in governing documents such as Waterwood's General Warranty Deed and Declaration of Covenants, the Board must increase or decrease the Annual Charge. The Board does not have the authority to waive the increase or decrease.

The Annual HOA Charge – Escalation Table (provided below) evidences how the original Annual Charge of \$120 was to have escalated annually since 1973. Past WIA Boards were required to increase or decrease the Annual Charge by the Cost Index per the Declaration of Covenants Article 2.9. This escalation was not followed by past Boards. Had past WIA Boards escalated the Annual Charge per the governing documents, the Annual Charge for a single-family unit for 2020 should be \$761.06. The current Board agreed not to increase the Annual Charge all at one time to the full mandated 2020 amount. Please note, the Annual Charge over the next few years shall be increased to reach the mandated amounts as shown on the Annual HOA Charge – Escalation Table. Once the make-up of past Annual Charge increases is reached, increases shall be based solely on the Cost Index.



Waterwood Neighborhood News

November 2020

Continued from page 1

The Annual Charge for 2020 was discussed by the WIA Board of Directors at a special meeting dated October 14, 2020 and unanimously approved an increase of \$85. Shortly following this meeting, Waterwood Municipal District (MUD) Board requested the WIA Board hold a second special meeting on October 21, 2020. At this meeting Waterwood MUD made the WIA Board aware of various serious financial situations MUD was currently attempting to address. Waterwood MUD discussed their current negative bank balances and unpaid Inframark invoices. Based on these financial difficulties, Waterwood MUD requested WIA to increase the WIA 2020 Annual Charge by an additional \$50 to help offset the shortfalls. The WIA Board approved the request. The Annual Charge for 2020 shall be \$650 for each single-family lot and \$780 for each multi-family lot.

Waterwood MUD has agreed to explain their financial issues in a letter to be included in the next mailing of the property owners' water bill.

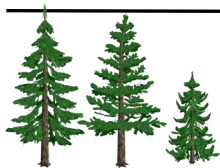
Annual HOA Charge – Escalation Table

YEAR	INDEX	MULTIPLIER	ANNUAL CHARGE
1973	37.7	1.0000	\$120.00
1974	41.4	1.0981	\$131.78
1975	44.8	1.1883	\$142.60
1976	46.9	1.2440	\$149.28
1977	49.5	1.3130	\$157.56
1978	53.5	1.4191	\$170.29
1979	57.8	1.5332	\$183.98
1980	62.9	1.6684	\$200.21
1981	70.0	1.8568	\$222.81
1982	76.1	2.0186	\$242.23
1983	80.2	2.1273	\$255.28
1984	82.0	2.1751	\$261.01
1985	82.6	2.1910	\$262.92
1986	84.2	2.2334	\$268.01
1987	87.7	2.3263	\$279.15
1988	89.9	2.3846	\$286.15
1989	92.1	2.4430	\$293.16
1990	89.9	2.3846	\$286.15
1991	96.8	2.5676	\$308.12
1992	99.4	2.6366	\$316.39
1993	101.7	2.6976	\$323.71
1994	104.4	2.7692	\$332.31
1995	107.6	2.8541	\$342.49
1996	110.2	2.9231	\$350.77

YEAR	INDEX	MULTIPLIER	ANNUAL CHARGE
1997	112.8	2.9920	\$359.05
1998	115.1	3.0531	\$366.37
1999	117.6	3.1194	\$374.32
2000	120.9	3.2069	\$384.83
2001	125.1	3.3183	\$398.20
2002	128.7	3.4138	\$409.66
2003	132.0	3.5013	\$420.16
2004	143.7	3.8117	\$457.40
2005	151.6	4.0212	\$482.55
2006	162.0	4.2971	\$515.65
2007	169.0	4.4828	\$537.93
2008	180.4	4.7851	\$574.22
2009	180.1	4.7772	\$573.26
2010	183.5	4.8674	\$584.08
2011	191.2	5.0716	\$608.59
2012	194.6	5.1618	\$619.42
2013	201.2	5.3369	\$640.42
2014	204.9	5.4350	\$652.20
2015	206.2	5.4695	\$656.34
2016	207.3	5.4987	\$659.84
2017	213.6	5.6658	\$679.89
2018	222.9	5.9125	\$709.50
2019	232.2	6.1592	\$739.10
2020	239.1	6.3422	\$761.06

[Historical Cost Indexes - RSMeans Online](https://www.rsmeansonline.com/references/unit/refpdf/hci.pdf)

<https://www.rsmeansonline.com/references/unit/refpdf/hci.pdf>



Waterwood Neighborhood News

November 2020

Waterwood MUD

Roy Knapp

To the customers of Waterwood Municipal Utility District 1

The MUD has gone through some difficult changes these past few years. The Directors have had to deal with current equipment breakages and an aging system that we have had to just patch and pray that it will hold for the time. The board is dealing with past mistakes and current needs, and as such we have requested WIA collect an additional fee to pass along to District customers to help us offset some of the past and future expenses.

If any of our customers have concerns or questions I encourage them to attend the next board meeting November 20th.

Thank you.

Roy Knapp
President Waterwood MUD

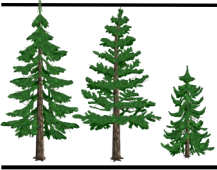
Please Help EMS & the Fire Department

Install House Numbers

Every second counts when there is an emergency at your home. It is critical for EMS and other first responders to be able to find your home quickly and they can only do that if your house numbers are clearly displayed. Here are some suggestions from emergency responders when displaying your house numbers:

- House numbers should be at least 3" tall and a contrasting color from the background where they are mounted.
- Make sure your house numbers can easily be seen from the street and can be seen by vehicles traveling in either direction.
- Make sure your house numbers can be seen day and night. Mount the numbers near a light.
- Check vegetation often to make sure it does not hide house numbers.





Waterwood Neighborhood News

November 2020

Waterwood Volunteer Fire Department

Chief Tim McGrath

waterwoodvfd@gmail.com

Thank you so much to all the residents who came out on Halloween and showed your support for the Waterwood Volunteer Fire Department. We had a great turnout - kids and adults. The train ride was the hit of the event for children and their photo taking families.

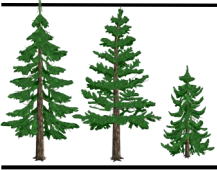
A few applications were handed out during the event; and we are still seeking volunteers. Re-opening a functioning station will help the community with a lower ISO (Insurance Services Office) rating. This will help when your property is evaluated for homeowner's insurance. One of the greatest aspects of being part of the staff is the camaraderie that is developed. Not just meeting new people; but building lasting friendships. We are a family and neighbors help neighbors.

Please contact us or pick up an application next to the front door at the station. Be a part of helping our community. We welcome all in the Waterwood area to apply.



Thanks for your support of our **OPEN HOUSE** Raffle, Silent Auction & Food Fund-raiser!





Waterwood Neighborhood News

November 2020

Waterwood Annual Hayride & Movie Night News

Melanie Cook, Broker, Palmer Real Estate

Well, the annual Palmer Real Estate sponsored hayride didn't quite go as planned this year but a fun time was had by all, regardless! Trunk-or-Treaters enjoyed all the goodies being passed out and didn't go home lacking. Cornhole was the game of the night and we all had a great time socializing. Thanks to all the Waterwoodians who participated and donated candy for the event...you are much appreciated!

After the events settled down, we blew up the big screen and bundled up to watch our first "drive-in" movie, "Hocus Pocus". Golf carts, lawn chairs, pick-up trucks, SUVs, popcorn, and theater candy made our maiden voyage of the drive-in movie a success! More to come in the future so stay tuned! Thanks again for all those in attendance.

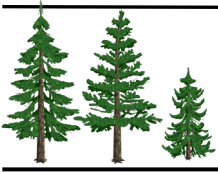


More Pictures from the Hayride & Movie Night



Photo by Christel Butler

Photo by Christel Butler



Waterwood Neighborhood News

November 2020

WNGRA 4th Quarter Meeting

Steve Turchi

Great time of year for Waterwood residents to get out to the greenspace and golf course. Enjoy this beautiful community amenity we have.



A new Facebook page has been started for WNGRA. It is a private group, so please visit “WNGRA” and request approval to join our Facebook page. The page is intended to provide a social platform for the community to see what is happening in WNGRA and see how the greenspace and golf course are being enjoyed.

WNGRA will be having our end of year, 4th quarter membership meeting at 9:00 am, Saturday December 12th. We will meet at the pavilion, as it is an outdoor setting. The plan will be to conduct WNGRA business and have a round of golf, for those who are interested. The agenda will include the regular WNGRA updates but also includes two important business items:

Election of new officers

The President position term is expiring on December 31, 2020 and needs to be filled.

This is a two (2) year term position starting on January 1, 2021

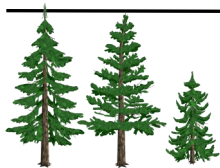
The Treasure/Secretary position term is expiring on December 31, 2020 and needs to be filled. This is a two (2) year term position starting on January 1, 2021

The VP of Operations and Maintenance position has been vacant and must be filled.

This position term will start on January 1, 2021

We are accepting nominations for each of these positions. If you are a WNGRA member, or becoming a new WNGRA member, and interested in serving in either of these positions, please nominate yourself by communication to Steve Turchi (sturchi@summitterm.com) and or Rick Brown (gilead71@gmail.com). We need to receive nominations no later than November 30th so the slate of nominees can be communicated to the membership in advance of the vote. Please submit your nomination as soon as possible. Officer voting by members will be accomplished by secret ballot prior to the December 12th meeting. The successful nominees will be announced during the December 12th meeting.

Approval of the WNGRA 2021 Operating Budget. A detailed operating budget will be presented to the membership in advance of the December 12th meeting, for review and comment. All members will be asked to accept or reject the proposed budget following the review and comment period. The results will be announced during the December 12th meeting.



Waterwood Neighborhood News

November 2020

Halloweenie Open Golf Tournament

The annual Halloweenie Open golf tournament, hosted by Shirley and Steve Morrell was held on October 31st. A full field of 36 players participated in the event.

First place went to the team of Mario Roberson, Alex Chrestopoulos, James Schwebach, and Calvin & Krista Bailey. Second place was awarded to Steve Turchi, Tom Brandon, and Sam & Christel Butler. Third went to Al Rincon, Rick Harlow, and Steve & Danette Pratt.

After a stressful day of tournament level golf, the players met at the Morrell's for a relaxing lunch of hot dogs, chips, side dishes, and desserts.

Next year's tournament is already in the planning stages. Mark your calendar for October 31st, 2021.



1st Place Team



Alex Chrestopoulos, Calvin and Krista Bailey, Mario Roberson & James Schwebach

2nd Place Team



Tom Brandon, Steve Turchi, Christel and Sam Butler

3rd Place Team



Rick Harlow, Steve & Danette Pratt, Al Rincon



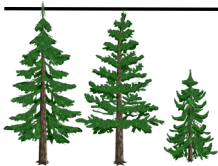
Dave Chase, Shirley Allen, Pam & Bill Combs



Dannie & Joyce Hubbard, Raymond & Melinda Ramirez



Paul Fink, Kristie & Mike Folk, John Heil



Waterwood Neighborhood News

November 2020



Rick & Teresa Brown, Jane and Gene Presley



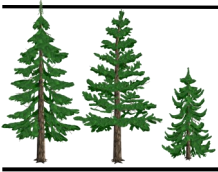
John & Kathy Samperi, Beth & Wayne Fletcher



Sam Nabors, Keith Caulfield,
Sandy & Richard Singletary

Scenes from everyone's favorite new challenge!
Teeing off on #12.





Waterwood Neighborhood News

November 2020

Waterwood Women's League

Hi ladies!

The October meeting of Waterwood Women's League was cancelled in lieu of the Garage Sale. There were some beautiful items for sale and the event was a lot of fun. Debbie Maas will be presenting the details at our next meeting!

Speaking of that, November will be a chef cooking demonstration/luncheon at Carolina Creek Christian Camp, on Nov. 11th at 11am. Chicken Piccata, bacon-wrapped asparagus and lava cake with raspberry sauce is on the menu! Please bring \$9 CASH OR CHECK ONLY! You Must RSVP to: rdharlow.2@aol.com or on the FB page if you'll be attending! Let us know if you'll need a gluten free meal!

Unfortunately, our quilting/crochet groups are still not meeting as the mask mandate has not been lifted. Again, please continue to work from home as the need for these items is great! We are also STILL in need of someone to head up our knit/crochet group.

Our collection for November is for Onalaska High School Thanksgiving Baskets. The donation box will only be in place until November 11th. They need time to get items together and distribute before the holiday. Local businesses will be providing turkeys for the baskets. Non-perishables such as canned cranberry sauce, gravy, and vegetables, instant potatoes, stuffing mix, pie filling etc... are needed. Please help us set the table for a family in need. Thank you in advance for your generous support!

Remember to check out our WWL Facebook page for updated information and/or events. If you know someone new to Waterwood, invite them to join us. We welcome new members and would love to have them!

WWL is a non-profit 501(c)3 organization. Our main goal is to provide educational scholarships for local students.

See you at camp!

Deb Harlow

Scenes from the Women's League Fall Flea Market & Craft Fair





Save The Date!!!

Saturday, December 12th—3:30PM-5:00PM

Polar Express Santa Visit! Santa will be here for photos and to find out what the kiddos want for Christmas this year. Also, the Polar Express Train will be here giving free rides.

Stick around after sunset for an outdoor Christmas Movie, hot cocoa and other winter time goodies courtesy of Palmer Real Estate.

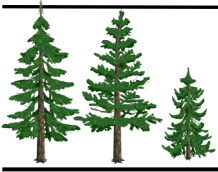
Events sponsored by Palmer Real Estate and WIA Social Committee.

Holiday Home Decorating Contest 2020!



Deck out those homes and yards and show Waterwood your Holiday Spirit!!!

Judging will be held on the evening of December 20th. More details to come.



Waterwood Neighborhood News

November 2020

American White Pelicans Are Visiting Waterwood!

Ruth Massengale

Keep an eye on the sky this month—you might see a pod of American white pelicans high overhead as they migrate through our area from their northern breeding grounds.

Or, if you are lucky, you may see a fleet of them fishing for dinner in Waterwood Bay or in the many inlets along our community's waterfront.



Photo by Kathy Adams Clark

Wherever you spot them, either on the wing or on the water, they are spectacular. Some of my most magical memories are of looking out over Waterwood Bay early in an autumn morning to see the water covered with the bobbing bodies of hundreds of white pelicans, talking among themselves in their special pelican language.

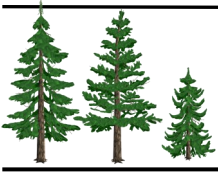
One of the largest North American birds, American white pelicans have a 9-foot wingspan, with males averaging about 14 pounds and females about 11 pounds. They are among the heaviest flying birds in the world. Other than the difference in size, males and females look exactly alike with snowy white features and black flight feathers that are only visible when the wings are spread. They have massive yellow-orange beaks and legs. They are considerably larger than a Bald Eagle.

When migrating from their breeding grounds in the Midwest, they use the air currents to their advantage, soaring in a V-formation high above ground. American white pelicans begin arriving in Texas in October and become more numerous in November. I recently saw some high flyers heading south, and some white pelicans have already stopped off in Waterwood to rest and feed.

American white pelicans cooperate when feeding. Groups paddle in circles and slap the water with their wings to herd small fish into shallow waters, where they can scoop up fish with their pouched bills, raise their heads to drain the water, and then swallow their prey. Unlike their cousins, the Brown Pelicans, American white pelicans do not dive from the air for fish.

White pelican visits are magical; the migrants usually only stay in our area for a few days and then fly a bit further south, wintering in wetlands from East Texas down to the Rio Grande Valley. However, Texas is the only place in North America with a distinct nonmigratory breeding population at Nueces and Kleberg counties.

The American white pelican is protected by the Migratory Bird Treaty Act of 1918 and hunting is strictly off-limits. There was a pronounced decline in their numbers in the mid-20th century due to widespread spraying of chemicals in agriculture as well as draining and pollution of wetlands. Luckily, populations began to recover when stricter environmental protection laws came into effect, but habitat loss and poisoning from pesticides are continuing threats.



Waterwood Neighborhood News

November 2020

American White Pelicans Are Visiting Waterwood (Continued)

These amazing birds are truly one of nature's special gifts, and we are so lucky they visit Waterwood each autumn. So, keep your binoculars handy and enjoy the show, both in the air and on the water!

LISTEN to the white pelicans' call and see more photos at TheCornellLab website:

https://www.allaboutbirds.org/guide/American_White_Pelican/overview



Photo from the CornellLab Website

FUN FACT: A group of pelicans is called a pod, but there are many other names for pelican groupings — a pouch, a scoop, a squadron, or if they are fishing as a group, a fleet.

This is the first in a series of articles about Birds of Waterwood by Ruth Massingill, who has been enjoying the profusion of birds here for more than 30 years.



Photo by Kathy Adams Clark

Classifieds



Serving Waterwood and the Lake Livingston area for nearly 50 years, **Palmer Real Estate** is ready to meet all your Real Estate needs. Our services include Property Management and Rentals, Home sales, Lot sales, and Acreage sales. We have agents available covering east Texas from Lufkin all the way to Galveston. Look for the big orange sign, come by to just say “Hi” or give us a call and let us guide you through all your Real Estate transactions!

Waterwood News Classified Ads now being accepted

Do you want to advertise your business, vacation rental or make a special announcement in our monthly newsletter?

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.

Call WIA office for rates.