

# Waterwood Neighborhood News

[www.waterwoodwia.org](http://www.waterwoodwia.org)

May 2025

## Welcome to May!



🌸 Make the Most of May in Waterwood! 🌸

May is here, and with it comes warm weather, blooming flowers, and plenty of reasons to get outside and get involved in our wonderful Waterwood Subdivision! Start the month with some shopping at the Women's League Garage Sale on May 3 to find treasures and support students in our community. Gather your friends for Trivia Night on May 9 (always a neighborhood favorite) and don't forget to treat the amazing moms in your life on Mother's Day! As the month winds down, we'll honor our heroes on Memorial Day with a time of remembrance and togetherness. Be sure to check out all the ongoing Waterwood activities—there's something for everyone this May!

# 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**

## May 2025 Calendar

**05/03 Waterwood Women's League Garage Sale 8am-2pm**

**05/05 Cinco de Mayo**

**05/09 Trivia Night 6pm**

**05/11 Mother's Day**

**05/14 San Jacinto County Commissioners' Court 9am**

**05/14 Waterwood Women's League 10am**

**05/16 Waterwood MUD Meeting 3pm**

**05/19 Waterwood Improvement Association Board Meeting 9am**

**05/26 Memorial Day**

**05/28 San Jacinto County Commissioners' Court 9am**

## Save The Dates

**06/13 Wine Down 6pm**

**07/04 Independence Day Celebration**

# Keith's Corner-Waterwood Maintenance

## Keith's Corner: *Waterwood Maintenance, "Special DUMP Edition"*

Greetings from the maintenance department, neighbors. This is a special newsletter intended to update y'all how things are going at the Garbage Dump. I'll write a second newsletter about normal maintenance issues.

### The Dump Area: Good News

As most of you know, I was able to finally fulfill a long-dreamed-of plan of mine (and also Rick Harlow's – my predecessor) in hiring a Paid Maintenance Person to deal with many things in and around Waterwood. Raymond Ramirez is his name. He is a long-time resident here; he and I have worked together on many projects for both WNGRA (golf course) and WIA (the storms disaster last year, plus Roads and Paving).

Ray has been receiving lots of praise from folks around here, and much of this comes from how well Ray has been keeping the Dump Area. It has taken on a new look since he was hired. It is cleaner. It is better maintained. The area surrounding the Dump is in better shape. And, just this week, Ray has ram-rodged the installation of a new fence at the dumpsters. This is a huge improvement in the look of this area compared to the last few years.

With Raymond as a trusted employee of WIA, the Dump is but one area that has improved dramatically in the two months since he was hired. (Have you been to the Pavilion lately?) I'm proud to see how good he is doing.

### The Dump Area: Bad News

However, in the outpouring of praise for Raymond, one thing gets lost. WIA pays Raymond by the hour to do several things around here. One of those things is to keep the Dump Area clean. He does a great job at this. But keeping this area clean costs US – the residents – money. We pay Raymond for every particle of trash that WE leave on the pavement. We pay him for every bag of trash that is left alongside the dumpster – he puts it in for US.

And that's not all that costs US – the residents.

WIA has been doing some work in analyzing certain extra costs that have been appearing on the bills from our Garbage Contractor – the company that comes out and empties the dumpsters two times a week. In some months, their bills have been more than \$1,000 higher than their base rate.

Here is the reason: When the trash in any dumpster gets **above the level of the steel walls of the dumpster**, this company charges WIA – and thus, US – an Overage Fee. This is because an overloaded dumpster fills up their truck with more trash than the company's Base Contract allows, and they charge WIA – and thus, US – an extra fee.

This was news to me, and I'm supposed to know stuff like that. Well, now we all know. This "overage fee" is costing us big money, thousands of dollars a year, and it is because we generally have a bad attitude about the Dump. We think that "they," "them," and "someone" will take care of things out there. This attitude has caused problems for all of us for years. Here are examples:

- The dumpsters right next to the roadway always fill up first. Once they are full, WE keep piling bags on top of what's already there. I know we have some infirm people out here, but most of us really cannot walk 10 or so more steps to put our trash in the next, half-full dumpster? Really? So, what this means is when Trash Pickup Day arrives, two-to-four dumpsters are OVER-FULL while others are half-full. On such a day – and there are many like this – we pay Over-Full charges when roughly half of our dumpsters are less than full. This costs US money when we couldn't be



bothered to take Ten More Steps. Ten More Steps!

- Some of us set our trash bags next to the dumpsters. If our trash is too heavy to lift into the dumpsters, why do we expect Raymond to lift it for us? Why don't we split it into two bags? They are NOT that expensive. And, every bag that "someone" has to lift costs WIA – and US – money! You really don't want to pay good money for a "Trash Valet Service" – do you?
- When we over-fill the dumpsters, here is more education for all of us: The Garbage Contractor is not there to pick up ANYTHING by hand. They lift up the dumpster, most of it goes in the truck, but a big chunk of it doesn't fit the truck's 'hatch' and spills on the pavement all over the area. The driver does NOT pick it up; he just drives. This costs US money to pay Raymond to clean it all up and put the extra into the dumpsters.
- The Garbage Contractor isn't stupid: He has a camera on the truck. When the truck lifts a dumpster that is Over-Filled, they know it, can prove it, and will charge us for it.
- If you cannot lift your bag over the edge of the regular dumpsters, there is a "lower" dumpster for this purpose. Unfortunately, you might have to walk Ten Steps.
- Less-full dumpsters can be accessed by backing your car part of the way into the area between the dumpster array. We gotta turn around anyway! Back the darn car in and empty your stuff into one of the back dumpsters.
- And all of us know about illegal trash. Furniture? Boxes not broken down? Building materials like lumber? Scrap metal? Tires? Chemicals? The Dump Area has been used for this stuff for years. Those of us who dump this stuff must be awfully proud of ourselves. Many of these items incur an extra charge with the Garbage Contractor all by themselves. This is OUR money going to pay it.
- One more word about chemicals, including things such as used motor oil: Waterwood has been busted by the Texas environmental people already (years ago) because of illegal dumping of chemicals into our dumpsters. Even though the illegal dumping is against our rules, it is still OUR FAULT when it shows up in the dumpsters. One more such bust and this service will go away, likely forever. This is a cruel fact of life – we don't allow it, we post signs about it, and monitor with cameras to try and catch this act. But some among us still try and sneak non-permitted items into the dumpsters over and over again. Even with all these safeguards, it will only take one of us to ruin this service for all of the rest of us. And, by the way, should we get busted again it will likely cost WIA – that means US – lots of money to deal with the violation.
- About breaking down boxes: This is not a bunch of bureaucrats trying to put on airs and make rules to piss off the common people. The thing about empty boxes is, there are a LOT of them out here due to all of us getting our stuff shipped here. And, an unbroken box takes up SPACE. If you take one thing from this rant, remember that **the Dump Area's main problem is that there is a LIMITED AMOUNT OF SPACE**; there is only so much! If one of us wastes space, there is less space for the rest of us. Breaking down our boxes gives more room for you, more room for me, more room for everybody.
- On holidays, WIA tries to predict when extra people are out here, creating extra waste, and we pay outside contractors who can provide us with extra space for all that trash. There is normally an extra dumpster or trailer near the gate on Thanksgiving, Christmas, etc. This costs US money. So what happens when these all fill up too fast for our liking, then we pile all of them 10 feet high? This costs US even more extra money when the Garbage Contractor charges us even more Over-full Fees, then Ray is paid to clean it all up.
- Every once in a while, weather or its aftermath delay the regular pickup, usually because the Dump into which our carrier puts all of our waste is flooded. So here go the dumpsters again, getting piled 8 or 10 feet high with extra bags. Good for us all, we now are spending a whole lot more of OUR MONEY to get cleaned up and caught up.
- Are you seeing a pattern here? Every time that the Dump is closed, it is not because WIA is punishing anyone. It is because WE'VE RUN OUT OF SPACE! Piling our bags ever higher simply makes clearing all the stuff out, then cleaning up the area, cost Someone's money. All together class, who is "someone?" WIA? No. "Them?" No. It is OUR OWN MONEY.
- A commonsense suggestion: When trash piles up sooner than expected, how about holding onto



your own trash for an extra day or two? Yes, it is a hassle, but are we serious about our dislike of the \$900 assessment? Then stop acting like the Dump is being paid for “with someone else’s money.” All this waste costs OUR Money.

- I hope you all see that viewing the garbage dump arrangements as an “US vs. THEM” situation is a loser of an attitude. In fact, if you look at your pocketbook, it is an “US vs.US” situation. We are taking advantage of our own neighbors. Remember, WIA people have our own garbage, we go to the dump, just like all of you do. Every time one of us takes advantage of the rules at the dump, we are ...
  - Costing ourself money
  - Costing all the rest of us money.
  - Keeping the pressure on all of us to pay high assessments.

All the behaviors listed above have been happening for years. Every time one of us does one of these things, you have stolen space from all the other people out here to gain an advantage for yourself.

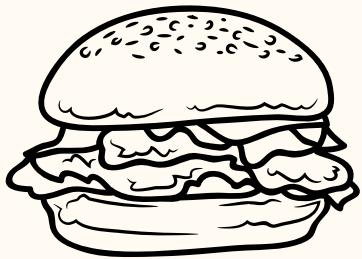
### The Dump Area: “Us versus Us”

I talked to a person the other day who personally witnessed this:

A lady, presumably a Waterwood resident, was sitting in her car (with a sticker) at the dump. She had unloaded her garbage and was killing time awaiting a man in a pickup. The man was unloading a full pickup bed of stuff into the dumpsters. The pickup had no sticker. Once the truck was empty, the lady started her car up and led the truck out of the area. So, this resident used her sticker to allow a non-Waterwood person to empty a heaping-full pickup into our dumpsters. Who were these people? I have no idea, and I couldn’t pick either of them out of a lineup either; I wasn’t there. One can speculate; perhaps it was a relative or friend - who knows. This is certainly not the only time that something similar has happened. Whomever you are, thank you so much, ma’am. You allowed your acquaintance a “freebie” at the expense of your neighbors.



*pick one, have fun!*



- May 1 National Day of Prayer, School Principals Day and Bus Drivers Day
- May 2 National Brothers and Sisters Day, National No Pants Day
- May 4 World Laughter Day
- May 5 Cinco de Mayo, National Astronaut Day, and National pet week May 5-11
- May 6 National Nurses Day, National Teacher Appreciation Day and Week May 5-9
- May 10 Dog Mom Day, National Golf Day
- May 17 National Pack Rat Day, National Pinot Grigio Day, World Whiskey Day
- May 18 Emergency Medical Services Day and National EMS Week May 18-24
- May 20 National Rescue Dog Day
- May 25 National Wine Day
- May 26 Memorial Day
- May 28 National Brisket, Hamburger, and Flip Flop Day
- May 31 National Smile Day





# Join Us

**SAVE!  
THE DATE!**

## AGENDA FOR SPECIAL BOARD MEETING

Waterwood Improvement Assn. [WIA]

**Tuesday May 27, 2025, 6:30pm** (day after Memorial Day)

**WIA Office**

### Proposed AGENDA

1. Opening Address – Larry Maas
2. Discussion of PROPOSED DEED RESTRICTIONS [DRs] for October Community Ballot
  - a. DR 1: “Un-restricting” the WIA-owned lot next door to the Pool / Pavilion
  - b. DR 2 (multiple subdivisions): Standardizing a fence design for the back fence of lots on which the rear lot line borders onto a major street.
  - c. (potential) Policy change – 2 garage sales a year – Waterwood Community
3. Business update / status: LCS Fiber Internet
4. Update on FEMA funds to Waterwood for WIA expenditures due to May 2024 Storms
5. WIA and ESD2 organization and status
6. Update on Trailer Area cleanup project
7. Security status
8. Discussion – Garbage Dump area
9. Discussion – Leaf and Limb Pickup
10. Clarification to answer questions from residents: Will the strategic projects voted on in 2024 go ahead?
11. Upcoming Social Events

Note to RESIDENTS: We are interested in your feedback and hope you will attend We also are trying to be more open in talking to you about upcoming board actions, community votes, and the reasons behind what we’re working on. **If pre-meeting interest warrants this, the meeting could be moved to the Pavilion.** In the interest of time, this is a Special Board Meeting. Prepare your comments such that you can keep them short and to the point. Thank you all for participating.

# Keith's Corner-Waterwood Maintenance

Greetings from the maintenance department, neighbors.

## Progress since the last column:

The Maintenance Committee is composed of the following folks, all of whom look great:

- Ray Ramirez in dual role as Roads/Paving and Paid Maintenance person. In addition to these jobs, Ray has taken over the day-to-day monitoring of the community pool. Thanks very much to Ray for the work he has been doing. Have you noticed the state of the garbage area or the pavilion recently? Their improved look is directly the result of hard work on Ray's part.
- Sam Butler on Facilities and unofficial advisor to maintenance
- Pat Zappa the "Triple Threat." Trees Person, as inspector for the mowing contract, and coordinator for Leaf and Limb.
- Dianne Chrestopoulos as Entrances Coordinator. After the first-pass work at the Entrances on 3/25, Dianne worked with Ray and 2 young volunteers (Logan & Keigen; they live on Augusta Place) from Onalaska high school to spread mulch at the entrances. Congrats to Dianne and the crew on a job well done.
- Last but not least, Derek Gill as backup for all things maintenance, Facilities guy, and the man who will take over when I drop off the Board eventually. Welcome Derek back to the neighborhood after an extended period away. Glad to have you back, Derek.
- And me, aw shucks, I'm – still - just a humble maintenance guy, and I've been told that I have much to be humble about.

My thanks go to each of these folks. They care about what they are doing and have given Waterwood their best efforts on a consistent basis.

## Federal Disaster Response

While we are closer to the resolution of this matter, **there has been no news to speak of for three months**; so, I am repeating this news in its entirety. See **Bold Underline** for news.

We have been notified by San Jacinto County that FEMA has "approved our claim for reimbursement" for the money spent repairing many culverts after the May 2024 storms. This is very good news, and it is gratifying after so much work was done to obtain this. I must thank Lisa and Melissa, and especially Ray Ramirez, who spent literally hundreds of hours with me reviewing all of the invoices and paperwork to make sure that we told FEMA an accurate story of how the repairs were done. We are grateful to A and L Paving, the company was there for us when we really needed them and did a great job.

The last hurdles will be for us to:

- Monitor San Jacinto County to assure that we receive whatever the amount FEMA recommends. **I plan on briefly speaking to the County Commissioners on Wednesday April 30 and giving them a 'gig' on this subject. Surprisingly, FEMA does not show on the 4/30 Agenda, which is disappointing.**
- At this time we only have a verbal statement that approval has been obtained.
- FEMA has told us that there might be an 'after payment audit' of our paperwork. If they



have a problem with this, they tell us that we might have to give some of the money back. (I'm not making this up; you gotta love our Federal Government!) Luckily Raymond and I have worked hard to internally audit all the records generated by this work, and have reviewed it all once again.

## **LEAF and LIMB PICKUP**

LEAF AND LIMB PICKUP is planned for the FIRST and THIRD MONDAYS of each month. NOTE that the FIRST AND THIRD MONDAYS IN MAY are May 5th and May 19th. The First Monday in June is June 2nd.

## **Paid Maintenance Man [Raymond Ramirez], partial list of accomplishments**

- Repaired pothole on Latrobe & Pebble Beach way; Keith pitched in to help and learn procedure. (Keith really did most of the work – or not?)
- Cleaned up 2 miles of Waterwood Parkway picking trash & removing dead trees from the side of the road. Went to 190 median area & cleaned up along edge of the road. **Thanks to Larry Westerdahl, who pursued this idea with Maintenance and has pitched in to help Ray each time this cleanup work has occurred.**
- Bag all leaves at the dumpster area, hung up spring fling sign, loaded mulch from playground area & took to 190 entrance flower bed & spread out. **Thanks to Diane and 2 young volunteers (Logan & Keigen) from Onalaska high school.**
- Work at dumpster area weed eating and blowing area off. Park area cleaned up around drain area to keep water from pooling, removed dead crepe myrtle, boxwood and trimmed dead foliage. Reinstalled Park rules sign.
- Clean up at dumpster area and blow off entire area. Planted crepe myrtles and replanted boxwood at pool area, removed 5 more dead boxwoods. Cleaned storm drains on La Jolla, cut and removed dead trees on Latrobe between Pebble Beach Way and Doral.
- Set up pavilion area for Spring Fling, blow off pavilion and pool area. Set up bouncy house, cleaned bathrooms, kitchen area and sprayed bugs.
- Clean up around pool & pavilion, cleaned bathrooms, countertop and sink, emptied all trash cans and blew area in pavilion off. Checked pool chemical levels and ran manual chemical test to make sure everything matched up. Cleaned up trash at dumpster area and blew off pad area. Took down spring fling sign, started cleaning curb on Latrobe, removing grass and dirt.
- Clean up around entrance from 190 on the parkway, weed eating street and curbs. Cut 3 fallen trees on parkway. Cut up fallen tree on La Jolla and moved off the road.

## **Future Plans**

- Derek is taking over the Trailer Area cleanup effort. Residents, expect to hear soon about the timeline for putting your trailers back into the area.
- **SPECIAL BOARD MEETING planned for Tuesday MAY 27<sup>th</sup>, 6:30 pm, in WIA Office. Several issues of interest to residents will be discussed, featuring planned ballot items for the October Annual Meeting.**
- Raymond and I put our heads together and have prioritized “Phase 1” for fixing the erosion at the Pool from last year’s May storms; this plan will start by May at the latest.



## Waterwood Fire & Rescue, Inc.

### Fire Fair

We thank all our Auxiliary Volunteers and firefighters who helped set up and man the booths during the day. We couldn't do it without you.

And a special thank you Lisa who not only provided the rental of an ice crusher but also brought it and manned it most of the day for snow cones. It was a huge hit.

Also a big thank you to Greg Riley for providing the music and emcee for the fair. I even caught a couple enjoying the music so much they broke out in dance.







## Waterwood Fire & Rescue, Inc.



**We are looking for a few more volunteers.**

**Come join Waterwood Fire & Rescue, Inc.**

**And the Auxiliary**

**Contact Chief Ed Kile 909-636-6174**



## Fire Safety Note for May

### Smoke Alarms at Home

Smoke alarms are a key part of a home fire escape plan. Where there is a fire, smoke spreads fast. Working smoke alarms give you early warning so you can get outside quickly

- Install smoke alarms in every bedroom. They should also be outside each sleeping area and on every level of the home.
- It is best to use interconnected smoke alarms. When one smoke alarm sounds, they all sound.
- Test all smoke alarms at least once a month. Press the test button to be sure the alarm is working.
- A smoke alarm should be on the ceiling or high on a wall. Keep smoke alarms away from the kitchen to reduce false alarms.
- Replace all smoke alarms when they are 10 years old.
- A closed door may slow the spread of smoke, heat, and fire.
- Roughly 3 out of 5 fire deaths happen in homes with no smoke alarms **OR** no working smoke alarms





## Waterwood Municipal Utility District #1

Waterwood M.U.D. has been busy. We approved a contract to rebuild lift station Doral B. The work is scheduled to begin at the end of April/first of May. It will take about a week to complete the rebuild. We also repaired a washout of the storm drain in Bass Boat Village. What appeared to be a minor repair turned into a major project. We continue to work with FEMA for funds to repair the road which was washed away last year at the waste water treatment plant.

We invite all interested to attend our monthly meeting which is scheduled on the third Friday of the month located in the Waterwood Improvement Association community room starting at 3:00 p.m.

Thank You,

Donald Marshall, Waterwood MUD Board of Directors President

Image credit: @reallygreatsite



## 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](mailto:Wiasocialgroup@gmail.com) if you need additional information. Thank you for allowing me to be part of your journey!!

### UPCOMING EVENTS - SAVE THE DATES

**TRIVIA NIGHT**

**9 MAY 2025**

**HAPPY HOUR BEGINS AT 6 PM**

**GAME BEGINS AT 7 PM**

**WATERWOOD PAVILION**



**Waterwood Wine Down**

**13 June 2025**

**6:00 pm**

**Waterwood Pavilion**



# Spring Fling BBQ Block Party

Thank you to all who  
came out to  
celebrate our annual  
Waterwood Spring Fling.  
This year we decided  
to make  
it a  
BBQ block party  
with a  
great DJ, games,  
BBQ, and  
prizes.



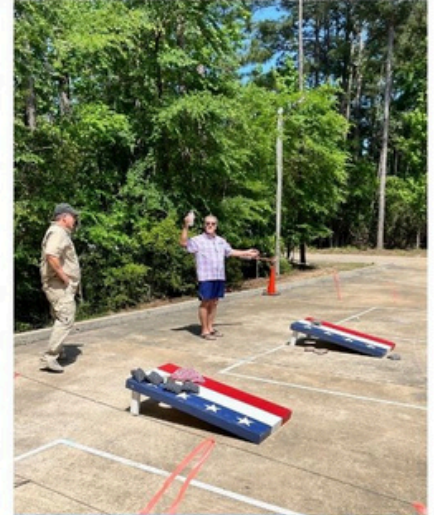




Special shout out to Sally Charlton who won the “Getting To Know Your Neighbor” ice breaker game.



Thank you to the winners of our cornhole games. First place went to Frank Mandola and Wayne Fletcher. Second place went to James Atkinson and Greg Cagle.





**WATERWOOD  
PRESENTS**

# TRIVIA NIGHT

Image credit: @reallygreatsite



Are you ready to take on the ultimate  
trivia challenge?  
See you at the Pavilion  
Free Snacks, Bring your favorite drink!!

# Wine *Down*

We are bringing WINE DOWN back to WATERWOOD. Come indulge in fine wines and great food. Bring a bottle of wine to drink and one to share. Join us for an evening of fun, food and laughter!!

**See you there!!**

*13 June 2025 at 6 pm  
At the Pavilion*







**WATERWOOD  
IMPROVEMENT  
ASSOCIATION, INC.**

# We Are Looking for new Board Members

Looking for super creative neighbors  
to join our team!!

Elections will be held in  
September. If you are  
interested or have questions,  
please contact me!!

[Wiasocialgroup@gmail.com](mailto:Wiasocialgroup@gmail.com)  
703-577-9908



## Waterwood National Golf & Recreation Association

WNGRA is continuing to repair breaks in the irrigation lines as needed. This is an ongoing task with multiple people volunteering their time. The course has also had some trees down across the cart paths. These have been removed as well. The wash out area at the bottom of the fairway on hole number three is going to be repaired this month. The next project is to revitalize the greens that were lost in the summer drought when the irrigation system suffered a catastrophic failure. Our members have continued to contribute to the course both in their time and monetarily. I would like to remind everyone that this is a community course. It is not only the golfing community that uses the space. It is a part of our wonderful spot we call home. There are roughly 85 members on the books. Please consider joining the association if you haven't. It takes more resources than one might realize to keep it going. If you ride your bike, walk, walk your dog, enjoy the sunsets on hole 4, fish in the pond, or just drive around on the path and relax please join our association. It is \$35.00 per member for the year. [WNGRABOARD@gmail.com](mailto:WNGRABOARD@gmail.com) is the zelle.

Gene Womack, WNGRA President



... be  
with  
you!



## Waterwood Women's League News

The Waterwood Women's League ladies had a wonderful time at our April meeting. We visited West Sandy Creek Winery in Richards, TX where we sampled the wines that are made on the premises. The ladies then enjoyed their delicious tapas for lunch. We learned about their winery as well as the process used to make their wine.

The WWL May meeting will be on Wednesday, May 14th at the pavilion where we will learn about native plants from our own Maryann Readal. Hope to see you there!

WWL has received 31 applications for the Waterwood Women's League scholarships! It will be a hard task narrowing the field down to just 2 deserving recipients. All money from our garage sale goes to our scholarship fund..

### GARAGE SALE

Date: Saturday, May 3, 2025

Time: 8:00-2:00

Where: Hwy 190 in Pointblank

THIS IS A NEW BIGGER LOCATION!!



# Waterwood Women's League GARAGE SALE



Saturday, May 3, 2025

7360 Highway 190 Point Blank 8am - 2pm

## ACCEPTABLE Donation Items:

Small clean working appliances Medical equipment, shower seat, walker, etc. Clean bedding SETS, Dish/Glassware SETS, Purses in GOOD condition, Toys/games/puzzles with all pieces included and taped shut, Working yard equipment - gardening tools, pots, lawnmower, edger, Books, Sports equipment: fishing items, baseball, etc., Household items - lamps, chairs, couches, bed FRAMES, headboards (NO mattresses) Baby items - pack-n-play, crib, changing table, Holiday Decor - any holiday

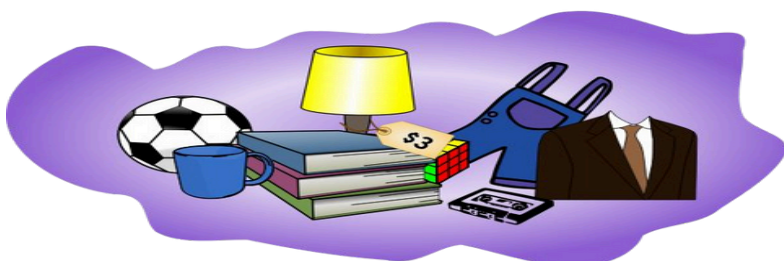


## UNACCEPTABLE Donation Items:

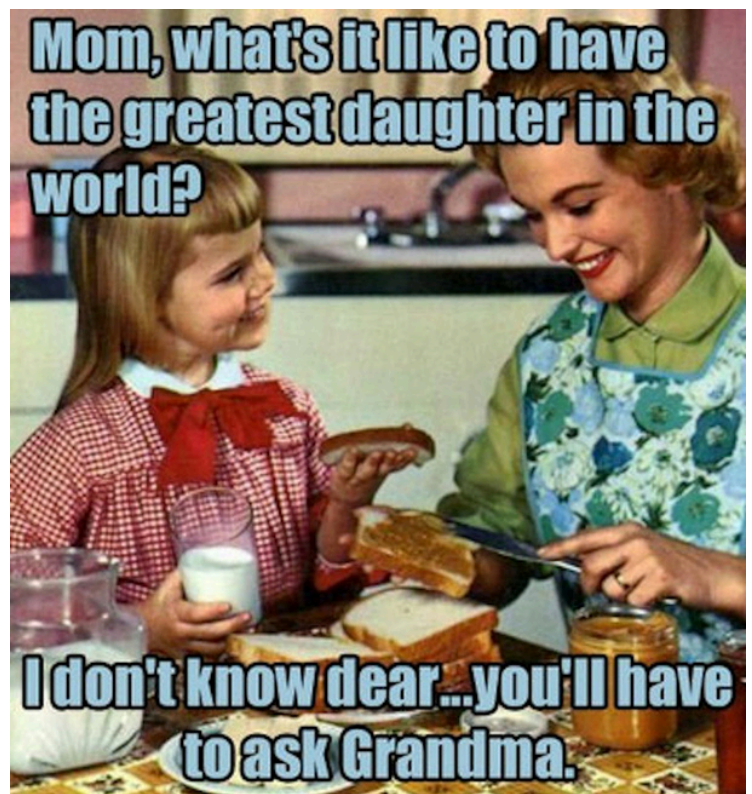
Clothing of any kind including shoes, hats, gloves, socks and belts, Single glassware, TV/computers/printers, Large appliances including washer/dryer/freezer or fridge, Non-working small appliances or yard equipment, Medical potty chairs or bedpans



Donated items cannot be dropped off until Friday, May 2nd, from 8 - 12 in Point Blank at 7360 Highway 190. Drop off - evening 6-7 p.m. same place







# Deed Restriction Enforcement Committee

## May 2025 Deed Enforcement Committee Newsletter Report

April was another good month as there were only 5 new violations (all tree stumps), and several previous violations were cured. *Thank you for your continued maintenance.*

The Deed Enforcement Committee welcomes volunteers. Currently we have 7 volunteers for our monthly deed drives. If you would like to become a DEC volunteer or have a concern, please email the committee at [waterwooddec@yahoo.com](mailto:waterwooddec@yahoo.com). You do not have to be a retiree or a full time resident to be a volunteer!

**Exterior Spring Cleaning-** This month we will be focusing on houses where the exterior needs cleaned, repainted, or pressure washed. Mold and algae are concerns. Get a jump on this by taking care of the exterior before we send a letter to you.

**Mowing season** is here, so let's all work on keeping our yards cleaned up and mowed to keep your Waterwood neighborhood looking good.

**Exterior construction-** Remember that if you are doing any exterior construction- you need to get **ACC /ACB Large or Small Improvement Application/Additional Improvement Application** available on the website [waterwoodwia.org](http://waterwoodwia.org) under documents or at WIA office. You need to submit the application and get **ACB/ACC** approval before you can start construction. There are fines if you fail to apply and get approval. You also need to have the Pink Sign placed in your yard visible from the street or it is a \$50 fine.

**Neighbor to Neighbor-** Most concerns relating to adjoining/nearby properties should be resolved by first contacting the property owner before contacting DEC.

**Fire and Burning-** With the recent San Jacinto County wildfire please be careful when burning in your firepit and grills. Keep watch on the fire and not let it spread.

**Note the Waterwood Policy on Fires and Burning:**

*Waterwood Policies Number 12, Page 7 Fires and Debris Burning. Outdoors burning of any material including trash, rubbish, debris, leaves, grass, brush, shrubs, native growth, tree stumps, trunks, or limbs, and construction materials is expressly prohibited. Outdoors fires used for food preparation or recreational purposes (e.g. fire pits) are permitted provided they are continuously controlled and monitored and are confined in a manner that does not create a fire hazard to the surrounding property. When a San Jacinto County burn ban is in effect, Waterwood residents shall comply with the outdoors fire prohibitions established by the San Jacinto County Commissioners Court.*

**Fences-** We have begun 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 must send you a deed restriction violation letter. If you are repairing or replacing your fence with the same type of material, you should get an **ACB/ACC Additional Improvement Application**, just be on the safe side. If you are changing from the original design and material, then a **Additional Improvement Application** is necessary. These are available online at [waterwoodwia.org](http://waterwoodwia.org) under documents- ACB Applications, or by going to the WIA office.



# Deed Restriction Enforcement Committee

**Dogs-** We are getting complaints about dogs pooping and peeing on neighbors' yards, chasing people and pets, barking continuously, and running loose. These are violations of the protective covenants of all subdivisions and carry a fine of \$250. San Jacinto County has a leash law as well. So please keep your dogs confined in your yard and on a leash when they are not in your yard.

**Trailer/boat storage-** There has been some confusion about this. The DEC will not be writing any violations for trailers or boats stored on your property until the trailer/boat storage area is opened again. Hopefully this clears up any misunderstanding.





## Memorial Day, May 26



Observed the last Monday in May, Memorial Day honors those who lost their lives while in service to the United States during peace and war.

Memorial Day is not a celebration but a solemn day to reflect on veterans and military personnel who are deceased.

### Should You Thank A Veteran On Memorial Day?

Because Memorial Day is for honoring the fallen, not the living, it is not considered appropriate to thank a veteran for his or her service on Memorial Day. While the sentiment is always appreciated, save your thanks for a different day and spend Memorial Day honoring those who have died in service to the country.



## Have a meaningful Memorial Day

### In Flanders Fields

In Flanders fields the poppies blow  
Between the crosses, row on row,  
That mark our place; and in the sky  
The larks, still bravely singing, fly  
Scarce heard amid the guns below.

We are the Dead. Short days ago  
We lived, felt dawn, saw sunset glow,  
Loved and were loved, and now we lie  
In Flanders fields.

Take up our quarrel with the foe:  
To you from failing hands we throw  
The torch; be yours to hold it high.

If ye break faith with us who die  
We shall not sleep, though poppies grow  
In Flanders fields.



## 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



Contact Me  
[sjcfresponders@gmail.com](mailto:sjcfresponders@gmail.com)

Find the  
SJCPR on  
Facebook





## Classified Ads

**LCS FIBER** ophiropt.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](http://www.lcsfiber.com)**

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

## Classified Ads



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**



## Classified Ads

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 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 makes us your go-to when it is time to sell or buy. 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!!



**SUBSCRIBE**





next  
month