

# Waterwood Neighborhood News

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

June 2025

## Welcome to June!



June is here, and with it comes the holy trinity of summer: heat, sunscreen, and questionable tan lines. School's out, the grills are on, and suddenly everyone's a water sports enthusiast. Even if "sports" just means floating in a pool, relaxed as the day passes by. Barbecue smoke fills the air, ice cream melts faster than you can eat it, and the only real dress code is "whatever doesn't make me sweat." Whether you're perfecting your cannonball, flipping burgers (or flipping out because you burned them), or just soaking up some sun, June is all about getting outside and enjoying the chaos we call summer. So grab your shades, stay hydrated, and remember: it's not too hot...yet. :)

# 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](#)

## June 2025 Calendar

**06/11 San Jacinto County Commissioners' Court 9am**

**06/13 Wine Down 6pm**

**06/15 Father's Day**

**06/16 Waterwood Improvement Association Board Meeting 9am**

**06/20 Waterwood MUD Meeting 3pm**

**06/25 San Jacinto County Commissioners' Court 9am**

## Save The Date

**07/04 Independence Day Celebration**

## 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**

**SAVE  
-THE-  
DATE!**



The best way to explain Texas summers to someone who does not live there



My bedroom fan that's been running on high nonstop for 3 years:



When people ask how hot it gets in Texas...



The hardest part of June is picking the right ice cream flavor.



# 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!!

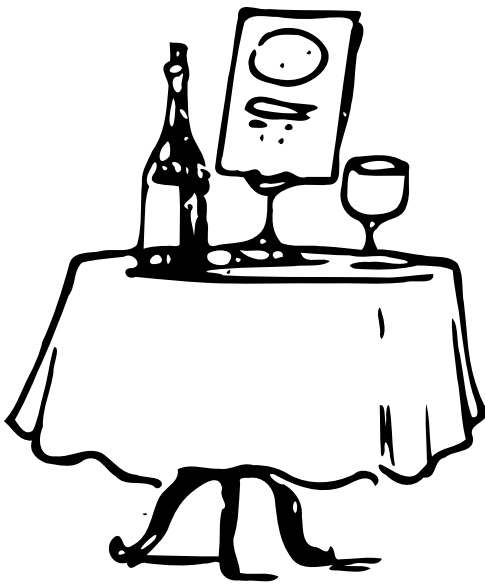
## UPCOMING EVENTS - SAVE THE DATES

### Waterwood Wine Down

13 June 2025

6:00 pm

Waterwood Pavilion



Hope to see you  
at the pavilion  
at  
11 am - 1 pm  
and/or  
6 pm at the  
Marina





WATERWOOD PRESENTS



**4TH  
OF JULY**



**FOOD & DRINKS, MUSIC, FIREWORKS  
SHOW**

MUSIC BY DJ GREG RILEY

**GOLF CART CONTEST AND  
PARADE, SNOW CONES, BOUNCE  
HOUSE**



AT THE PAVILION AT 11 AM

AT THE MARINA AT 6 PM



**SEE YOU THERE!!!**



# TRIVIA NIGHT



We were sipping' and sharing laughter with the best trivia teams in Waterwood. Making memories one trivia question at a time!!



**We conquered the questions, celebrated the answers, and had the best time!!!**



# 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 Fire & Rescue, Inc.

You may have seen some fire department activity on Pebble Beach Way last month. There was no cause for concern, however. On May 12 a drill was conducted calling for the firefighters to don their gear and respond to a “fire at a residence”. The residence was that of Chief Ed Kile. This was the first of its kind of drill and the firefighters responded well by arriving on scene and having water on the “fire” within 17 minutes.



Hooking the pumper to the hydrant



Water on “fire” from the brush truck



Chief Observing



Wrapping up on the Brush Truck

We are looking for a few more volunteers.

Come join Waterwood Fire & Rescue, Inc.

And the Auxiliary Contact Chief Ed Kile 909-636-6174

We welcome our newest

firefighter

Brian James!



## Fire Safety Notes for June

1. Mowing Season is in full force now through late fall as is boating season. Be mindful of the flammable fuels you store to power your landscaping and water sport equipment.
2. Store flammable materials (like gasoline, kerosene., and oily rage) safely away from heat sources, ideally outdoors or at least in a well-ventilated area.
3. Oily rags should be stored in tightly sealed metal containers.
4. As Smokey the Bear might say, “Only YOU can prevent garage fires”.

## Waterwood Women's League News

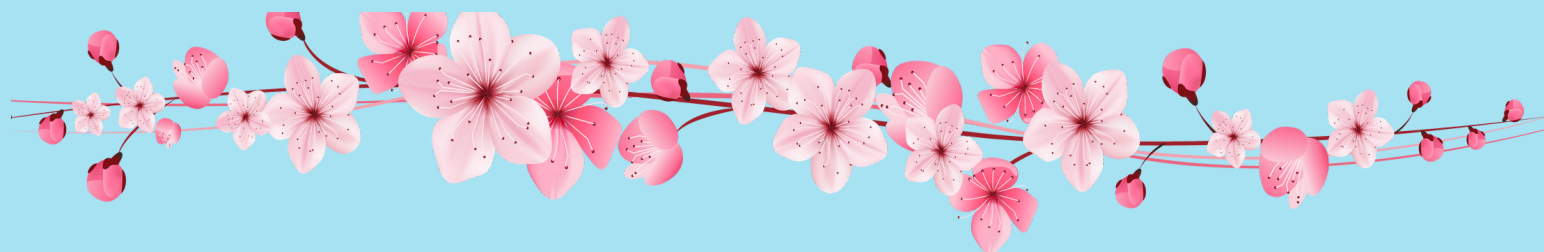
Our last meeting before summer break was on May 14th in the WIA boardroom. Our guest speaker was one of our own, Maryann Readal. Maryann is a master gardener and told us about the many native plants in Waterwood. We learned about trees as well as flowers that we can grow in the East Piney Woods.

The Waterwood Women's League annual Garage Sale was a huge success. WWL was able to make over a third of our scholarship money! A huge thank you to the Pointblank Community Church for the use of their Outreach building. It was an ideal place for our garage sale this year. We also want to thank the Waterwood community for donating to and showing up at the garage sale. WWL couldn't do this without your support!

Waterwood Women's League is happy to announce Mary Anne Oller as our new president for 2025-2026. She has many wonderful ideas for the women for next year. We can't wait to see what we'll be doing.

Bingo Night is coming again in October! There will be an update on the exact date coming soon. Hope everyone comes out to enjoy a fun-filled Bingo Night!

Pam Sultan, Women's League President, 2024-2025



## Waterwood National Golf & Recreation Association

WNGRA has continued to repair water leaks as they appear on the course. In the last month we have repaired two leaks that involved the main feeder line that supplies the entire course. The good news is that it appears that the leaks are slowing as there has not been a major one in the last week. The repair on fairway number three is slated to begin next week. Weather has delayed the starting date, but if all goes well, it should be repaired by the first week of June.

The green repairs are still on the books to be completed. The weather delays, irrigation repairs, and machinery issues have caused us to be later in the year than anticipated. We will need volunteers when this process gets under way. Speaking of volunteers, we have had many helping with the repairs, refreshing the signs, and general maintenance. Thank you one and all. It could not be done without the water crew and all of the other volunteers.

We have been seeing more people enjoying the property as intended. It is an awesome sight. If you are enjoying the recreation but aren't a golfer, please donate anyway. It takes every dime to keep the course going and there are expenses upcoming for the greens repairs, tree removal, mowing, weed eating, etc. Much of that is done by volunteers, but there is expense involved as well.

Thank you,

Gene Womack, WNGRA President

Membership is \$35.00 per member for the year.

[WNGRABOARD@gmail.com](mailto:WNGRABOARD@gmail.com) is the Zelle.



**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

**JOIN US**



# Deed Restriction Enforcement Committee

May was a particularly good month as there were only seven new violations (all yard mowing), and several previous violations were cured. *Thank you for your continued efforts to keep Waterwood looking attractive.*

The Deed Enforcement Committee welcomes volunteers. Currently we have seven 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!

**Speeding vehicles-** We are getting complaints about vehicles speeding throughout Waterwood. Please slow down as there are children, pedestrians, animals, and golf carts on the streets also. It comes to the DEC attention as this falls under a Health and Safety Violation, so Please Slow Down and Be Aware of Others on The Roads.

**Exterior Spring Cleaning-** 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.

**Tree Stumps-** The committee continues to see tree stumps visible as we do our drives. Tree stumps are to be removed as is written in Waterwood Policy. Please be diligent and remove tree stumps from sight.

**Mowing season** is here, so let us all keep 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 [waterwoodvia.org](http://waterwoodvia.org) under documents or at the 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 the DEC.

**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-** Progress is being made on the Trailer/boat storage area and it should be open again soon, barring weather delays. A notice will be put out when it is open again. Thanks for your patience.

Continued...

# Deed Restriction Enforcement Committee

Continued...

**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 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 an **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.

**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 are 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.*



be a good  
neighbor!  
IT ISN'T HARD



## Keith's Corner-Waterwood Maintenance

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 are valuable to Waterwood:

- o 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. Go by and see how much better the area looks!
- o Sam Butler on Facilities and unofficial advisor to maintenance
- o Pat Zappa the "Triple Threat:" Trees Person, as inspector for the mowing contract, and coordinator for Leaf and Limb.
- o Dianne Chrestopoulos as Entrances Coordinator. The next day of work at the Entrances will likely occur in the next few weeks. Have you noticed how much better they are looking these days?
- o Last but not least, Derek Gill as backup for all things maintenance.
- o 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. Many folks tell me that Waterwood is looking much better these days. The people listed above are the reason. When you see them, thank them, they will appreciate it.

### Federal Disaster Response

I have held in my own two hands a check from San Jacinto County for 100% of the full amount allotted to Waterwood for FEMA reimbursement of the roads and culverts work done last year in response to the May Storms Disaster. The amount was between \$115,000 and \$116,000 dollars. To those who treat most news from WIA as somehow suspect, I'll define "Full Amount" for you.

"Full Amount" is the maximum amount of money that we could have received per FEMA rules and after their review of our work list. We were not awarded all of the money we spent. FEMA reimburses everyone no more than 75% of the money spent on the disaster, this includes all other areas of SJC. We also had \$1500 of work rejected by FEMA over our objections, but given the small amount, I'm not going to quibble about this rejection.

After FEMA gave SJC a large check for all of the damages county-wide, SJC wrote us a check for FEMA's approved amount dollar for dollar.

I was a proud man to present this check to WIA. It has been deposited into the WIA Investment Account, which is where the funds came from to pay for the damages in the first place. 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.

Continued...

# Keith's Corner-Waterwood Maintenance

Continued...

□ I briefly spoke to the County Commissioners on Wednesday April 30 and complimented them for their cooperation in the disaster effort. Two people got the most of my praise: Caroline Manthey, who coordinated the FEMA Application for months county-wide, and Mark Nettuno, our Commissioner of PCT 4. I will expand on this praise in a moment.

□ 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!) I consider this to be relatively unlikely. However, if it happens, Raymond and I have worked hard to internally audit all the records generated by this work, and have reviewed it all once again. We're ready.

□ Neighbors, please don't forget the other folks who worked hard during these disasters. Pat Zappa and dozens of resident-volunteers who worked the many downed trees. All of us who cleaned up the pool area. Tom Readal who helped get the pool chemistry back to correct.

□ Full accounting of the money that was spent (or will be spent) on these disasters:

- o We did much paperwork supporting our efforts to remove the tons of debris from Waterwood. However, we learned that you will NOT get any federal money for debris unless you deposit this debris in an EPA-certified dump and pay for monitoring this debris for eight years afterward. We are happy with our dump. It is NOT EPA certified. And we won't pay to monitor nature's tree debris for contaminants! We ate around \$20,000, having been forced to pay it ourselves.
- o We worked until November 2024 to obtain an SBA Loan for the damages to the pool and pavilion area from water flowing across from the lot next door. The amount would have been \$125,000. SBA became very hard to deal with and made unreasonable demands for collateral. WIA dropped its loan application immediately. We now have ideas as to how the pool repairs can be cost-effectively fixed and are implementing them in the next couple of months. The drainage problem here was largely caused by the higher elevation of the lot next door. This is the reason that WIA bought that lot; we'll fix the Root Cause.

## 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 JUNE are June 2nd and June 16th. The First Monday in July is July 7th.

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

- Power washed both parking lots at WIA Office and the Pool / Pavilion. Striped both lots for parking, ADA spaces, etc.
- Added "DEED RESTRICTED COMMUNITY" to the Welcome To Waterwood sign at Waterwood Parkway and Rosewood.
- I have to review and approve Ray's list of his accomplishments for the last month, every month. His bulleted list, single-spaced, is over a page long. Take a look at the Office and the Pool, you'll notice his work, I guarantee it.

Continued...

# Keith's Corner-Waterwood Maintenance

Continued...

## Future Plans

- Derek Gill is taking over the Trailer Area cleanup effort. Residents, expect to hear soon about the timeline for putting your trailers back into the area.
- 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 June or July at the latest. The WIA Board has approved the expenditures for this effort.

## Public Thanks to Mark Nettuno and SJC's Caroline Manthey

There is no doubt that the community of Waterwood and Mark Nettuno have a history. We could call it an Interesting Relationship. People around here, especially newcomers, see the condition of our streets and they inevitably ask the question, "Aren't these County roads? Why doesn't the County fix them?"

The answer, friends, is Money. There's not much of it out here. San Jacinto County was supposedly the poorest county in Texas; it may very well be still. Precinct Four, our precinct, is far from the most prosperous precinct in this poor county. This fact contributes to the difficulty of our relationship with Mr. Nettuno. He receives criticism; I have done some of that myself.

However, in the heat of our "battle" to face the emergency that came from the May Storms last year, the same storms that came close to breaching Lake Livingston Dam and flooded hundreds of residents in several counties, Mr. Nettuno and I had to find a way to work together to fight off impending disaster up here in this precinct. We spent quite a bit of time on the phone in the first 3 – 5 days after the storms. Mark was under an enormous amount of pressure. In approximate order of "biggest crisis first," here is what we both faced. And this list is very incomplete; I only know what Waterwood faced. Precinct Four has many more subdivisions and areas of need than just Waterwood. There were dozens of problems that needed immediate attention Right Now.

- Waterwood Parkway was completely cut off by rapidly-flowing water that undermined a major culvert. As the hours passed, WWP ended up being cut off in TWO places.
- 980 between WW and Point Blank was crumbling severely and one lane was already gone.
- Marina Road here in Waterwood was cut off by an eroded culvert that isolated all the Bass Boat and Beaches residents.
- At the time no one knew the condition of 980 in the "Riverside" direction. If it was cut off, Waterwood was totally isolated.
- 72 Precinct Four residents had no shelter, the number growing by the hour.
- Power was out and trees down all over the Precinct.
- ▣ As Raymond Ramirez and I drove the subdivision, we found 10 other locations where severe damage, sinkholes, and collapsed culverts cut off sizeable numbers of residents from their homes. This may not sound like much, but these 10 locations have just received the entire amount of the FEMA reimbursements awarded to Waterwood. There was a massive amount of work involved in these 10 locations.

In the interest of brevity, I won't elaborate on the extent of the deal-making out of dire necessity that Mr. Nettuno and I decided upon in those early hours. I will tell you this: the essence of our reaction to the emergency was for Mark Nettuno's people to "handle the big stuff" while Waterwood would "handle the other stuff." So, Precinct Four ended up dealing with the first six bullets listed above, and WIA's Maintenance Team – helped immensely by resident volunteers – went to work here in Waterwood.

Continued...

## Keith's Corner-Waterwood Maintenance

Continued...

And, in the months that followed, Waterwood had to document the work that we all did here. Both our own work and the contractors that we hired to fix things. For many reasons, the main ones being that FEMA has very strict standards for qualification to receive their money, WIA had no standing whatsoever to apply for reimbursement. This is because FEMA only deals with Official Governmental Entities. WIA is NOT one of those. So, Mr. Nettuno and WIA extended another deal: He agreed that Waterwood could apply for FEMA funds through SJC as a de facto "subcontractor" who did the work on behalf of Precinct Four. Without this agreement we would have received nothing. Luckily, we had a longstanding written document that attested to this arrangement from previous projects in Waterwood.

During the FEMA documentation process, I worked with the SJC FEMA Coordinator Caroline Manthey on all aspects of the effort, which took hundreds of hours and lasted 11 months. Caroline is a CPA and is a consummate professional. She was a treat to work with and never lost her cool in any of our dealings. And she was working with many other entities in SJC who had losses in the emergency: Precinct Four, Waterwood, other subdivisions, etc. Without her help with the bureaucracy, we would have failed.

Since the FEMA effort concluded I have learned that the application from Waterwood, a non-government organization, gave FEMA trouble, even with written agreements as the de facto subcontractor to Precinct Four. There were evidently several times when this relationship was questioned by FEMA; we could have been dropped altogether. Mr. Nettuno's instructions to his team were to "keep submitting the documentation" and not to allow Waterwood's work to disappear from the application. This persistence was a big factor in our successful reimbursement.

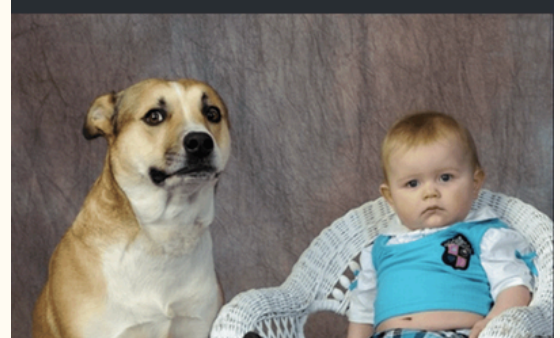
I have pledged to speak the truth to power, and to the people; I have to call them like I see them. On the matter of the 2024 May Storms disaster, and the desperate work that followed, Mark Nettuno kept every one of the promises he made to me, to WIA, and to Waterwood. In the months afterwards as we all dealt with a difficult federal agency, it would have been easy for him to renege on the assistance being provided to the Waterwood application. Mr. Nettuno and Caroline Manthey never let that happen.

While we may have an Interesting Relationship with Mark Nettuno, I have to thank him for standing by Waterwood in a particular hour of need. **Thank you, sir.**






In honor of all dads out there....how's about a few Dad jokes...





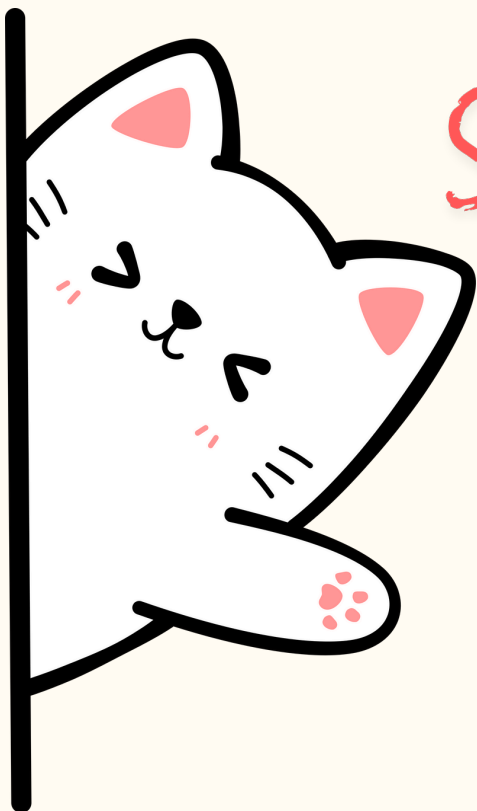
**Why do ducks have feathers on their tails?**  
To cover their butt-quacks



"My wife is really mad at the fact that I have no sense of direction. So I packed up my stuff and right"



Be safe and  
have a  
wonderful  
June!



See y'all next  
month!

# 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  
SJCFR 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](http://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](http://www.PalmerRealEstate.com)

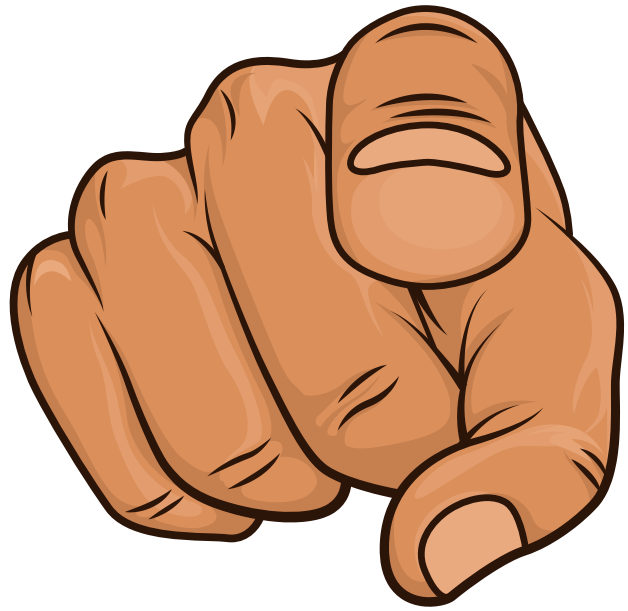
PALMER REAL ESTATE is a resident-owned and operated real estate agency located in the heart of the Waterwood subdivision. With over 50 years of combined experience, we are dedicated to serving our community and residents with extensive knowledge of Waterwood, Lake Livingston, and the surrounding areas. 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!!



SEE  
YOU



next  
month