

Waterwood Neighborhood News

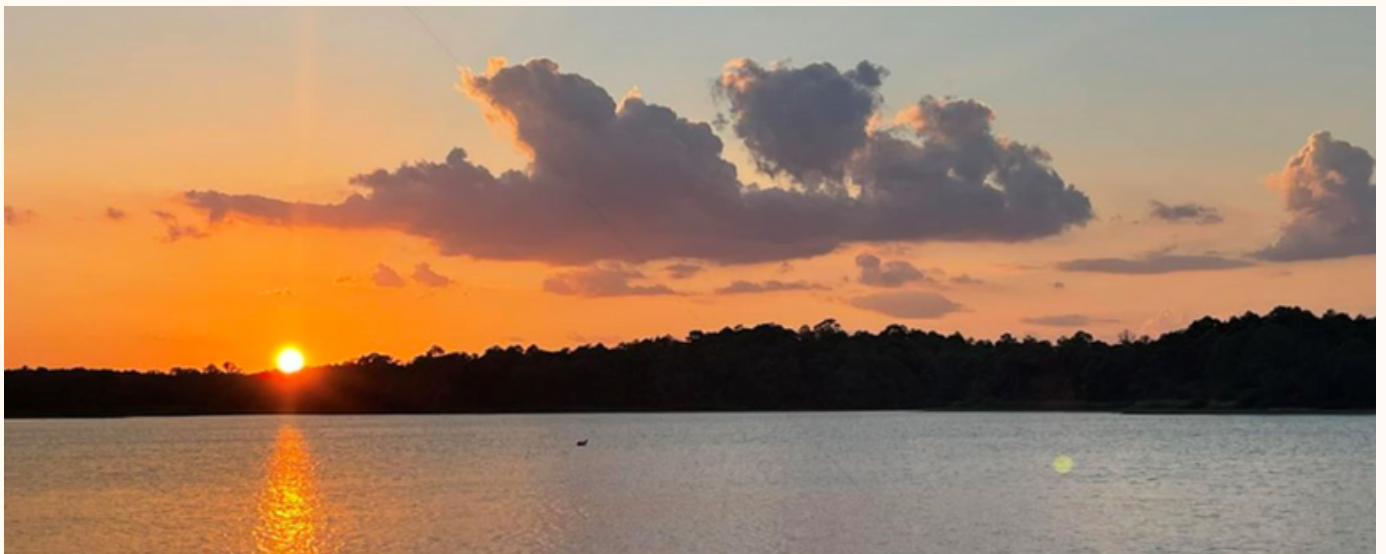
www.waterwoodwia.org

February 2025

Waterwood is a great place to call home!



Greetings, Waterwood neighbors! As we step into February, there's plenty happening in our beautiful Lake Livingston community. Whether you're looking for fun events, community updates, or ways to get involved, we've got you covered. We love seeing our community come together! If you have news, events, or ideas to share, let us know. Stay connected and make the most of all Waterwood has to offer! Warmer temperatures are around the corner, and with them, a fresh season of outdoor activities and gatherings.



In this edition of the Waterwood Neighborhood News, you will find lots of helpful information along with some old school Waterwood (and some photo picking from our residents' Facebook contributions), so sit back and enjoy a little history as you get updated on your community!

Informative Numbers, Links, and Dates

Waterwood Security
936-661-2800

San Jacinto County Sheriff
936-653-4367

**Waterwood Improvement
Association Office**
936-891-7710
Website

Waterwood MUD/Precision Utility
936-891-7182
Website

San Jacinto County, Texas
Website

Mark Your Monthly Calendars!

WIA Board Meetings
3rd Monday at 9am
WIA Building

**Waterwood Municipal
Utility District #1 Board Meetings**
3rd Friday at 3pm
WIA Building

February 2025 Calendar

02/05 San Jacinto County Commissioners' Court 9am

02/14 Valentine's Day

02/17 Waterwood Improvement Association Board of Directors Meeting 9am

02/19 San Jacinto County Commissioners' Court 9am

02/21 Waterwood MUD Meeting 3pm

02/21 Waterwood Women's League Dinner & Theater

Save The Dates

**03/01 Mardi Gras Celebration: 11am Golf Cart Parade, 12pm Cook-Off
Judging, 1pm Crawfish for Sale!**

03/12 Waterwood Women's League meeting 10am

04/12 Waterwood Improvement Association Spring Fling

05/02 Waterwood Women's League Garage Sale

05/02 Trivia Night 6pm

Keith's Corner-Waterwood Maintenance

Greetings from the maintenance department, neighbors.

Progress since the last column:

We are pleased to announce that Chase's Lawn Care and Tractor Works LLC – Chase Pacher, owner – has taken over the General Maintenance Contract as of late January. This contract has been trimmed down to its primary intent: Mowing of the easements, rights of way, and common areas of Waterwood.

DEREK GILL, newly-elected Board Director, is going to take on a big chunk of Maintenance. Derek has taken over Facilities as well as ramrodding some organizational changes that we are considering. Such as.....

"MAINTENANCE PERSON" position for Waterwood

Derek and I have interviewed four people regarding their interest in becoming a **compensated maintenance person or company** for Waterwood. We are pleased to announce that RAYMOND RAMIREZ has agreed to perform this work, starting as soon as we can get paperwork in place. We were impressed with all the candidates and will probably be using them in various projects around the Waterwood area as opportunity permits. Thanks to Ron Labaff, Travis Violette, and James Atkinson for throwing your hats in the ring; we will be in touch as time passes.

Federal Disaster Response

The county-led application for FEMA funds is in place as well. I am working with Precinct 4 and the county coordinator on all of this, still. Progress is slow. Ray Ramirez and I have spent many hours over December and into January answering four separate rounds of questions from FEMA. As long as FEMA keeps asking questions, we will keep answering them. 'Questions from FEMA' mean that Waterwood's effort to be compensated for the large repair expenditures from the May 2024 Storms is still alive.

Roadside TREE TRIMMING Delayed

Last month's newsletter said, "We will be trimming trees along various road rights-of-way in November if things go according to Plan." We changed The Plan. The tree trimming effort has been postponed until 2026 at the earliest as one portion of the Budget Cuts addressed at the Jan 8 Special Meeting. This has saved \$25,000 dollars toward the balancing of the WIA budget.

continued...

Keith's Corner-Waterwood Maintenance

LEAF and LIMB PICKUP

WIA plans to award a separate contract (different from the Mowing Contract) to Ray Norman Tree Service Company effective on the 1st Monday of February and effective for one year. **LEAF AND LIMB PICKUP is planned for the FIRST and THIRD MONDAYS of each month. NOTE that the FIRST MONDAY IN FEBRUARY is FEB 3rd.**

MOWING CONTRACT for Board Approval at February Board Meeting (2/17/25)

After ongoing discussion with the Board during the bid process, the latest Mowing Contract has been awarded to Chase's Lawn Care and Tractor Works LLC after a competitive bidding process. We look forward to two productive years with this company. They come highly recommended and fortunately, they were the bidder of choice. The Board will likely consider the Mowing Contract for formal approval at the February Meeting after tentatively agreeing to the basics of the Contract in January. Should changes be needed they will negotiate with the contractor thereafter.

If you, the reader, have any questions, concerns, or comments to the Board regarding our latest mowing contract, please attend the February 17th Board meeting at 9 am. This request is especially for those of you who have a particular interest in this area. The last version of this contract involved many comments and complaints back and forth. This is your chance to hear what we are doing about our common areas and how we plan to do it.

As a preliminary summary of the contract, we plan to:

- Mow WWP from Rosewood to Bob Christian twice a month starting early in the growing season, also keeping it free of debris and shrub undergrowth.
- Mow WWP down at 190 4 times per year, including the Waterwood billboard area across 190 from the Entrance.
- Mow, trim, and pick up all of the facilities and common areas such as the Pool / Pavilion, WIA Offices / VFD twice a month with special attention to big events such as Memorial Day and July 4th
- These are the highlights; please attend the February meeting if you need more details.

continued...

Keith's Corner-Waterwood Maintenance

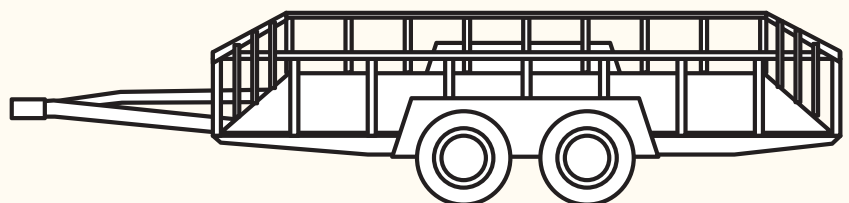
REGARDING the 2025 BUDGET

I am pleased to tell all of you that the 2025 WIA Maintenance Budget has not been exceeded even after awarding the Mowing Contract, the Leaf and Limb Contract, and the expected hiring of a paid Maintenance person. These steps meet all of our basic goals for maintenance for the year. Yet, there is still wiggle room in Maintenance for unexpected needs, or for getting started on needs originally thought to be unaffordable in 2025. Who knows what might happen this year, but we're off to a good start.



Trailer Storage Area

This article is to provide notice to Waterwood property owners to remove their trailers, boats, jet skis, ATVs and/or RVs stored at the Waterwood trailer storage area by no later than March 2, 2025. This request is being made to allow maintenance to be conducted in the area. Please have your items removed by February 28, 2025. After maintenance is completed, your items can be returned after registering with the WIA office and paying the \$120 storage fee. Any non-licensed and/or unregistered items remaining after this date will be removed by the Association.



Waterwood Municipal Utility District #1

We were fortunate, with regards to the weather between January 20th and the 23rd, that it was not as severe as predicted. We were prepared with Precision having someone on site to monitor the system for problems that might have occurred. My thanks to the men who gave up time with their family to keep our system running smoothly. My thanks also go to all the homeowners that prepared as well.

The board understands that our system needs upgrades and we are working towards that objective. We will begin with what system needs the most attention. The process of upgrading the entire system will take time and be expensive, but is necessary especially if Waterwood is to grow. We are not only focused on the present needs, but the needs of the foreseeable future. Working with our professional people, we are preparing plans to meet our needs and are fortunate to have good, reliable professional people to help us, and I want to thank them as well as the board members preparing those plans.

Our goal is, as it has been, to have a system that our homeowners can rely on and not worry about.

Thank You, credit @reallygreatsite

Donald Marshall, Waterwood MUD Board of Directors President



WIA SOCIAL CORNER

Here you can find the latest and greatest information on events happening in our neighborhood. Information can also be found on FACEBOOK. Please contact Wiasocialgroup@gmail.com if you need additional information. Thank you for allowing me to be part of your journey!!

UPCOMING EVENTS - SAVE THE DATES

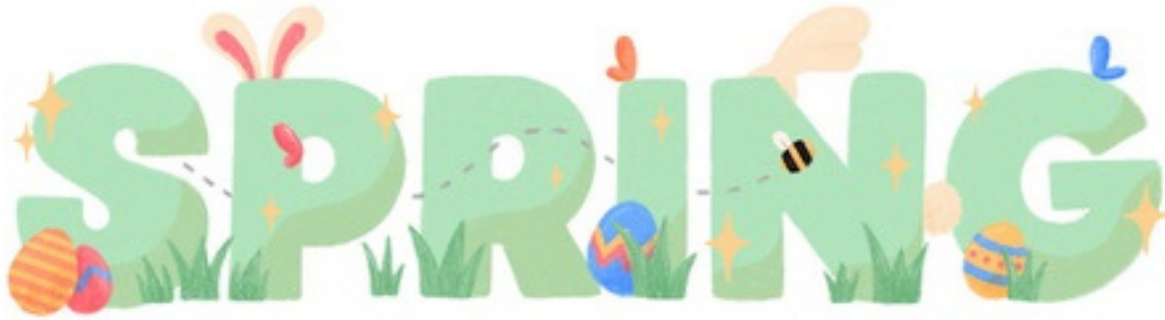
**WATERWOOD MARDI GRAS GOLF
CART PARADE AND CAJUN COOK-
OFF**

**SATURDAY, 1 MARCH 2025
AT THE PAVILION**

**PARADE BEGINS AT 11 AM
COOK-OFF JUDGING BEGINS AT 12
PM
SELLING OF CRAWFISH AT 1 PM**



**Mardi
Gras!**



IT'S THAT TIME AGAIN!!

WATERWOOD

SPRING FLING

SAVE THE DATE

12 APR 2025

MORE INFORMATION TO COME!!

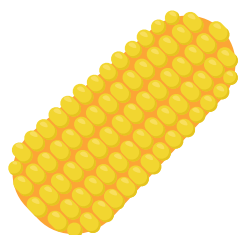
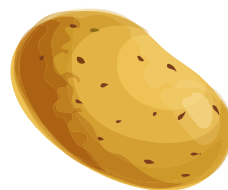
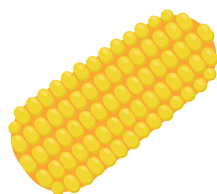
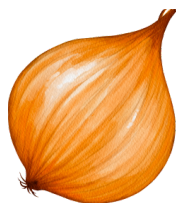


TRIVIA NIGHT

2 MAY 2025

HAPPY HOUR BEGINS AT 6PM

GAME BEGINS AT 7 PM



LET THE
good times
Boil!!



JOIN US FOR OUR ANNUAL WIA
MARDI GRAS
CRAWFISH BOIL
PROVIDED BY



MURSKI'S
(cost TBD)



Saturday, 1 March 2025

1:00 pm

Waterwood Pavilion



**Contact the WIA
Office at 936-891-7710 to
reserve your order today!!**

WATERWOOD ANNUAL

Mardi Gras Parade & Cajun Cook-Off



Saturday, 1 March

Parade begins at 11 am

Food Judging begins at 12 pm

Selling of Crawfish begins at 1 pm

Come line Waterwood Parkway near the Pavilion to catch beads and watch the parade of decorated golf carts. Then come to the Pavilion to sample the cajun cook-off cuisine, listen to Zydeco, eat crawfish and enjoy the good times!!

Prizes will be
awarded
for the top
3 best
decorated golf carts.



Trophies awarded
to the best
Savory, Sweet and
All Around
Favorite entree!!

Murski's will be onsite
selling crawfish.
Contact the
WIA office
by 25 Feb to
place your order



A look back at Waterwood in the 1970's...

WATERWOOD

on Lake Livingston

There's a place for you at "The Bass Boat Village".

"Bass Boat Village", one of Waterwood's new neighborhoods, is an answer to the needs of the weekend outdoorsman. The site and the house were specifically designed to meet the unique demands of fishing and boating enthusiasts at a very moderate price.

Ideally located adjacent to Waterwood Marina on Lake Livingston, Bass Boat Village has views of some of the most scenic surroundings in Waterwood. The Marina includes a convenience food store, bait and fish cleaning house, boat launching ramp, fueling facilities, 46 permanent berthing slips, and a large picnic area.

The studio homes share a common design, each being two stories with a large first floor garage with

automatic overhead doors at each end and a living area and balcony on the second floor. The garage will accommodate most popular sized fishing or skiing boats. Because each house is closely affected by every other house, strict architectural controls have been recorded.

The Bass Boat Village Homeowners Association, which is a requisite for all Bass Boat Village homeowners will have an initial monthly assessment of \$15.00 per unit. This assessment can be increased or decreased by The Association Board annually by a fraction the numerator of which is the then current Engineering News Record Index or any successor Index and the denominator of which is said Index as of June 1, 1977.

The Bass Boat Village Homeowners Association will have the responsibility for maintenance of the common areas and the landscaped grounds. Trash pickup, sign repair and replacement and other minor site improvements will also be the responsibility of the Association. Homeowner Association membership is additional to the community-wide Waterwood Improvement Association.

The Bass Boat Village (obviously suited to other than bass boat owners) offers a rare opportunity to the weekend outdoorsman. The beauty and recreation of Lake Livingston and the security and convenience of a house in the Bass Boat Village combine to offer buyers an ideal leisure retreat.

Scene depicted is an artist's sketch from the architect's rendering



As we now know it 2025

Bass Boat Village



A look back at Waterwood in the 1970's...

There's a place for you at "The Beach".

"The Beach" has been conceived as an exclusive cluster of cottages overlooking Waterwood Bay. Each of the 64 homes planned for this beach community, will be located to assure views of Lake Livingston. Many lots front on the palm fringed white sand beach.

"The Beach" is within easy walking distance of Waterwood Marina and the services it offers. These presently include a convenience food store, bait and fish cleaning house, boat launching ramp, fueling facilities, 46 permanent berthing slips, and a large picnic area.

The cottages have been designed for carefree indoor and outdoor living. Interiors are bright and the

elevated deck is convenient for outdoor cooking and relaxation. Boardwalks lead to the entrance of each cottage. Because each home is closely affected by every other, strict architectural controls have been recorded including provision for all vehicles to be parked only in designated parking areas.

The Beach Homeowners Association will take complete care of the common grounds including access, parking lots, the beach area, channel and dunes, and the sand dune areas between the individual cottages. Trash pickup, exterior lighting and replacement, and other common site improvements will also be the responsibility of the Association.

This Association, which is additional to the community-wide Waterwood Improvement Association (WIA), both being mandatory for all The Beach homeowners, will require a monthly assessment of \$30 per unit. This assessment can be increased or decreased by the Beach Homeowners Association Board annually for a fraction the numerator of which is the then current Engineering News Record Index or any successor Index and the denominator of which is said Index as of June 1, 1977.

In summary, The Beach is a waterfront neighborhood designed for the utmost in quality second home living.

The Beach homes under construction.



As we now know it 2025



The Beach



A look back at Waterwood in the 1970's...

The Concept of Putter's Point

Putter's Point has been conceived as a small, exclusive community on the Waterwood National Golf Course limited to thirty families and their private pool area.

The homesites have been selectively cleared to maximize the Waterwood National and Lake Livingston views without compromising the rustic setting.

Each house is planned for orientation toward the most desired view consonant with considerations of privacy.

Each is to be provided with a patio for outdoor living and a utility shed for trash receptacles and garden equipment.

Because each home location has been carefully chosen relative to

neighboring homes and attendant facilities and views, protective covenants prohibit further additions or other buildings on any individual site. Additional visual protection has been provided by specification of automobile parking locations in wooded bays along the street paths.

The developer has committed to start construction of the pool complex and to have it open for use and accepted by the Homeowner's Association prior to September 1979.

The Putter's Point Homeowner's Association will own and maintain the pool and attendant facilities and will maintain the pathways, path lighting and plantings in the right-of-way and private streets.

Monthly fees for Association membership, mandatory for all Putter's Point homeowners, have been set out as initially not to exceed fifteen dollars. Homeowner Association membership is additional to the community-wide Waterwood Improvement Association.

Putter's Point site plan, home architecture, covenants and Homeowner's Association were conceived for a distinctive community located in a unique setting and to provide vehicles for maintenance and enhancement of its character and property values.



As we now know it 2025



Putters Point



Waterwood Women's League

For our December Waterwood Women's League the ladies went to Johnson's Rock Shop in Livingston. We learned about many kinds of rocks and petrified wood. We saw many beautiful items made out of an array of rocks types. The members then enjoyed a yummy lunch at Stella's Bakery.

In February we will have a night out (Feb. 21st) for dinner and the theatre as we plan to eat at Sam's Table in Huntsville (they always give a nice donation for our fundraising events) and then on to SHSU to see a production of Twelfth Night by Shakespeare.

If you are interested in going but haven't paid yet, please call Dianne (940-297-9943) to let her know as she is purchasing a group of tickets and will add you to the list. Tickets are \$12 per person.

Our March meeting will be on March 12th at the Palmer office at 10:00. Our guest speaker will be from the Texas Bluebird Society.

GARAGE SALE

Date: May 2, 2025

Time: 8:00-2:00

Where: Community Activity Center in Pointblank

THIS IS A NEW LOCATION!!

Start saving those items you wish to donate!

Deed Restriction Enforcement Committee

It was a very good month as there were very few violations, and several were cured (see report below). Remember that if you are doing any exterior construction- you need to get Architectural Control Committee (ACC) Large or Small Improvement Application/Additional Improvement Application available on the website waterwoodwia.org under documents or at the WIA office and get ACC approval before you start construction.

Additionally, we are starting to check for damaged fences, leaning, or needing repair. Should your fence need repair or replacement, please remedy by fixing or removing your fence before we have to send you a deed restriction violation letter. If you are repairing or replacing your fence with the same type of material, you do not need an ACC Small improvement Application/Additional Improvement Application. However, if you are changing from the original design and materials then a Small Improvement Application/Additional Improvement Application is necessary.

Thank you for your diligence.

VIOLATIONS

<u>NEW</u>	<u>CURED</u>
WPI-1	
WPIL-1	
Park Forest-2	
GTV- 2	3

Thanks for helping keep Waterwood looking good.



Waterwood Fire & Rescue



Your firefighters have been preparing for a joint training session with all the stations and firefighters in San Jacinto County which includes stations in ESD 1 and ESD 2. The training will be held at the Coldspring Fire Station on January 28th. It will involve donning bunker gear for structure fires including air packs and masks. The goal is to put on all the equipment in the proper order and in under two minutes. This is not an easy task but the crew is eagerly training. We will have photos to share next month. We are expecting more new firefighters join in the coming weeks and look forward to sharing that information with you soon. Our Auxiliary is standing by for the next fundraiser to be held. Both the Fire Department and the Auxiliary continue to seek to members.

Why do women talk less in
February?

Because there are only 28
days!



Waterwood Post Office Box Fees Due

The 2025 Post Office Box fees are due. The maintenance fee is still \$40 per year with keys costing \$10 for up to 2 keys (subject to change due to increasing prices of keys), and \$20 each for replacements. Fees may be paid in cash in the office or by check or money order, made out to "PMC". You may also pay by PayPal by contacting me directly by texting 936-661-7767.

Thank you for your patronage and patience as we do our best to offer you quality service with parcel handling within the Palmer Real Estate office while we attempt to conduct our normal business of Real Estate. If you have any questions or concerns, please don't hesitate to let me know. As a reminder, always ALWAYS use both physical AND mailing addresses when ordering anything, no matter how you think it will be shipped. Courier companies (UPS, FedEx, DHL, etc) have contracts with the Postal Service for final delivery and do NOT use the same address.

Happy
Valentines
Day

Don't forget your sweetie the 14th!



Critters calling Waterwood home



Our furry residents (photos stolen from FB)



Community Services

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



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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

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Office 936.891.5200 Fax 936.891.5900

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PALMER REAL ESTATE is a resident-owned and operated real estate agency located in the heart of the Waterwood subdivision. With over 50 years of combined experience, we are dedicated to serving our community and residents with extensive knowledge of Waterwood, Lake Livingston, and the surrounding areas. As long-time residents actively involved in community activities, we have a deep understanding of the local market. This expertise has consistently placed Palmer Real Estate at the top in sales within the Waterwood subdivision, as recognized by the Houston Association of Realtors MLS. Whether you're buying or selling, trust Palmer Real Estate for professional, knowledgeable, and community-focused service.



Be sure to tell your friends
to join the list!!



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SEE
YOU



next
month