

Waterwood Neighborhood News

www.waterwoodwia.org

November 2025

November, a time for Thanksgiving...



November is here, and with it comes cooler weather, colorful leaves, and that cozy holiday feeling we all love. The time change reminds us that the days are shorter, but there's still plenty to enjoy around Waterwood! This month is all about gatherings—friends, family, celebrations, and, of course, Thanksgiving. It's the perfect time to slow down, count our blessings, and appreciate the beauty of our community as we head into the holiday season. Kick back and enjoy this month's Waterwood Neighborhood News and join us the next couple of months wrapping up 2025!



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

November 2025 Calendar

11/02 Daylight Savings Time Ends-FALL BACK!

11/04 Election Day

11/07 Trivia Night 6pm

11/11 Veterans' Day

11/12 San Jacinto County Commissioners' Court 9am

11/17 Waterwood Improvement Association Board Meeting 9am

11/21 Waterwood Municipal Utility District #1 (MUD) meeting 3pm

11/26 San Jacinto County Commissioners' Court 9am

11/27 Happy Thanksgiving!!!

Save the Dates!

12/06 Christmas Jingle Mingle 6pm

12/11 Deadline to turn in ballots at the WIA office 4:30pm

**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



Trivia Night

7 Nov

Happy Hour at 6 pm

Game at 7 pm

**Christmas
Jingle Mingle**

6 Dec

WIA OFFICE

6 -9 PM



*Christmas
Party*



**Ugliest Sweater
Contest. Prizes
awarded to the
winners!!**

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.



Thank you for your support.
Our Spaghetti Dinner Fundraiser
was a Great Success!



<p>Half of all home heating fires occur in December, January and February.</p>	<p>Heating equipment is involved in 1 in every 6 home fires and 1 in every 5 home fire deaths.</p>	<p>Keep anything that can burn at least 3 feet from any heat source like fireplaces, wood stoves, radiators or space heaters.</p>
<p>Keep portable generators outside, away from windows, and as far away from your home as possible.</p>	<p>Install and test carbon monoxide alarms at least once a month.</p>	<p>Plug only 1 heat-producing appliance (like a space heater) into an electrical outlet at a time.</p>
<p>Have a qualified professional clean and inspect your chimney and vents every year.</p>	<p>Store cooled ashes in a tightly covered metal container, and keep it outside at least 10 feet from your home and any nearby buildings.</p>	

Notes from Rod Kirschner, Board President

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 for 2025. Notice will go out by the end of October.

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. Rent is \$125.00 per year.

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

From Waterwood Municipal Utility District

Fortunately, the past month has been quiet without major problems. The dry weather has increased our water demand, but rain for the weekend may give us relief. The positive news, our debt services fund is healthy and required us to make adjustments. The fund is now going to be invested in high interest accounts. The investments are strictly required to be guaranteed to protect the district's money, and we have a board approved individual that will monitor the accounts. The investments will allow us in the future to take on projects to renovate the infrastructure without having to increase the tax rate. We look forward with optimism to what the future holds for the district.

Thank You,
Donald Marshall

Maintenance – Greg Gusman

Maintenance is requesting that residents look at a few areas to help make Waterwood more attractive and to keep uniformity within the subdivision.

If you see any of the issues below, please make note of the area of concern and email them to the WIA office.

1. Are the streets being mowed on a regular basis?
2. Are the curbs and street areas with grass growing being weed eaten?
3. Are leaves blown from the curbs and drain lines?
4. What recommendations do you have for improvement?

Thank you for your time and please email any responses to wia@waterwoodwia.com

Thank you,
Greg Gusman, Maintenance Director



WIA Executive Director's Report

Executive Director – Lisa Hayman

Waterwood enjoys being able to provide areas that residents can have parties at such as the pavilion and swimming pool area.

As most know, it is imperative that those hosting the party come to the WIA office to get placed on the calendar, complete the paperwork and pay the required deposit.

In the last several months, the pavilion has been mistreated during and after parties. Trash has not been removed from the pavilion as required when the party is over, food has been left on tables, icing and cake has been smeared on cabinets, bathroom sinks and walls, chewing gum stuck to the floor in the pavilion, silly string all over floor of pavilion, smoking inside the pavilion leaving cigarette butts on the floor, glass bottles in the swimming area and the pavilion and pets (which are not allow) are being brought into pavilion. Maintenance has spent countless hours cleaning and power washing the pavilion after these parties. These parties, where these things occurred, were not given their refundable deposit back to them when requested.

On the July 21, 2025 all of these issues were discussed with the WIA Board and the following was decided by the board.

Director Lavallais made a motion to amend the fine policy and add a fine of \$50.00 for smoking in undesignated areas for the first offense; the fine will escalate to \$100.00 for each subsequent offense in undesignated areas, for example: Pool, Pavilion, or Park. The motion was seconded by Director Gill, and the motion carried. Director Lavallais made a motion to amend the fine and add a fine of \$50.00 to \$100.00 for parking or driving golf carts, inside the Pool, Pavilion, or Park area. The motion was seconded by Director Gill, and the motion carried.

At the September 25, 2025 meeting, additional issues were discussed with the WIA Board and the following was decided by the board.

Director Lavallais made a motion to increase the refundable deposit to reserve the Pavilion from \$25.00 to \$100.00 for residents renting the Pavilion and to take a before-and-after picture of the Pavilion. The motion was seconded by Director Groskopf. After a lengthy discussion, the motion carried 7 to 1.



Honoring Our Heroes: Veterans Day, November 11

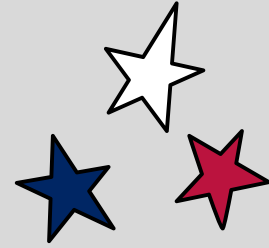
Every November, our nation pauses to honor the men and women who have worn the uniform of the United States Armed Forces. Veterans Day, observed on November 11, is a time to recognize all who have served — in times of war and peace — for their courage, dedication, and love of country.

The date holds special meaning. Veterans Day began as Armistice Day, marking the end of World War I. The armistice between the Allied nations and Germany took effect on the 11th hour of the 11th day of the 11th month in 1918 — a moment that signaled hope for peace after years of conflict. In 1954, the holiday was renamed Veterans Day to honor all American veterans, not just those from World War I.

While Memorial Day honors those who gave their lives in service, Veterans Day celebrates all who have served — past and present. It's a wonderful opportunity to thank the veterans in our own community for their service and sacrifices.

Take a moment this Veterans Day to reach out to a neighbor, friend, or family member who has served. A simple "thank you" means more than you might imagine. Their dedication helps protect the freedoms we enjoy every day, and this holiday reminds us never to take that for granted.

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

GO BLESS OUR VETS and let us be PROUD AMERICANS



Waterwood Women's League

B-I-N-G-O-HHH!

Our Waterwood Women's League BINGO NIGHT was a HUGE success this year!!! Thanks to the participation and donations from so many of you, we earned over \$7,200 for our college scholarship fund through our BINGO card sales, raffle, 50/50 & Wine Pull tickets, Silent Auction bids and food sales! This amount is nearly double from last year! WOW!!! We gained 4 new Women's League members that night too! We also recently received a very generous separate \$500 donation to our fund by a Waterwood resident who admires our mission to improve the lives of local high school students in our community.

We had a completely full house! We pulled out every extra table and chair to accommodate the crowd of Waterwood residents and many from other communities. You really spread the word so THANK YOU! Everyone really enjoyed visiting with each other. There was so much love and kindness shared that night. Our only misstep was that we ran out of food earlier than expected so we'll plan better for that next year. We all had so much fun and quite a few people ended up going home richer for having attended!

We would like to thank each and every one of you who made this year's event so successful: all who attended, our Women's League member volunteers (especially Pam Sultan and Dianne Chrestopoulos who organized it), Alex Chrestopoulos & Phyllis Lavallais (our emcee & BINGO caller), those who generously donated auction/raffle items, monetary donations, wine (79 bottles!), food, their time and talents. We had so many people unexpectedly show up to help set up the day before and to help clean up afterward which was a very pleasant surprise.

It truly takes a village and our little village really worked together! So, in actuality, we all came away winners. THANK YOU ALL!

Mary Anne Oller, Waterwood Women's League President

New WWL email: WaterwoodWomen@gmail.com

Waterwood Women's League

IT'S HERE! THE ANNUAL PECAN SALE!

YOU SAY: "PEEE-CAN"

I SAY: "PEEE-CAHN"

WE ALL SAY:

"Who cares? Just get in my pie!!"

The annual Waterwood Women's League PECAN SALE is on! 100% of profits go to the Waterwood Women's League college scholarship fund. ONLY \$16 per 1 pound bag of shelled halved pecans! Pecans will be delivered in early November. So be sure to get your orders in now!

There are several ways to place your order:

- 1) Through the Waterwood Facebook site(s)
- 2) Fill out the order form that is sitting on the desk in the Palmer Real Estate Office.

Payment will be due at pickup/delivery.

Check out these awesome 5 STAR REVIEWS by Waterwoodians and a well-known Social Influencer:

"BEST PECANS I'VE EVER HAD!"

"THEY MAKE THE BEST CHRISTMAS GIFTS! MY FRIENDS & FAMILY ASK FOR THEM EVERY YEAR!"

"ONLY \$16 FOR SUCH A GOOD GIFT? IT'S HARD TO FIND A GREAT DEAL LIKE THAT THESE DAYS!"

"THAT IS ONE BIG BEAUTIFUL BAG OF PECANS, THE LIKES OF WHICH NO ONE HAS EVER SEEN BEFORE! AND THAT'S NOT FAKE NEWS!"

Waterwood Women's League, cont..

Pecan Cheesecake Pie

This pecan cheesecake pie features a creamy layer of cheesecake along with the classic pecan pie filling.

By [Southern Living Test Kitchen](#) | Updated on November 9, 2024

Prep Time: 15 mins

Cook Time: 55 mins

Cool Time: 1 hr

Total Time: 2 hrs 10 mins

Servings: 8

Ingredients

- 1/2 (15-oz.) package refrigerated piecrusts
- 1 (8-oz.) package cream cheese, softened
- 4 large eggs, divided
- 3/4 cup granulated sugar, divided
- 2 tsp. vanilla extract, divided
- 1/4 tsp. kosher salt
- 1 1/4 cups chopped pecans
- 1 cup light corn syrup

Directions

Step 1

Prepare oven:

Preheat oven to 350°F.

Step 2

Prepare piecrust:

Fit piecrust into a 9-inch pie plate according to package directions. Fold edges under, and crimp.

Step 3

Mix cream cheese filling; add to piecrust:

Beat cream cheese, 1 egg, 1/2 cup sugar, 1 tsp. vanilla, and salt at medium speed with an electric mixer until smooth.

Pour cream cheese mixture into piecrust.

Step 4

Add pecans:

Sprinkle evenly with chopped pecans.

Step 5

Make corn syrup mixture, and add to pie:

Whisk together corn syrup and remaining 3 eggs, 1/4 cup sugar, and 1 tsp. vanilla.

Pour mixture over pecans. Place pie on a baking sheet.

Step 6

Bake pie:

Bake on lowest oven rack 50 to 55 minutes or until pie is set. Cool on a wire rack 1 hour or until completely cool. Serve immediately, or cover and chill up to 2 days.



Waterwood Women's League, cont...

Pecan Pie Dump Cake

With a box of cake mix and a handful of pecans, you get dessert magic.

By **Kimberly Holland** | Published on September 27, 2025

Active Time: 20 mins

Total Time: 1 hr 15 mins

Servings: 12

Ingredients

- Cooking spray
- 4 large eggs, at room temperature
- 1 cup dark corn syrup
- 3/4 cup packed light brown sugar
- 2 Tbs.p heavy whipping cream
- 2 tsp. vanilla extract
- 1 cup (8 oz.) salted butter, melted, divided
- 3 1/2 cups (about 14 oz.) pecan halves, divided
- 1 (13.25-oz.) box butter yellow cake mix (such as Betty Crocker)
- 2 tsp. pumpkin pie spice
- Vanilla ice cream and caramel topping, for serving (optional)



Directions

Step 1

Preheat oven to 350°F. Coat a 13- x 9-inch baking dish with cooking spray. Gather all ingredients.

Step 2

Whisk together eggs, corn syrup, brown sugar, cream, vanilla, and 1/2 cup of the butter until smooth.

Stir in 2 cups of the pecans until well coated.

Transfer mixture to prepared baking dish.

Step 3

Sprinkle cake mix and pumpkin pie spice evenly over pecan mixture.

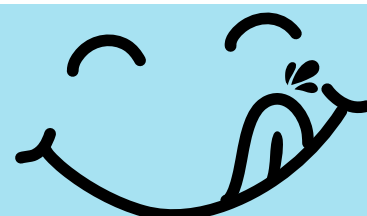
Drizzle evenly with remaining 1/2 cup butter and sprinkle with remaining 1 1/2 cups pecans.

Step 4

Bake in preheated oven for 20 minutes. Cover with aluminum foil and bake until lightly golden brown and no dry spots remain on top, about 20 minutes longer.

Let cool at least 15 minutes before serving warm or at room temperature with ice cream and caramel, if desired.

delicious!



Waterwood Women's League Baking Tips



Recipe Tips From The *Southern Living* Test Kitchen

- Some of our dump cake recipes use butter in slabs on top of dry mix. We enjoy the texture of the cake made from melted butter rather than the slabs for this recipe. You get a denser, chewier, brownie-like texture from the melted butter rather than a crispy, crumbly top. Evenly drizzle butter to avoid dry spots.
- Place cooled cake in an airtight container, and store in the refrigerator for up to four days.
- This cake can also be frozen for up to two months. Thaw overnight in the fridge and reheat.
- Don't skip tenting the cake with foil after 25 minutes. This keeps the cake from overbrowning, and it helps the cake cook evenly without any dry spots.
- Cooling for at least 15 minutes after baking helps the filling thicken up and makes for cleaner slices.
- **Refrigerated piecrust:** A shortcut option—if you have extra time, you can also [make your own](#).
- **Cream cheese:** Use full-fat for the most luscious cheesecake.
- **Large eggs:** Adds volume and helps set the layers of the pie for perfect slices.
- **Granulated sugar:** Sweetens the cheesecake and pecan pie filling. Can substitute with light brown sugar for the pecan pie layer.
- **Vanilla extract:** Enhances the flavor of the fillings. Can substitute with whiskey or bourbon.
- **Kosher salt:** Balances the sweetness.
- **Chopped pecans:** Adds a classic nutty crunch. [Pecan halves](#) can also be used.
- **Light corn syrup:** Keeps the pecan pie filling smooth.

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!

Excellent Month- Thank you Waterwood!

2 Violations

15 Cured violations

2 209's sent

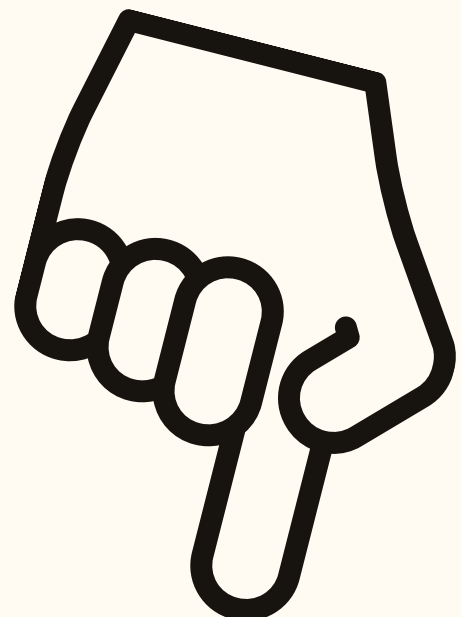
Exterior construction- Remember that if you are doing any exterior construction- you need to get **ARC Large or Small Improvement Application/Additional Improvement Application** available on the website waterwoodwia.org under documents or at the WIA office. You need to submit the application and get **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 owners' 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.

We need your continued efforts to keep Waterwood looking attractive.



BELOW



Elections Committee Update-Keith Caulfield

There is much to report. The big news remains:

IMPORTANT

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

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

Folks, we now have another issue with the election; it is not of my doing, but nevertheless it is my job to fix it. Before I get into this subject, be it known that some problems are not fix-able with a win-win outcome. Some problems end up getting fixed by choosing the lesser of two (or more) evils. This is one of those problems.

Daniel Murphey, a candidate for the WIA Board of Directors, is ineligible to run for that position. While the Murpheys are stand-up people who are already steady contributors to the community, they are not yet property owners. That is a cut-and-dried issue; the ineligibility is not in question.

Here's what has been done so far regarding this issue:

- I was informed of this problem late last week by another board member. They had been informed of this by a Waterwood resident. How long the board member knew about this beforehand is unknown to me at this time.
- I've talked personally with Daniel and his wife, Ree-C, about this decision. These conversations happened Friday and into the weekend.
- Talked at length with lawyers about various options that WIA might have in dealing with this.
- After consultation with counsel, we were directed toward the solution. There really was not much choice in this matter.
- Presented the issue to the WIA Board for discussion and a vote of approval on the path forward. This vote passed.
- Wrote and submitted a NOTICE to the community informing them of this ineligibility. This is intended to stop people who haven't yet voted from casting their votes for Mr. Murphey. This has been placed on the website and onto Facebook.

The solution to this issue is a difficult one. The choice to be made here is simple in concept but difficult to attain gracefully. How far can this election go in trying to be fair with those who already voted for Daniel Murphey without violating one or more of the underlying principles governing the election?

This question becomes one determining the best resolution between fairness to D. Murphey voters versus the Secret Ballot process. One or the other of these principles will be in jeopardy in trying to resolve the problem. In trying to somehow examine the votes already submitted in search of D. Murphey Votes, we would have to open up the Directors Ballot Envelopes from all of the mail-outs and set aside the ones that had votes for Daniel Murphey. Can you see the violation of Secret Ballot that this would cause? In doing this search, we would see the other people for whom the 'Daniel Murphey Voter' also voted for, and these votes would be tied to the name of the voter. We would also see the voter's name for all the Non-Daniel-Murphey voters also, along with who they voted for, because we would have to open up every ballot to assure that we got all of the D. Murphey Votes accounted for.

continued...

Elections Committee Update-Keith Caulfield

Legally, ethically, and morally, not violating the principle of the Secret Ballot must take precedence over the principle of fairness to those who have already voted for Daniel Murphey. This is my decision, evaluated by our legal counsel, presented to the WIA Board, and approved.

The ramifications of this decision are as follows:

- If you have already voted for Daniel Murphey, this vote, when counted, will be invalid.
- Your other three votes are valid and will be counted and verified per the normal election process.
- A count will be kept for Daniel Murphy Votes; these totals will be treated as any other in the counting process, his totals will be announced at the Annual Meeting.
- **If you have NOT yet voted, do NOT vote for Daniel Murphey.**
- The question has been asked: What about the votes that could have gone to other candidates? The votes totaled for Daniel Murphey, if this had happened differently, would have indeed gone to other candidates. However, the issue becomes, to whom would they have gone? This answer is completely random, and the effect on the election, if any, is totally unable to be predicted. And, in keeping with the Secret Ballot, we'll never know who it was that voted for Mr. Murphey.
- The Replacement Ballot mail-out package (discussed below) will have a Directors Ballot that does not mention Daniel Murphey. This change to the Replacement Ballot is required after consultation with counsel.

THE REPLACEMENT MAIL-OUTS

The relative quiet on the social media front tells me that most of the folks out here have gotten their original mail-outs. Regardless of this, I promised that anyone who did NOT receive theirs will have a chance to ask for another one. We mailed a set of "Blue Envelopes" to all property owners recently. I think you have gotten them. They contain all the instructions on how to get a replacement mail-out. Here are the basics:

- Starting Monday November 3rd, contact the WIA office by any means, including fax, E-mail, phoning, and simply coming on by. We are asking for volunteers for a Response Team to observe and assist in this process.
- **If you received your original mail-out, you do NOT need to request a replacement. Vote using those materials.**
- The Response Team will ask you which method is the fastest and easiest method to get a Replacement Mail-out into your hands. We will ask you to try and avoid getting a paper copy, because this is the slowest and most-expensive method. I'd expect that many will give an E-mail address and receive theirs as a reply E-mail attachment. Some will come into the office and pick up a copy, others may ask for a fax. If you must have a paper copy and aren't local, we will reluctantly (but speedily) send it by a delivery service yet to be determined. Every request for a replacement mail-out will be logged by the Response Team; the log documents are in place and ready to go.
- You will have to give us enough information so that we can get your mail-out back to you.
- The goal is to get every replacement mail-out back into your hands within 7 calendar days.
- WIA will take your requests from **Mon Nov 3 – Fri Nov 7, Mon Nov 10 – Fri Nov 14, and Mon Nov 17 – Wed Nov 19 during business hours.**

continued...

Elections Committee Update-Keith Caulfield

The mail-out package itself will be identical to the original with a few exceptions: The Annual Meeting dates will be corrected, the ballots will be marked in a way that we can tell they are replacements, and Daniel Murphey's entry on the Directors Ballot will be eliminated.

PACK and SHIP

After several conversations with Pack and Ship employees and the owner, I had planned on negotiating with them for some sort of reduction in their bill to us. This ended up not being needed. Pack and Ship unilaterally dropped all of their planned charges for handling without being asked. The only price we paid for their services was postage. They waived all other charges.

While this in itself doesn't fix any of the problems that were caused, it gave me a measure of respect for this company. They at least knew how to do the Right Thing in such a situation; they took a loss on the entire job since they had an unhappy customer. That's what I would have done in their shoes. I've done it myself in similar circumstances.

CORRECTION and RETRACTION

Several newsletters ago I said something about the behavior of Board Members during an election. Here is my statement, verbatim:

"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."

This statement was incorrect, and it unintentionally misled the public. While it reflected my honest opinion, the statement pointed toward some sort of requirement on the part of individual Board members. In fact, there are no requirements for this type of conduct in the by-laws. As written, it is likely that it goes against the First Amendment. My apologies to Waterwood for this statement. I try to deal in facts, and this statement steered people away from facts and toward opinion.

The WIA Board has historically followed the guidance that the Board, as an entity, doesn't get involved in endorsements, for or against. However, individual Board members are bound by their own conscience when considering this subject.

As for myself, since I am the guy who is responsible for this election, candidate opinions are off limits for me. My day is full keeping the process transparent and trusted. There are not enough hours left to worry about how the election results might come out.

Meet the Candidates

The following pages feature biographies of 11 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 the December 2025 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

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 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.

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.

See y'all at the Annual Meeting of the Membership Saturday, December 13, 2025 10am at the Waterwood Pavilion

HAVING CONCLUDED THE EVENING WITHOUT SHOUTING OR VIOLENCE, KAREN CONSIDERS THIS WEEK'S BOARD MEETING A RESOUNDING SUCCESS.

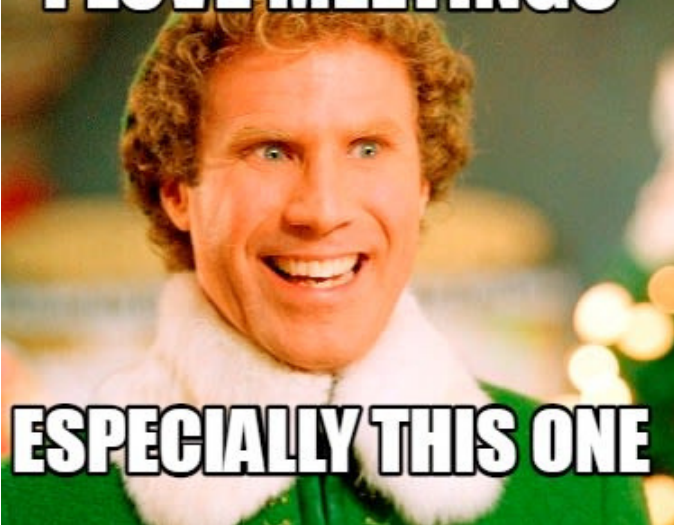


THE HOA CONFISCATED MY DRUM SET BECAUSE IT'S A "NUISANCE".

THAT'S NOTHING! I LEFT MY CAR ON THE STREET OVERNIGHT, AND THE NEXT DAY I FOUND CHUCK NORRIS ON MY PORCH WITH A PAIR OF NUNCHUCKS.



I LOVE MEETINGS



WE WOULD LIKE TO WELCOME OUR NEWEST BOARD MEMBER DEBBIE

YOU'LL NEED THIS IF YOU DECIDE TO WALK AROUND THE COMMUNITY



Community Services

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



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SIGN UP TODAY

KAITLIN COOK
President San Jacinto
County First Responders

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- Veteran
- EMT-B
- Health Science Educator
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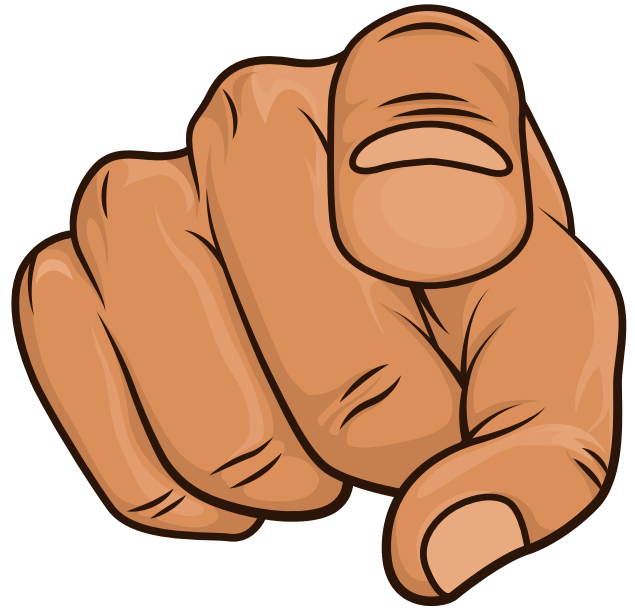
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PALMER REAL ESTATE is a resident-owned and operated real estate agency located in the heart of the Waterwood subdivision. With over 50 years of combined experience, we are dedicated to serving our community and residents with extensive knowledge of 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.



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





next
month