

# Waterwood Neighborhood News

www.waterwoodwia.org

September 2025

## Welcome to September in Waterwood!



As September arrives, we say goodbye to the long days of summer in Texas and welcome the excitement of fall. Football season is back, neighbors are gathering for events, and our community calendar is filling up. Here in Waterwood, September also means opportunities for involvement—from our upcoming WIA Board of Directors election to the always-anticipated golf tournament. It's a great time to connect, participate, and celebrate everything that makes Waterwood a special place to call home.

# 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**

## September 2025 Calendar

**09/03 San Jacinto County Commissioners' Court 9am**

**09/06 Family Game Night 6pm**

**09/15 Waterwood Improvement Association Board Meeting 9am**

**09/17 San Jacinto County Commissioners' Court 9am**

**09/19 Waterwood MUD OPEN Meeting 3pm**

**09/27 Waterwood National Open Golf Tournament-Perfect Golf Event!**

## Save the Dates!

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

**10/11 Annual Meeting of the Membership @ the Waterwood Pavilion**

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

**11/07 Trivia Night 6pm**

**12/06 Christmas Jingle Mingle**

# 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

**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**





# WATERWOOD FUN FAMILY GAME NIGHT

Free for everyone! Join us for a fun game night with family, friends, and neighbors. bring your own drinks!

**Activities Include**

CARD & BOARD GAMES, BINGO, CONNECT 4, BALL TOSS, SNACKS & MORE!

**6 SEPTEMBER, 2025**

6:00 PM - 9:00 PM

AT THE PAVILION  
BUT IN CASE OF RAIN  
AT THE WIA OFFICE

# 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**



Come out and support your local  
**WATERWOOD FIRE & RESCUE**



**Spaghetti Dinner Fundraiser**

October 11, 2025 4-6pm at the Pavillion

Sponsored by Frank & Debbie Mandola's Restaurant

**Mandola's Deli**



**\$16.00 a person includes**

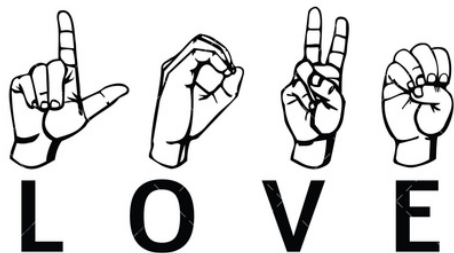
Spaghetti & Meatballs, salad w/Italian dressing, Garlic bread and water or tea. You are welcome to bring your own drink.

The WIA office will be selling tickets (check or cash) or you can mail a check to:

Waterwood Fire & Rescue, Inc  
192 Waterwood  
Huntsville, TX 77320

Further information please contact  
Carole Magee – [carole.magee@gmail.com](mailto:carole.magee@gmail.com)

Celebrating September!



September 23

International Sign Languages Day



September 7

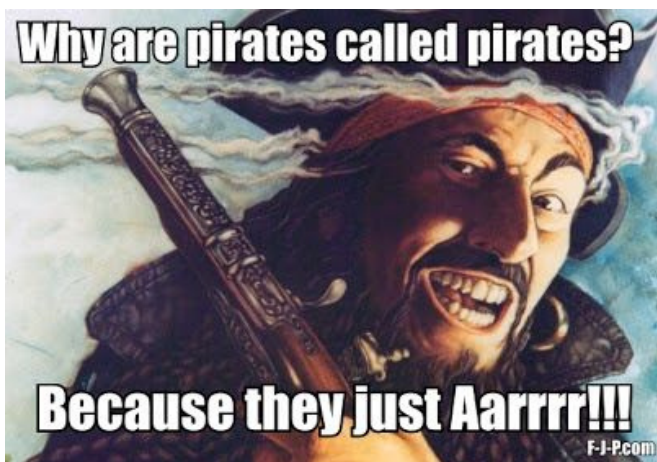
Grandparents Day

I want my daughter to grow up to be a strong woman.

I just need to be able to live with her in the meantime.

September 25

National Daughters Day



September 19

International Talk Like a Pirate Day



September 29

National Coffee Day



September 18

National Cheeseburger Day



September 4

Eat an Extra Dessert Day

A vibrant poster for a Bingo Night fundraiser. The background is a light blue grid with orange lines, resembling a bingo board. Several bingo cards are scattered around, with some numbers circled in orange. The central focus is a large orange circle with a blue border containing the event title and details. Below the title are two smaller circles with call-to-action text. At the bottom, a dark blue banner contains the date and location, and an orange banner 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 4<sup>TH</sup>** | **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:



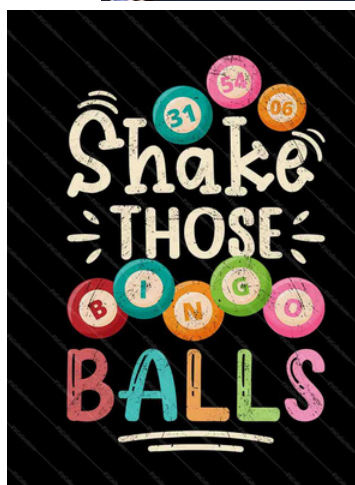
**Saturday, October 4, 2025**  
**5:30 – 9:30 p.m.**

Waterwood Pavilion – 24501 Waterwood

SILENT AUCTION \* PRIZES \* FOOD

WINE PULL \* RAFFLE \* SWEATS FOR VETS

Raising money for scholarships for local high school students



# Patriot Day, September 11<sup>th</sup>

## Do YOU remember?



*September 11, 2001, is now nearly a quarter century behind us, yet it often feels like only yesterday. On that tragic day, millions watched as our country, our freedoms, and our people were attacked by some of the most evil forces on the planet. As a nation, it is important that we move forward, but it is equally crucial that we never forget—and that we ensure the memory does not fade for future generations.*

*On Patriot Day, September 11, take a few moments to reflect on that horrifying day in 2001 and remember all those whose lives, past, present, and future were forever changed.*

# Election Time

Elections Newsletter – Keith Caulfield

After a lot of hard work and stringent review, the ‘Mail-out Package’ that will go to all of the property owners is complete. This package is the Big One that all of you get in mid-September. It features instructions on how to do everything related to the election and what will happen at the Annual Meeting on Saturday, 10am, October 11<sup>th</sup> at the Pavilion.

My work this year is a bit different than past Election Committee Chairmen. I am going to fully document everything that WIA does to put on the Annual Meeting and its corresponding election. This process is maybe halfway complete; speaking of both the election process and the documentation that I’m undertaking. I have written perhaps 50 pages of procedures and expect maybe 100 pages when I’m done. In this way, the community can use these procedures as the basis for confirming trust in the process. If questions arise from the community, these procedures can be used to respond to questions and concerns.

The procedures are lengthy because they have to deal with a wide variety of options; every step has options available for the candidates, the voters, and the administrators responsible for putting on the election. I have to document all of them. In addition, Texas state law forces us to perform some contradictory things.

For one example, it is a prime requirement that all of you have a right to have your vote be Secret when you vote for Board members. This conflicts with the state law that forces us to give all of you several ways to return your completed ballots to the WIA Office. If you choose to fax your stuff to WIA, it is not perfectly Secret because somebody has to pull your faxes out of the machine and put them in the Ballot Box. Do they look? Well, they try not to. It’s just another task in a long work day for them. The same thing happens if you choose to scan your ballots, then send by E-mail. Someone has to print them and then put the print into the Ballot Box.

Luckily, most of you put your ballots and proxies into the little envelopes and try to follow the included instructions from the Mail-out. When you do that, your Directors Vote will indeed be secret. The other point to make is that most of the fax and scan returns are from far away out-of-town owners. Their names are not all that familiar to any of us.

The Secret Ballot is a time-honored tradition in this country, when we vote for candidates for virtually any position. Waterwood goes to great lengths to preserve this for our voters. The need for Secret Ballots is the reason that DIRECTORS VOTES TOTALS come ONLY from your ABSENTEE RESPONSES to the WIA MAIL-OUT. **At the Annual Meeting, there will be no voting for Directors.** *There never has been.* The votes for Directors are counted by a non-WIA panel of volunteers on the day before. So, when you receive your mail-out in a few weeks, VOTE for YOUR CHOICE of DIRECTORS. This is the way your voice will be heard.

The vote on the Issues, however, is different. By “Issues” I mean the changes to governing documents, deed restrictions, etc. There is no mandatory secret ballot needed for this type of voting. If you want to vote on these, ballots are included in the mail-out for you to vote right then. It is the easiest and best way to make sure your vote will be heard. However, if you attend the Annual Meeting, you can vote during the meeting. Either way is fine. I strongly recommend

**Election Time Continued...**

## Election Time Continued...

that you vote using the mail-out. This assures you that your vote is cast and counted. This covers any chance that your plans for Meeting Day change and you cannot attend.

### **Who Makes a Good Board Member?**

WIA is bound to remain neutral on the subject of endorsements. None of us can publicly campaign for any one person, either positively or negatively. However, in my time on the Board I've seen what makes a good Board member. These qualities help define a person who can succeed. You, the voter, need to assess the candidates with these in mind – or not. Your call.

Number 1: *Be present for the meetings; but that's not enough.* Many folks appear to think that the primary thing involved in WIA is to show up on that 3<sup>rd</sup> Monday and pontificate on the Issues of the Day. This Board member thinks: My 'wisdom' is very important, since I will be making Major Decisions for the people. While this is indeed a part of the Board function, it is a far smaller portion than people realize. To be a good Board member, you have to put in much more time than this. It is the work that gets done between meetings, on your own time, that generally moves the work of the Board forward. Wisdom and common sense are valued, but the best board members get things done during the remainder of the month.

Number 2: *Single-issue Board members don't generally last very long without adapting.* We run across people all the time who want to get on the Board so that they can advance a pet theory, or a pet project, or stop a perceived wrong. It doesn't matter much if the issue under consideration is good, or valid, or righteous at all. What happens when the issue is dealt with? What does that Board member do then? If the issue comes out in their favor, they take a victory lap, and then their job is complete. If they 'lose' on their pet issue, they generally can have bad feelings. Either way, their motivation for being on the Board is spent. Sometimes they quit; sometimes they fill out their term with little to show for their time.

Number 3: *The Board is a marathon and not a sprint.* I was not prepared for the many challenges that faced the Board on a constant basis. They never stop. Since Waterwood is filled with human beings of all different personalities and backgrounds, there are always challenges and conflict. The best Board members have the ability to apply reason, fairness, and common sense to the many problems that come our way. We have to realize that even our best efforts, applied over a long time span of three years, result in an imperfect result. I've failed a few times and this applies to all of us on the Board. This is a very difficult job. It is this rule that can make single-issue board members give up sometimes.

Number 4: The single attitude that helps make a great Board member is to *compartmentalize your thinking to achieve the best decisions for the good of all of Waterwood, in every situation.* This is hard to do; you may have to go against people you respect, your friend, or someone for which you have a lot of empathy. Can you do this?

Number 5: This one is very simple: *Waterwood benefits from representation from all over the community.* How many folks from across 980 (Green Tree Village, Whispering Pines) have been on the Board during my tenure? Not many. It's time we rectified this situation for the good of all Waterwood. Geographic location is not the be-all and end-all, but we can benefit from more of it.

## 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.

### **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.

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## 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.

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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 statues.

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.

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## 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.

## Veterans' Donation Project

*In our continuing effort to honor and support our beloved American Veterans, the Waterwood Women's League will be accepting your kind donations of blankets, socks and sweats for our "Sweats for Vets", "Warmth for Warriors" and "Socks for Soldiers" program. We are taking donations NOW through the beginning of November. Waterwood Women's League member Shirley Morrell chairs this wonderful program and she will deliver our donations on Veteran's Day. A donation box is located in the Palmer Real Estate office. Our treasured veterans will surely feel the warmth you give them, inside and out! Thank you for caring and sharing.*



THANK YOU,  
VETERANS

## Waterwood Women's League

*What's the difference between men and women?*

*No man has ever won a game of*

*"Notice anything different about me?"*

### WATERWOOD WOMEN'S LEAGUE NEWS

*It's almost time for the new season of the Waterwood Women's League. We'd love to have you join us! Our Waterwood Women's League was formed in 1976 as a charitable non-profit to raise funds to improve the lives of students in the area by awarding annual college scholarships to deserving local high school students. Earnings from our annual BINGO and garage sale events, pecan sales and kind donors help accomplish this mission. Since 1984 alone we have awarded more than \$160,000 in scholarships to local high school students to better their lives!*

*But our other equally important mission is to build a strong sense of community, friendship, and connection in Waterwood and our surrounding communities as well as honoring and supporting our treasured American veterans. Our membership is not restricted to just women who live in Waterwood. Our current membership includes several wonderful, loving and dedicated women from outside Waterwood.*

*As the new incoming president of the Waterwood Women's League I plan to lead with kindness and the belief that we can only truly thrive in life through positive human connections. We can do great things together! I moved to Waterwood with my family in 2020 and, at the encouragement of my husband Jeff, I joined the Women's League two years ago to make friends and build our sense of community here. We've lived in Houston for 44 years but didn't find the same sense of community and lasting connections to others until we moved to Waterwood which reminds us of our small-town upbringings. We've enjoyed meeting all the people who live here! We are all a beautiful tapestry of different ages and life experiences that we can weave into our lives and enrich ourselves when we make the effort to get to know one another.*

*Our meetings are typically held at 10am every second Wednesday in September through May but we do have some evening meetings and events here and away to accommodate everyone. We've set a great schedule this year that includes:*

*BETWEEN NOW-NOVEMBER - SWEATS FOR VETS, WARMTH FOR WARRIORS and SOCKS FOR SOLDIERS – Waterwood residents' kind donations will be delivered on Veterans Day (Donation box located in Palmer Real Estate office)*

# Waterwood Women's League

- SEPT - "TOUR THE WORLD" presentation by several members
- 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!

Please join us for our first meeting on WEDNESDAY, SEPTEMBER 10 at 10am in the WIA conference room for a "Meet and Greet" and a fun and educational "Tour of the World" followed by a tasty Taco Bar provided by the WWL board members! Please email me if you'd like to attend as a potential new member. Membership fees (\$25 payable to Waterwood Women's League) will be due for all current and new members that day. 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](mailto:WaterwoodWomen@gmail.com)

**Waterwood National Golf & Recreation Association**

WNGRA is happy to be moving forward with the tournament on September 27th. In preparation for the tournament we have had volunteers working on the course. We also have a plan to repair the 15th fairway. This was discussed early in the year and has been in the works. Budget constraints have not allowed it to be addressed until now. We are waiting on confirmation from the course owner. When that is received, we will schedule the repairs. One small touch added this recently are bird houses. Gavin's grandfather made them and they have been installed on the course. The bathrooms on hole number 5 are functional again. We are planning to do the cosmetic repairs as well, but plumbing repairs have been addressed. The two largest issues we face are the irrigation system and wild hogs. There has been an issue getting water to the greens and we are still attempting to complete those repairs. We have an irrigation professional out before the holiday to check the watering system. It is all functioning as intended. It is a matter of repairing a major leak discovered in the process. The hog issue is not one easily resolved. We continue to do repairs on the course when needed.

Lastly, there will be a work day scheduled to prepare for the tournament. When a date is set, we will post on the Waterwood pages. This work day will include weed eating, limb pick up, mowing, cart path cleanup, etc. We appreciate any and all volunteers and it takes several. We do have people doing things behind the scenes now and we greatly appreciate it.

Gene Womack, WNGRA President

Membership is \$35.00 per member for the year.

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

## Maintenance Report

1. The new conference room building pad was mowed to allow contractors to view the location and size for the bidding process.
2. One contractor has visited the site to meet and review building requirements.
3. Phase 1 of the trailer parking area asphalt and signage placement was completed.
4. There is a total of 24 trailer spaces, all spaces full, adding 5 more spaces. Reviewing area to add more parking spaces.
5. Two solar powered gate openers were received; installation will be scheduled in the fall.
6. Special thanks to Commissioner Nettuno from San Jacinto County provided county employees and material to apply crack seal on roads on E Bramble and Golden.
7. Thanks to Lisa for addressing the Water bill and contacting a plumber for the 980 at Waterwood Parkway shrub/flower water sprinkler system.
8. The monthly bill for the water sprinkler system at 190 and Waterwood was extremely high for July; we reduced the sprinkler time, and we found the sprinklers were not spraying on the plants but were spraying in the street, these too were adjusted to prevent wasting water.
9. Provided WIA with an anti-algicide liquid to help remove algae buildup and eliminate odor in the Bass Boat Village unit owned by WIA, the sheetrock was removed by Raymond and all contaminated surfaces sprayed.

Greg Gusman, Maintenance Chair

# Notes from Rod Kirschner, Board President

## September 2025 Waterwood Newsletter Presidents Report

New state law effective September 1, 2025 requires all POA's to solicit members to the Architectural Review Committee (ARC) formally the ACB. Applications for the ARC are available in the WIA office. Anyone interested please stop the WIA office and fill one out. Members will be appointed by the WIA board in October of each year.

### Boats, Trailers, RV's

Starting in September because the trailer storage area is open all trailers, boats, RVs need to be stored away off streets, driveways, yards. They can only be parked in a garage, a carport, or ARC approved storage area screened from view of streets, adjoining lots, golf course, and lake. The DEC will start sending letters this month.

Get to  
Know  
More



**[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

With a 50-year-old infrastructure many problems continue to occur. The latest requires extensive renovation. Unfortunately, these are not planned and as a result we find ourselves in need to increase our water and sewage rates just to cover the cost. The Board decided to increase the water and sewage rate by about 3% but it will not take effect until the next billing, not the current one. I hope everyone realizes that when these increases occur, we pay the same rate.

At the August 15th meeting we approved the 2026 budget, and it has increased by 1.07%. The one item that is included in this budget is the price of replacing the two water well pumps which have exceeded their life expectancy and are running at only 46%. Three years ago, the engineer wanted to replace them but we were not in a position to replace them, which is why this time we put those items in the budget. We have proposed the tax rate for 2025 and there will be an open meeting on September 19th for public comment. The notice is published in the San Jacinto News Times and will be on our website for review.

On the positive news, FEMA has confirmed our application for funds that occurred from last year's damage to our road at the Wastewater Treatment plant due to Hurricane Beryl in 2024. Our Bond is being reviewed by TCEQ to renovate the lift stations, which does not require a tax increase. The process has taken almost a year to get to TCEQ and we are hopeful this will not take too much longer.

Thank You,

Donald Marshall, Waterwood MUD Board President

# Community Services

## CPR WITH KAITLIN



*"This county deserves to have as many CPR trained citizens as possible. Help me make that a reality."*



### Classes:

- ✓ BLS Provider \$55
- ✓ Heartsaver CPR AED \$55
- ✓ Family and Friends \$25
- ✓ Stop the Bleed \$Free

**SIGN UP TODAY**

**KAITLIN COOK**  
President San Jacinto  
County First Responders

- Mom
- Veteran
- EMT-B
- Health Science Educator
- EMS Instructor



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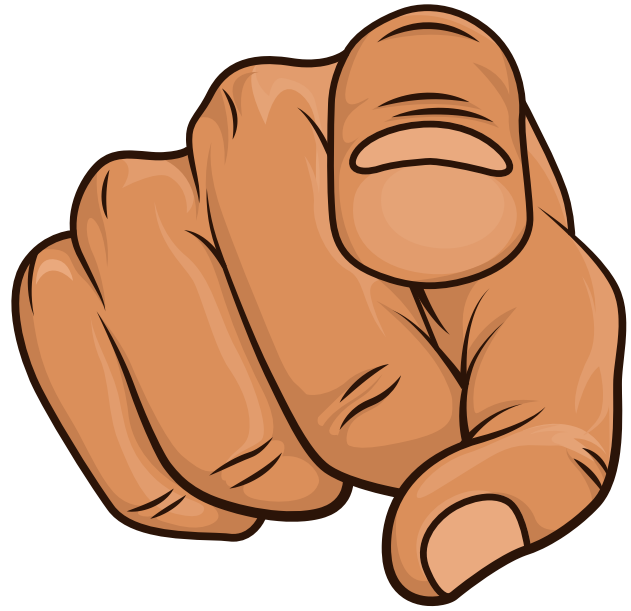
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PALMER REAL ESTATE is a resident-owned and operated real estate agency located in the heart of the Waterwood subdivision. With over 50 years of combined experience, we are dedicated to serving our community and residents with extensive knowledge of Waterwood, Lake Livingston, and the surrounding areas. As long-time residents actively involved in community activities, we have a deep understanding of the local market 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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next  
month