

Waterwood Neighborhood News

www.waterwoodwia.org

October 2025

October in southeast Texas...



Welcome, Waterwood Neighbors!

As the heat of summer fades and the cool October air rolls in, we're delighted to usher in one of our favorite seasons here in Waterwood. The pines sway gently, hardwood leaves begin their quiet transformation, and a crispness lingers under starry skies.

In this issue:

- Upcoming community events & how you can get involved
- Game nights, neighborhood organizational activities
- Halloween wagon ride fun, trick-or-treats & more
- Seasonal safety tips
- Fundraisers and opportunities to support our Community

As the leaves turn and the nights grow longer, may this month bring new warmth to our community — in friendships, celebrations, and shared memories.

Here's to cozy evenings, spirited gatherings, and an October we'll all remember.

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

October 2025 Calendar

10/01 San Jacinto County Commissioners' Court 9am

10/04 Waterwood Women's League BINGO Night @ the Waterwood Pavilion

10/11 Waterwood Fire & Rescue Spaghetti Dinner ([sponsored by Mandola's Restaurant](#)) 4pm-6pm

10/15 San Jacinto County Commissioners' Court 9am

10/17 Waterwood Municipal Utility District #1 (MUD) meeting 3pm

10/20 Waterwood Improvement Association Board Meeting 9am

10/29 San Jacinto County Commissioners' Court 9am

10/31 Annual "Hay"ride Palmer Real Estate/WIA parking lots 5:45pm

Save the Dates!

11/07 Trivia Night 6pm

12/06 Christmas Jingle Mingle 6pm

**12/13 Waterwood Improvement Association Annual Meeting of the
Membership 10am**

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

Family Game

Night

6 Sept 2025

6 pm



Trivia Night

7 Nov

Happy Hour at 6 pm

Game at 7 pm



Christmas Party

Christmas
Jingle Mingle

6 Dec



WIA SOCIAL CORNER

WATERWOOD PRESENTS

TRIVIA NIGHT



**7 NOV
2025**

**HAPPY HOUR AT 6 PM
GAME AT 7 PM**

Join us for an epic Trivia Night filled with challenging questions, laughs, and great friends. I'll bring the snacks, you bring your drink!

**PRIZES FOR THE WINNING TEAM
SEE YOU AT THE WIA OFFICE**



WATERWOOD FIRE & RESCUE, Inc.



SAVE THE DATES

Sunday, October 5th 1pm – 3pm

OPEN HOUSE

FREE HOT DOGS

Stained Glass Silent Auction

Provided by

Wanda Gardner

National Fire Safety Week kick-off

Theme this is year is Lithium-Ion Batteries in Your Home

See article at end of our monthly message

October 11th, 2025 4-6 pm at the Pavilion

Spaghetti Dinner Fundraiser

Spaghetti from Debbie & Frank Mandola's Restaurant

\$16 cash or check

Spaghetti & Meatballs, Salad w/ Italian Dressing, Garlic Bread, and Drink

We are taking pre-orders

Mail Checks with names to:

Waterwood Fire & Rescue, Inc.

192 Waterwood

Huntsville, TX 77320

Tickets also available at the WIA Office

OR

Contact Ed Kile 909-636-6174 redwar1106@gmail.com

DEADLINE TO ORDER

Thursday, October 9th



WATERWOOD FIRE & RESCUE, Inc.



CHARGE
into Fire Safety™

**Lithium-Ion Batteries
in Your Home**

Most of the electronics we use in our homes every day are powered by lithium-ion batteries. In fact, most everything that's rechargeable uses this kind of battery.

- e-bikes
- hoverboards
- tablets
- cordless vacuum cleaners
- e-vehicles
- power tools
- mobile phones
- remote control cars
- e-scooters
- laptops
- e-cigarettes/vapes
- drones
- golf carts
- smart watches
- headphones
- toys

LITHIUM-ION BATTERIES store a lot of energy in a small place. These batteries can overheat, start a fire, or explode if overcharged or damaged. By learning how to **BUY, CHARGE, and RECYCLE** these batteries safely, you can help prevent a fire in your home.



BUY only listed products. When buying a product that uses a lithium-ion battery look for a safety certification mark such as UL, ETL, or CSA. This means it meets important safety standards.



STOP using your device right away if the battery smells weird, gets too hot, makes popping noises, changes in shape or color. If it is safe, move the device away from anything that can catch fire. Call **9-1-1**.



CHARGE devices safely. Always use the cables that came with the product to charge. Follow the instructions from the manufacturer. Buy new chargers from the manufacturer or one that the manufacturer has approved.



RECYCLE batteries responsibly. Don't throw lithium-ion batteries in the trash or regular recycling bins because they could start a fire.



CHARGE your device on a hard surface. Don't overcharge your device. Unplug it or remove the battery when it's fully charged.



RECYCLE your device or battery at a safe battery recycling location. Visit call2recycle.org to find a recycling spot near you.



NATIONAL FIRE PROTECTION ASSOCIATION
The Leading Information and Knowledge Resource on Fire, Electrical, and Related Hazards

Notes from Rod Kirschner, Board President

October 2025 Waterwood Newsletter Presidents Report

The WIA board has been continually active in working and planning for the future of Waterwood.

Solicitation for ARC (old ACB) committee positions- As of September 1, 2025, Texas Law Sec. 209.00507. SOLICITATION OF CANDIDATES FOR ARCHITECTURAL REVIEW AUTHORITY, requires WIA to solicit members to the ARC -Architectural Review Committee (formally ACB). If you are interested on serving you may stop by the WIA to get an application and submit it back to the WIA office not later than December 3, 2025.

Annual Meeting- The board has been working preparing for the meeting and the many problems that have presented themselves this year. The Annual Meeting was voted on by the Board at a Special Board Meeting September 26, 2025, and is being moved to Saturday December 13, 2025, at 10:00 AM in order to allow everyone to receive their ballots. There is a process plan that is described on the website and in the newsletter.

Assessment charges for the coming year 2026, the board at the Special Meeting September 26, 2025, voted to not increase the assessment charges and keep them the same as 2025.

New Building - the Building committee has finalized initial plans and bids are currently being accepted from contractors.

Trailer Storage Area is open, and we have added additional storage spaces twice since opening. There is a new rental agreement that can be picked up at the WIA office.

ESD2 board We are continuing to collaborate with them on agreements necessary in the initial first year of their operation. As you know WIA has agreed to fund ESD2 for any shortfalls until they are fully funded with the tax money they receive.

An additional note the ambulance service at Waterwood is now under contract with ESD2, they are to be at Waterwood daily from 7:00 PM to 7:00 AM.

[Click here for more information on the recent changes in HOA laws in Texas](#)

[Click here for access to the Texas Property Code concerning Property Owners' Associations and protective covenants](#)

Waterwood Municipal Utility District #1

The Board of Directors have set the 2026 tax rate at .074500 per \$100 which is lower than 2025. This lower tax rate has been set to comply with the new legislation Texas passed this year. It consists of .5000 per \$100 for maintenance and operations and .24500 per \$100 for our bond debt fund. The rate will not affect any plans to sell the bond to renovate the lift stations nor will it affect the maintenance operations. The Board also approved an investment officer who will be investing money in our debt service fund. In 2011 the Board also approved an investment officer, so this is a continuation of that Board's actions. It appears that we have finalized the necessary paperwork with FEMA and will soon receive the funds we requested for damages Hurricane Beryl left us. This process was lengthy and at times frustrating. Dealing with federal government bureaucracy requires detail and precise language.

We have been fortunate this summer hurricane season and now that we are in the fall season we can relax somewhat. But we can still have a major storm so this is the time to look around your home and determine if you are prepared. Leaves falling into gutters can be a problem. Clear dead limbs, if you can, so they will not present a problem in the future. We will also be preparing by clearing storm drains so streets are passable. Fall can be an enjoyable time as cooler weather relieves us of the hot summer, so enjoy Fall.

Thank You,

Donald Marshall

HALLOWEEN

"HAY" RIDE



October 31, 5:45pm

Palmer Real Estate and

WIA parking lots

RSVP required!

Join us for a fun-filled night! The Annual Palmer Real Estate Trick-or-Treat "Hay"ride will head out at 6pm so be there by 5:45 to load up! To ride, you MUST sign up with Melanie via text @ 936-661-7767. First come, first served, costumed children under 14 years of age, one adult allowed per family/group to accompany small children. Those families with extras not able to ride with us on the wagon are welcome to follow in personal vehicles. Bring a blanket because we'll have no hay.

You MUST RSVP to participate, on the wagon or in a private vehicle!!

If you would like to host a Trick-or-Treat stop, please text Melanie @ 936-661-7767. We need 5-6 kind people to offer their homes and goodies where we can stop and let the kiddos hop out to Trick-or-Treat. Fun, Fun, FUN!

Thank you in advance!

A vibrant poster for a Bingo Night fundraiser. The background features a grid of numbers in orange and blue, with some numbers circled. A large central orange circle with a blue border contains the event title and details. Below the title are two smaller circles with call-to-action text. At the bottom, a dark blue box contains the date and location, and an orange box contains the purpose of the fundraiser and contact information.

WATERWOOD WOMEN'S LEAGUE

BINGO NIGHT

AUCTION AND WINE CORK PULL FUNDRAISER

wine
NEEDED
BY 10/31

DONATE
bottles
BEFORE 10/3

SATURDAY
OCT 4TH

WATERWOOD PAVILION
Waterwood Parkway
Huntsville, Texas 77320

100% OF MONEY RAISED IS USED TO FUND COLLEGE SCHOLARSHIPS FOR LOCAL STUDENTS

ITEMS ARE REQUESTED PRIOR TO THE EVENT
FOR MORE INFORMATION OR TO SCHEDULE PICK UP CONTACT
JULIE ROSS 832.654.0080 • CHRISTEL BUTLER 281.300.8844

Waterwood Women's League

presents:



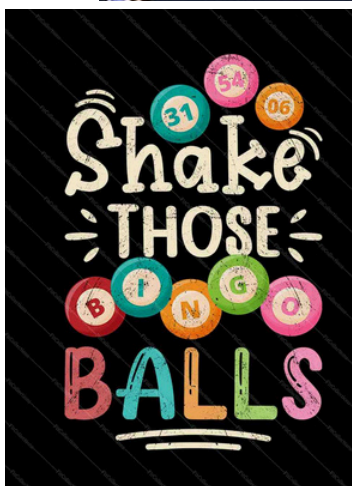
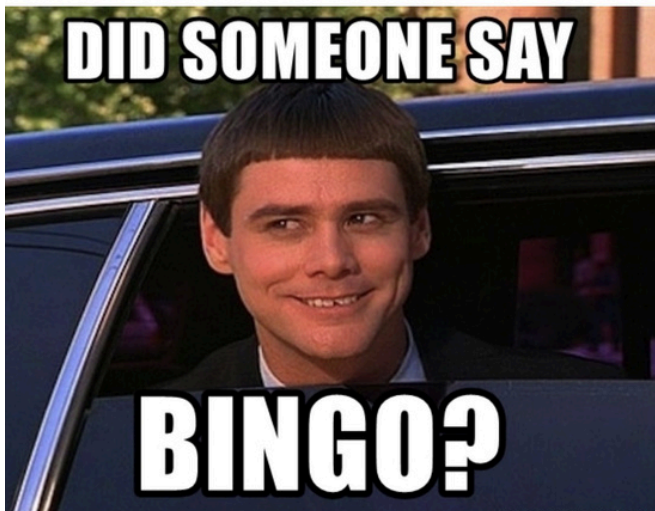
Saturday, October 4, 2025
5:30 – 9:30 p.m.

Waterwood Pavilion – 24501 Waterwood

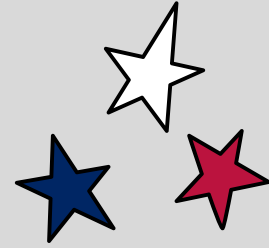
SILENT AUCTION * PRIZES * FOOD

WINE PULL * RAFFLE * SWEATS FOR VETS

Raising money for scholarships for local high school students



Veterans' Donation Project



VETS CAMPAIGN

Our community has always shown pride in our Armed Forces. We are proud of all the efforts put forth by our servicemen and women.

Our continued support for our Veterans is necessary now.

Our "Sweats for Vets" campaign is underway! New large and extra-large sweatshirts and pants are shared to Vets in the Conroe Veterans Hospital as well as in the VA office in Coldspring. Both men and women's sweats are appreciated.



"Socks for Soldiers" collects black or white above the ankle socks.

"Warmth for Warriors" collects lightweight blankets used for wheelchair Vets and / or hospitalized recipients.

Our campaign continues until November 7th.. We pick up M-F from the donation box in the Palmer Realty lobby at the Waterwood Post Office.

Donations may also be brought to 22456 Pebble Beach Way to await distribution on November 10th, the day before Veterans Day.



To those who have already donated, THANK YOU for your generosity

We are looking forward to outstanding donation participation. Our VETS deserve everything we can share

GOÐ BLESS OUR VETS and let us be PROUD AMERICANS



Waterwood Women's League

OCT - BINGO event (evening)

OCT - FUN AND GAMES mtg

OCT - CPR instruction (evening)

NOV - MAKE A CHRISTMAS CRAFT (evening mtg)

NOV-DEC - PECAN SALES DRIVE

DEC - CHRISTMAS COOKIE EXCHANGE & TOY DRIVE

JAN - MAKE-A-BOWL pottery creation at The Wynne House

FEB - NIGHT OF MUSIC at SHSU & DINNER at SAM'S TABLE (evening + guest)

MAR - PLANT A KOKODAMA (Japanese art of plant creation)

APR - VISIT TO GADELA WINERY

MAY - GARAGE SALE

MAY - "THE CHILD IN YOU" CHILDREN'S BOOK AUTHOR LECTURE

Each meeting includes delicious food too! Annual dues are only \$25 per member. Most of our events cost little or nothing but your time and friendship. You can still join our membership only if you can make one meeting per year!

.Membership dues help create our member directories and the remainder goes toward scholarships.

I'm looking forward to a wonderful year together!

Mary Anne Oller

Waterwood Women's League President 2025-2027

New WWL email: WaterwoodWomen@gmail.com

Deed Restriction Enforcement Committee

October 2025 Deed Enforcement Committee Newsletter Report

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 You do not have to be a retiree or a full-time resident to be a volunteer!

14 Violations
15 Cured violations
14 209's sent

Exterior construction- Remember that if you are doing any exterior construction- you need to get **ARC Large or Small Improvement Application/Additional Improvement Application** available on the website waterwoodwia.org under documents or at the WIA office. You need to submit the application and get **ARC** 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 before the application is approved or there is a \$50 fine plus \$25 per day till it is posted.

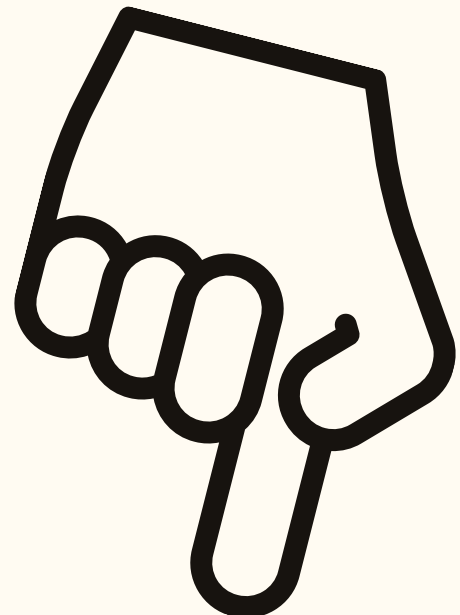
Dead trees and stumps – it is the property owner's responsibility to take care of dead trees and stumps on their property; they need to be removed by the Protective Covenants. Should you have a concern about a neighbor's dead tree then a **Neighbor-to-Neighbor** communication should take place. - Most concerns relating to adjoining/nearby properties should be resolved by first contacting the property owner before contacting the DEC. Any questions send an email to the DEC at email address above.

Trailer/boat storage-With the trailer storage open, this month the committee started citing property owners who have boat trailers, trailers, RV's, etc. that are parked on the street or property in locations not permitted by the protective covenants. Please move them to the proper locations- The trailer storage area, a garage, a carport, or a storage area on your property screened from view of the street, golf course, lake, and neighbors.

We need your continued efforts to keep Waterwood looking attractive.



BELOW



IMPORTANT

Well, hasn't this been a fun month? There is much to report, and much of it isn't good. The big news is

**The ANNUAL MEETING has been pushed back to SATURDAY
DECEMBER 13th, in the Pavilion, at 10am.**

**Read the website (and, as I understand, Facebook) for summary details of
the plan to replace late / missing mail-out packages.**

**The Deadline for your votes to arrive at the WIA Office is now
THURSDAY, DECEMBER 11th, before 4:30 pm**

**The Property Owners, all 1,100 of us, will get a letter explaining each and every detail about this
plan, sometime soon. The work on the letter is ongoing and is being held to a “mail this ASAP and
learn lessons from the last mailing” schedule and goal.**

Due to two factors, the Mail-out (Ballot and Instructions Package) didn't get out to all of us. I haven't received mine, for one, and you can scan Facebook for the last 2 weeks and see ample evidence of many others who did not either. As to the blame for all that, it rests in the hands of 2 entities: myself and the US Postal Service. I wrote a long Facebook post on this subject and stand by the facts represented in that post. Whether or not you agree with the opinion portion of that post is yours to decide.

For those of you not on Facebook, here is a short summary of what happened and where we stand. WIA used a Pack and Ship shop in Huntsville to do the stamping and mailing of the 1,100-ish big mail-outs that had been assembled by my team. This shop, which had been used the last 15 years for this purpose, failed us on this year, their 16th. I made the call to use them again and the blame is mine. Pack and Ship released the mail-outs to the USPS two weeks after they received them. This is very bad because they effectively “used up” most of our schedule. It forced us to count on the USPS to get them to us quickly. Some of them did, and some of them didn't. A few have dribbled in since, but not many.

Part of the delay attributable to Pack and Ship is that the order for Postage Stickers took days to arrive from the Post Office from which they were ordered. I assign blame to myself for not expediting this and checking more often. Whether Pack and Ship tried to expedite them in any way is a fact unknown as of this writing. This is not the entire reason for the delay from Pack and Ship; I do think they have significant culpability on this issue. There will of course be Lessons Learned from this. I expect a big change in this relationship in the future

One word on a controversy brewing on Facebook about the postage price that WIA paid for the mail-outs. The Pack and Ship took one of the actual mail-outs over to the Post Office and had it weighed, then ordered 1,100-ish postage stickers based on that example. Here are the exact facts.

- The mail-out weighed 5.1 ounces on the Post Office scale.
- The postage for 5.1 ounces is \$ 3.00.
- The amount charged for the postage for each envelope was postage “only.” We've been told by the USPS that they can only charge postage on their stamp / sticker. They add no fees or handling charges of any kind onto a stamp / sticker. They apparently are not allowed to.
- The Pack and Ship's handling charges are separate and are not included in the stamp on the mail-

out; they bill us separately on their invoice to us. You can bet that there will be some serious discussions with them about these charges.

Starting with the first post that claimed an overcharge happened, we were also told by the poster that Lisa threw lucrative work to her Buddies over in Huntsville. In addition, she supposedly held back the ballots to cause this delay.

Here is the story behind Pack and Ship. This shop was first chosen for the work back in 2009. The Executive Director in '09 was Joe Moore. Mr. Moore made the decision to use this company as part of the mailout process, and to my knowledge, the '09 board voted on this, likely as part of an overall motion regarding the election that year. Lisa didn't choose this company. She wasn't in a decision-making position at the time. I can't speak directly for Lisa on this; I cannot look inside her head. But I work with contractors all the time, for over 2 years as Maintenance guy, and I can tell you this: Out here, any business you can trust is like a shiny gold nugget. They are Hard To Find. If a vendor handled my business in good fashion, I'd use them for 15 years too. Whether they are so-called Buddies is of no import to me. If they are good, I'd use them even if I didn't like them. The real disappointment regarding this election is that a vendor with such a good track record botched their work so badly this year. They are NOT a trusted vendor any more, how can they be?

And to the Facebook posters of the overcharge theory: Lord knows we have some strong opinions in Waterwood. They are your right to express. But you crossed the line trying to accuse this election team of intentionally, artificially, inflating the postage. Even if I was crooked, I wouldn't give away my reputation for a stinking \$ 1.37, even if it involved 1,100 envelopes. Really, we'd sell our souls for \$ 1,500? I wouldn't intentionally disgrace myself for 1,000 times that, and I'm certain that Lisa wouldn't either. That post and the others that make such accusations are the "disgrace" in this matter.

The move to bring in a Postmaster on Facebook was quite inspired; it was a nice try on the part of the skeptics out there. It conveniently skipped the answer to the most important questions. The 'Postmaster' told us all about how well they handled our mail-out and said there was no problem with their systems. The mail-out was not in their building any more, they'd done their job. The big question didn't concern their building. ***Why hasn't it shown up in our buildings yet? The USPS isn't blameless in this either.***

In the last 2 weeks, while Facebook raged and people made all sorts of accusations, I made one post that outlined in more detail the events that caused this ballot problem, and exactly who should be blamed. The rest of my time was spent in laying the groundwork for a solution to the problem. Here is that solution, a plan presented to the Board last Friday in an emergency meeting.

1. There is a written Plan to fix the ballot problem; it was presented to the Board and approved Friday. With the exception of a round of golf I have worked non-stop on three documents that define how we're going to fix the problem. The three documents:
 - a. A written plan, in summary, intended for any and all local sources of communication. This means website first, with other sources to follow. This Plan is thought-out enough such that the basic schedule, deadlines, and impact on voters is defined. There are several details to work out as these early days pass, and I'm working on them non-stop. The original published Plan will NOT be complete with every tiny detail, but it will give the whole picture on what to expect. This Plan was published Sunday September 28.
 - b. A short letter intended for ALL property owners [Yes, we're going to mail out 1,100 more letters.] This time, however, it will be a 2-page letter, perhaps 1 or 2 pages more, with full explanation of the Plan and what it means to each of you, the voters. We think

there is a better chance of this smaller letter getting to the property owners than would a 2nd try with the entire package. This letter is intended to be sent ASAP, probably within a week or so.

- c. This newsletter post.
2. The Plan involves the letter above being sent to everybody, telling them a few basic things:
 - a. The new date of the Annual Meeting
 - b. The big question: Did you, the voter, NOT get a mail-out package?
 - c. Answers and instructions on HOW TO GET a new one. (You will contact our team and request a replacement package.) We will ask that you try to allow us to supply you one via a “fast” method to save time and money. This would be in priority order: hand pick-up at the office, E-mail attachment, fax, and (last) paper copy by trackable delivery.
 - d. What the implications of the new date will have on you, the voter.
 - e. How the election team will rush you a new package upon request.
 - f. A list of FAQ’s that tries to answer every question that a voter might have.
3. Our legal team has checked the applicable documents (state law, by-laws, etc) and tell us that the original mail-out attempt satisfied our obligation to notify the public about the election. However, in this situation I choose not to depend on this technicality. This plan gives all property owners a second chance to obtain their ballot package. The December date gives us ample time to allow voters to make choices that are not rushed in any way.

Whether or not you’re happy with me, please give some credit to the Election Team. Assembling the huge mail-out package was quite tedious. Several people helped out. They include myself, Lisa, Larry Westerdahl, Ray Ramirez, Melinda Ramirez, David “The Machine” Beving, and Melissa. All of these folks took on chunks of the process; the work spanned two days solid. Kudos to Melinda for re-sealing all of the envelopes with an extra layer of tape; she was a Hoss. This work is very meticulous and involves several quality checks. I was very proud of the way the mail-outs came together.

It is a deep disappointment to me that the mailing process turned into a problem. I planned, prayed for, and have worked for the best, fairest, and most transparent election process in Waterwood history. That was my dream. I’m going to work hard to keep that promise and recover from this setback as fairly as we can.

Meet the Candidates

The following pages feature biographies of twelve Waterwood property owners who are seeking election to the Waterwood Improvement Association Board of Directors. To ensure fairness, ballot positions—and the order of presentation in this newsletter—were determined by a random drawing of the candidates. Each candidate’s biography appears on its own page, in the same font size, with no additional material in between, ensuring there is no division, disruption, or appearance of preferential treatment.

Due to the date change of the Waterwood Annual Meeting of the Membership, these biographies will remain in the WNN through December’s Newsletter.

Meet the Candidates

ROBERT H. "ROB" DAVIS

I am excited to ask for your vote to serve on the WIA board. I served on three other board (two currently) at private companies, one for over 20 years. All three successful companies have always met their obligations (financial and otherwise) and one has grown over 40 times in both number of employees and revenues under my direction. I fully understand how an efficient board should operate effectively. I am a chemist and the proud father of four grown and married children with six amazing grandchildren. I feel that Waterwood is a great place to live partially because of the bylaws we have. I also feel that some of the bylaws are antiquated and need updating to fit the current population of our neighborhood. None of my family income is directly or indirectly tied to Waterwood or WIA and I have no relationships or friendships with any known current WIA contractors. I will vote without bias and fairly to represent ALL Waterwood property owners. When we are home, my wife (for over 36 years) Tana and I are blessed to attend Grace Community Church on 980 right outside of the neighborhood. Tana was twice elected board member before she became a full-time grandmother. We have lived in Waterwood full-time for almost 8 years, since September 2017, and look forward to staying here through our retirement years ahead. My family is clearly vested in the long-term stability and appropriately directed growth in Waterwood under a controlled and prudent spending approach that benefits all property owners without unnecessary and imbalanced costs. In the past, I volunteered (as a fill-in when Tom, our long-time and dedicated volunteer, was out) to help maintain the neighborhood pool and served on a task group for the board to evaluate a potential new developer moving into the neighborhood. I believe that WIA must support and cooperate with our VFD (now ESD) and MUD. I look forward to hearing your needs and thoughts about how this neighborhood can thrive and be a better place we can all call home for many years without overspending!

Meet the Candidates

KATHY SAMPERI

My name is Kathy Samperi, and I'm excited to submit my candidacy for the Waterwood HOA Board. I believe in maintaining a safe, welcoming, and well-managed community, and I bring a strong background in leadership, operations, and community engagement.

Previously, I served as the President of another HOA, where I gained firsthand experience navigating budgets, vendor relationships, and community concerns. I understand the importance of clear communication, transparency, and practical decision-making when it comes to managing shared spaces and resources.

In addition to my HOA experience, I was President of the PTO at my child's school. That role deepened my commitment to community involvement and taught me how to build consensus and foster positive relationships among diverse groups.

Professionally, I worked as the Vice President of Operations for a distribution company that serviced our local utility. In that role, I oversaw logistics, managed teams, and ensured efficient operations in a high-demand environment – skills that I believe translate well to the needs of our HOA.

I'm running for the board because I care about the long-term value of our neighborhood and want to contribute to keeping it a great place to live. I appreciate your consideration and would be honored to serve.

Meet the Candidates

LENETTE M. PETERSON

To the Waterwood Improvement Association,

I am writing to formally express my interest in serving on the Waterwood Improvement Association board of directors. As a resident of this community, I care deeply about the well-being, appearance, and overall direction of our neighborhood. I believe my background, sense of responsibility, and willingness to collaborate with others make me a strong candidate for this role.

Even though I have not lived in Waterwood very long, I know how important it is to have a dedicated board working together to uphold our community standards, manage resources wisely, and maintain a high quality of life for all residents. I want to be a part of the decision making process that keeps our neighborhood safe, beautiful, and well managed.

While living in Pflugerville, I served on the Parks and Recreation Commission, as well as the Budget and Finance Commission. Before moving to Texas, I served two terms as a State Representative for the state of New Hampshire, which I believe can add value to the board.

More importantly, I bring a willingness to listen to neighbors, work collaboratively, and approach issues with fairness and transparency.

If given the opportunity, I will work hard to represent the interests of all residents, contribute to effective solutions, and help foster a stronger sense of community.

Thank you for your consideration. I would welcome the opportunity to contribute to my time and energy to serve on the board.

Meet the Candidates

DANIEL MURPHEY

Waterwood is truly a unique place balancing wildlife and homeowners. My family and I have been visiting our relatives in Waterwood since 1998. We consider this our “safe haven”. We have been living here full-time for several years now. We have enjoyed watching its growth with new neighbors and friends.

I spent 30 years in the repair/networking industry, utilizing extensive experience in customer relations and technical expertise.

I am running for a board position to bring my respect for this community by utilizing my perspective of watching it grow over time with my background in customer service and technical experience.

Meet the Candidates

ROSEMARIE DONNELLY

Background, Experience and Qualifications:

Have owned property in Waterwood since 2012.

Served on the Putters Point Board of Directors since 2019.

Licensed attorney in the State of Texas since 1988. Currently retired from the active practice of law.

Goals and Plans As A WIA Board Member

Strengthen Board Conflict of Interest Rules. I would urge the Board to do more to avoid conflicts of interest, specifically, to prohibit Board members and WIA staff from having a personal financial interest in WIA operations and projects. The LCS FiberCom project (started in 2021) is just one example of the problems created when a board member also has a substantial financial interest in a WIA project. While it is estimated LCS collects tens of thousands of dollars of fibercom fees from WIA residents every month, to date LCS has refused to re-pay a single penny of the ~\$1.2 million in principal of the loan it received from WIA under the LCS contract.

Enforce WIA's Rights Under the LCS Fibercom contract. As a Board member, I would advocate that the Board take all legal steps necessary to ensure the LCS Fibercom project is finished and WIA is re-paid the entire ~\$1.2 million in principal plus interest on the loan it made to LCS for the project.

Tighten Mail-In Ballot Rules. I would move for the Board to discontinue the practice of having mail-in ballots sent to the WIA office and handled by WIA staff. Instead, I would suggest that the mail-in ballots be sent directly to an independent auditor to be turned over directly to the WIA Election Committee Chairperson and members for tabulating. I would also move to require mail-in voters to add their email address or telephone number to their ballot or deliver their ballots in person to the auditor.

Engage A Professional HOA management company. Depending upon the cost, I would ask the Board to consider hiring a professional HOA management company.

Thank you for your consideration

Meet the Candidates

JAMES ATKINSON

I was born and raised in Texas. I have lived my entire life in Aldine just north of Houston to Huntsville. I graduated from Aldine Sr. High where I excelled in FFA, earning the Star Greenhand award and the Lone Star Farmer degree.

After graduating I went to work for the Texas Department of Corrections. Much of my career was spent on the Special Operation Reaction Team. The training for the S.O.R.T. was derived from the Houston Police Department S.W.A.T. school. I later worked for Metal Building Components, Inc. for 18 years. Where I started in the production shop and worked my way up to Corporate Traffic Manager. I was responsible for 115 drivers located at 17 plants across the country. Being responsible for that many people made me become compassionate about safety. I created a program called Safety 24/7 that changed the mindset throughout the entire company. I spent another 10 years owning my own trucking company.

As a father raising kids, I have coached football, basketball, soccer, and bull riding for the Texas High School Rodeo Association. I worked closely with our den leader with the cub scouts. Then went to the Boy Scouts where I spent several years as an assistant scout master. I later became the troop Chaplain until my son made Eagle Scout and then went to Baylor College of Medicine and Sam Houston State University to earn his Masters Degree in Sports Medicine.

We have been living in Waterwood in the Whispering Pines II section for going on 4 years. Our kids and grandkids are planning on moving to Waterwood also. That is part of what is driving me to join the board. I have a long-term family commitment to helping make Waterwood an even better place to live. All of my decisions as a board member will be based on what's best for all the members of our community, and the generations to come. Thank you for your support! And God Bless!

Meet the Candidates

GEORGE RUSSELL

I was CEO for an international corporation for at least 40 Years. Company Commander, Strategic Communications Crypto Officer, Secret Documents Custodian, Expert witness in several lawsuits against our environment, and Restored five historic properties in Tuscany as well as many in Huntsville.

Cutting wasteful spending by our HOA, aka WIA, would save over \$500 per property. Senseless and malicious destruction of millions of blooming wildflowers that destroys habitats for birds, bees, butterflies and other beneficial species is a serious violation of protective agreements.

We buried our brutally murdered daughter on Easter Sunday 2021. The very next day WIA spent a fortune destroying millions of blooming wildflowers and has refused to stop mowing until any surviving wildflowers can bloom and go seed.

We sold our two sections of 4 land parkway to WIA under the promise that they would not mow the wildflowers until November. We sold under fraudulent inducement.

(This morning there were three huge lawn mowers mowing dust and dirt at great expense to residents for zero reason.)

Crime is a serious problem. Waterwood Security has been threatened with termination for at least 20 years if they report any crimes against our church, our wildlife sanctuaries or botanical reserves.

Waterwood Parkway and our streets are a disgrace, because the county Commissioner Nettuno would rather spend a huge fortune butchering native species on 3.6 miles in one of our botanical preserves. He needs to be replaced.

WIA has a sordid history of both elder financial abuse and elder emotional abuse by spending our WIA funds to harass and intimidate elderly residents in violation of statutes.

Our \$5.7 million dollar sacred tree tunnel, not in the HOA boundaries was destroyed with WIA money, causing us great emotional distress and causing \$1.6 million in damages.

WIA hates veterans and our church veterans cemetery. WIA spent hundreds of thousands suing our church with 751 page lawsuit – obvious hate crime !!!

I have heard many complaints from residents about rudeness and mistreatment by staff. Staff needs to learn to treat residents with respect and kindness.

Meet the Candidates

LOUIS PABOR

I am submitting my name as a candidate to represent you on the WIA board.

LuAnne (wife of 45 years) and I are graduates of SHSU. I have a BBA and an MBA in Finance and continued working towards a PHD at Texas A&M. During that time, I taught a variety of business and finance classes at SHSU. I started working full time at 14 and paid 100% of my college expenses by working various jobs including TDC, managing the mobile home park where we lived, and waiting tables. I then spent 5 years working at a community bank in Austin, and 30 years as a bond broker with banks as my customer. I authored software that provides accounting, analytical and interest Rate Risk products for banks. This software is currently utilized by approximately 250 banks. In October 2023 I opened Pabor Financial, LLC, with 15 banks under contract.

LuAnne and I moved to Waterwood 10 years ago. It has been, hands down, the best place we have ever lived. It is my goal and pledge to attempt to preserve Waterwood as a premier community on Lake Livingston. Doing so will require encouraging measured and controlled growth of quality new development, while simultaneously exploring new ideas and solutions to our current financial situation.

I have previously served on approximately 13 other not-for-profit boards, including a neighborhood association.

“Do nothing from selfish ambition or conceit, but in humility count others more significant than yourselves. Let each of you look not only to his own interests, but also to the interests of others.” Phi 2:3-4. This has been my objective in life. On the WIA board, I will work to ensure that integrity and the avoidance of conflicts of interest are a top priority.

There is a “For Sale” sign in our yard. Health and family issues dictate that we downsize. The uniqueness of our home means it may well be 3 years before sell. Until then, I would love to serve you.

350 words is tough. Call me.

Meet the Candidates

ALEC JEFFS

My name is Alec Jeffs, and I'm excited to submit my name for a position on our POA board. My wife Camille, myself and our two boys have lived in Whispering Pines 1 since November of 2020 and love the community.

I have previous operations management experience in tree service and the rental car industry, and have been a UPS Driver since 2020. These diverse experiences have taught me to think on my feet and provide simple, effective solutions to challenges. I understand the importance of clear communication, sound decision-making, and balancing multiple perspectives to find practical solutions.

I am an Eagle Scout and have a background in community and church service with experience in service projects, instructional leadership and community outreach.

If elected, I will bring a thoughtful, grounded perspective to the board, focused on common sense solutions, respectful dialogue, and responsible stewardship of our community's resources. I care deeply about preserving the character of Waterwood while looking for ways to improve and maintain it in ways that benefit all residents.

I'd be honored to serve the community if given the opportunity.

Thank you!

Meet the Candidates

GREG GUSMAN

My name is Greg Gusman and my wife's name is Sharon; we have lived in Waterwood for a little over 5 years.

I am currently a WIA Director and seeking re-election. I am in charge of the Maintenance Committee for the WIA Board.

My employment background ranges from starting as a hands-on maintenance technician in my early years of work to retiring after 50 years working as Project Manager in the Oil and Gas Industry. The last five years of my career was working overseas starting up and commissioning LNG Plants.

I was elected to the Bayou Bay Estates HOA in 2015 in Anahuac Texas and served in several different capacities ranging from routine maintenance up to working directly with Parks and Wildlife achieving permission for the rebuilding of a boat launch destroyed during hurricane season. This was a battle for 6 months.

Will do what I can to support our community and hopefully provide some new ideas and insight into the maintenance function.

Thank you in advance.

Meet the Candidates

MELANIE COOK

I have proudly called Waterwood home since 1998. As a Real Estate Broker and owner/operator of Palmer Real Estate & Management, I provide home sales, rental management, and oversee the Waterwood Post Office Boxes—right in the heart of our community. I have met, or know, most of the people in Waterwood so this community, these people, are my passion.

Before entering real estate full-time, my professional background was in Interpreting for the Deaf, which I earned a degree in from the University of Arkansas at Little Rock. For the final 10 years of that 20-year career, I worked as a substance abuse counselor for Deaf inmates in the Texas Department of Criminal Justice. I stepped into Real Estate full-time in 2013 and haven't looked back.

My experience brings hands-on, practical knowledge in a wide range of areas vital to Waterwood: Appraisal Districts, Homeowner Associations, deed restrictions, by-laws, property sales and management, and the day-to-day realities of small business ownership. I'm well-versed in reading, interpreting, and applying complex contract language—skills that are essential in representing and advocating for the interests of a diverse community.

I have served on the Waterwood Improvement Association Board of Directors for approximately five years. If re-elected, I will continue to be a voice for all Waterwood residents—not just a chosen few.

Meet the Candidates

JEFF KEMMERLING

My family and I have lived in the beautiful neighborhood of Waterwood for about 5 years. I would like to contribute to the continued growth and wellbeing of our community by serving on the Waterwood Improvement Association Board of Directors. With a professional background in information technology, project management, and education leadership, I bring a unique combination of technical, organizational and people skills to the table.

Currently I am the Director of Information Technology at a local school district where I oversee strategic planning, network infrastructure, cybersecurity and communications systems. I have led cross functional teams, coordinated technology for multi-building projects, and managed complex budgets. These skills directly apply to WIA's goals of maintaining and improving our neighborhood infrastructure and services.

My career also includes experience as a teacher and district-level instructional technology specialist. This has given me strong communication, collaboration and problem solving skills which are essential for working with fellow board members and engaging with residents in a respectful and transparent way. I am a strong advocate for community education and effective communication and would love to help improve outreach, digital presence or neighborhood engagement strategies.

As a lifetime Eagle Scout and recipient of multiple educational awards, I have a proven commitment to service, responsibility, and integrity. I believe these values align with WIA's mission to enhance property values and quality of life in our community.

If elected I will approach the role with dedication, professionalism and a solutions oriented mindset. I will listen to residents' concerns, work with other board members and contribute technical and organizational expertise to move Waterwood forward while continuing to preserve the beauty of the neighborhood for all of us.

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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 and are experienced in selling all types of properties; acreage, lots, starter homes, and luxury homes. 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.



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