

# Waterwood Neighborhood News

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

December 2025

## December, a time for new beginnings



Hello and greetings, neighbors! Settle in and don't miss a single page of this final edition of the 2025 Waterwood Neighborhood News! As the crisper weather arrives and the holiday hustle and bustle begins, the Lake Livingston area comes alive with events, sparkling lights, and the laughter of friends and family gathering together. Christmas decorations go up—mistletoe hanging in doorways, ornaments shimmering on trees, and glowing displays that would make Santa Claus himself smile. It's a season filled with love, kindness, parties, gifts, and joyful new beginnings. And above all else, it's a time to reflect on the true meaning of the season and celebrate the birth of Jesus Christ!

Enjoy!

# 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](#)

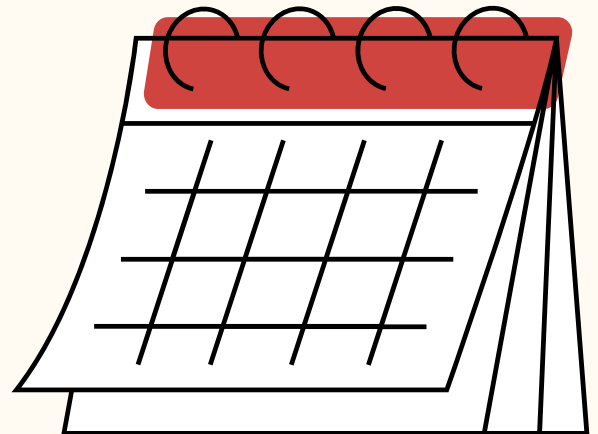
**Waterwood MUD/Precision Utility**  
**936-891-7182**  
[Website](#)

**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**



## December 2025 Calendar

**12/06 Christmas Jingle Mingle 6pm**

**12/07 Pearl Harbor Remembrance Day**

**12/10 San Jacinto County Commissioners' Court 9am**

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

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

**12/13 Waterwood Fire & Rescue Toys for Tots Collection 12pm-3pm (WVFD)**

**12/15 Waterwood Improvement Association Board Meeting 9am**

**12/19 Waterwood Municipal Utility District #1 (MUD) meeting 3pm**

**12/23 San Jacinto County Commissioners' Court 9am**

**12/25 Merry Christmas!**

**12/31 New Year's Eve!**



# 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



**Christmas  
Jingle Mingle  
6 Dec 2025  
WIA OFFICE  
6 -9 PM**

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



**COME TAKE PICTURES  
WITH SANTA**

WIA SOCIAL CORNER

WATERWOOD PRESENT

**Jingle Mingle  
Christmas**

**POTLUCK DINNER &  
PARTY**

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**6 DECEMBER 25 SATURDAY 6 -9 PM  
AT THE WIA OFFICE**

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***UGLY SWEATER CONTEST  
PRIZES AWARDED TO THE WINNRS***

**Potluck Dinner Request  
If your last name begins with  
A-F bring appetizers  
G-L bring salads  
M-R bring sides  
S-Z bring desserts**

**Call 936-891-7710 to RSVP**

Waterwood Fire & Rescue, Inc.



Your fire department will be collecting donations for the **Marine Corps Reserve Toys for Tots** program. The Women's League will be making donations as well.

**Collection Date is**

**Saturday December 13th Noon to 3 pm at the Fire Station**

2025 is almost over and some of you may be looking for a tax-deductible charitable contribution to make before the end of the year. If you are one of those folks you can make a donation to your local volunteer fire department. We are a 501(c) (3) organization recognized by the IRS and we will provide you with a statement of your donation.

Checks payable to:

Waterwood Fire & Rescue, Inc.

192 Waterwood  
Huntsville, TX 77320

# Waterwood Fire & Rescue, Inc.



Winter holidays are a time for families and friends to get together. But that also means a greater risk for fire. Following a few simple tips will ensure a happy and fire-safe holiday season.

## HOLIDAY DECORATING

- Be careful with holiday decorations. Choose decorations that are flame resistant or flame retardant.
- Keep lit candles away from decorations and other things that can burn.
- Some lights are only for indoor or outdoor use, but not both.
- Replace any string of lights with worn or broken cords or loose bulb connections. Read manufacturer's instructions for number of light strands to connect.
- Use clips, not nails, to hang lights so the cords do not get damaged.
- Keep decorations away from windows and doors.

## HOLIDAY ENTERTAINING

- Test your smoke alarms and tell guests about your home fire escape plan.
- Keep children and pets away from lit candles.
- Keep matches and lighters up high in a locked cabinet.
- Stay in the kitchen when cooking on the stovetop.
- Ask smokers to smoke outside. Remind smokers to keep their smoking materials with them so young children do not touch them.
- Provide large, deep ashtrays for smokers. Wet cigarette butts with water before discarding.



## Before Heading Out or to Bed

**Blow out** lit candles when you leave the room or go to bed. **Turn off** all light strings and decorations before leaving home or going to bed.

## FACTS

- ! More than **one-third** of home decoration fires are started by candles.
- ! More than **two of every five** decoration fires happen because decorations are placed too close to a heat source.



**NATIONAL FIRE PROTECTION ASSOCIATION**  
The leading information and knowledge resource on fire, electrical and related hazards

## December Fun Days

Sit back, don your ugly sweater and cozy socks, with a cup of cocoa & a cookie while you binge watch your favorite Christmas movies! Oh, and call a friend!



December 23

National Christmas Movie  
Marathon Day



December 4

National Sock Day  
National Cookie Day



December 28

National Call a Friend Day



## Ugly Sweaters



December 19

National Ugly Sweater Day

December 13  
National Cocoa Day



December 27

National Fruitcake Day (ew!)



December 7

National Cotton Candy Day

*As the Christmas season unfolds, it encourages us to slow down and reflect—choose kindness, notice simple joys, and reconnect with what truly brings us happiness. May this season also help us rediscover our purpose and guide us into the new year with clarity and hope.*



*Oh, Brother!*

IT'S A CHARLIE BROWN  
CHRISTMAS PARTY

SATURDAY  
DECEMBER 20

2 - 4 P.M.

WIA COMMUNITY ROOM  
SNACKS AND DRINKS PROVIDED

SANTA CLAUS WILL BE THERE



## Deed Restriction Enforcement Committee

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

**Very Good Month**- Thank you Waterwood!

6 Violations -

9 Cured violations |

6 209's sent

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

**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](http://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.

*We need your continued efforts to keep Waterwood looking attractive.*



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

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

# President's Report-Rod Kirschner

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.

## Thoughts on Volunteering



There are so many opportunities to volunteer in Waterwood. Residents are encouraged to take part, attend meetings, get involved, make a difference, and stay informed! Step away from that computer screen and get to know your neighbors face to face.



## Waterwood Municipal Utility District #1

From Waterwood Municipal Utility District

The Board received good news at our monthly meeting this November. We are in good shape financially and are planning to proceed with several projects starting in December. Most of these projects will not be noticeable but are needed. Our Engineering company has completed the bond paperwork and submitted it to RBC, our company that sells bonds, for review. We were notified that the proposal will be expedited to the state and hopefully by early 2026 will be approved for sale. Once that is completed, the renovations of the lift stations will be open for bids by qualified construction companies, and the work can begin. This has been the focus of the board for more than two years as some of the needs to improve the operation of the district. For the board, 2026 looks to be a good year.

Thank You,

Donald Marshall, WW MUD President

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### Maintenance – Greg Gusman

The trees in Waterwood are dead, dying, and falling. If you see a tree that has fallen across a street in Waterwood and you are able to move it to the side of the road, please do so. If it is a dead tree that has crumbled, please try to move the pieces to the side of the roadway as well. If it is too large to move by hand, please call the WIA office or the Fire Department. We appreciate everyone pitching in and helping. This is our community and we all want it to remain safe for our residents and visitors.

Thank you,

Greg Gusman, Maintenance Director



The best-selling Christmas single ever is Bing Crosby's "White Christmas," shifting more than **50 MILLION COPIES** worldwide since 1942



# Holiday Fun Facts

During the 2017 holiday shopping season, US shoppers bought an average of fourteen presents, spending an average of

**\$1028**



The song **JINGLE BELLS**

was first called One Horse Open Sleigh and was written for Thanksgiving.

US scientists calculated that Santa would have to visit 822 homes a second to deliver all the world's presents on Christmas Eve, traveling at approximately

**650 MILES PER SECOND**

**HANGING STOCKINGS**

comes from the Dutch custom of leaving shoes packed with food for St. Nicholas' donkeys. He would leave small gifts in return.

**221 ft**

the height of the world's tallest Christmas Tree, erected in a Washington shopping mall in 1950.

Electric tree lights were invented in the US by Edward Johnson in

**1882**

Santa's traditional red suit originated from an ad by Coca Cola® during the

**1930's**

First documented use of candy canes in Christmas celebrations was in

**1847**





## Remembering December 7, 1941

As we move through December, we pause to remember a solemn moment in our nation's history. On the morning of

December 7, 1941, the attack on Pearl Harbor forever changed the course of the world. In just a few hours, lives were lost, ships were destroyed, and the United States was thrust into World War II.

Today, more than eight decades later, we honor the bravery of those who served and the resilience that followed. It's a reminder of the strength that emerges when communities stand together—and of the importance of preserving the freedoms so many fought to protect.

As we enjoy this holiday season, may we also carry a quiet moment of gratitude for the generations who came before.

# December 2025 Sky Events



Date	Event	Details	Best Viewing Tips
Dec 4	<b>Full Moon (Cold Supermoon)</b>	Moon fully illuminated and slightly larger/bright due to proximity to Earth. Occults Pleiades star cluster.	Evening sky; binoculars or telescope for Pleiades.
Dec 7	<b>Mercury at Greatest Western Elongation</b>	Mercury is at its highest point above the eastern horizon just before sunrise.	Look low in the east just before sunrise.
Dec 13–14	<b>Geminid Meteor Shower</b>	Up to 120 meteors/hour; slow, bright, often colorful. Radiates from Gemini.	Dark location; after 8 p.m., peak around midnight–pre-dawn. Thin crescent Moon won't block much.
Dec 20	<b>New Moon</b>	Moon not visible; dark skies perfect for faint stars, galaxies, star clusters.	Evening and night; best for deep-sky observation.
Dec 21	<b>Winter Solstice</b>	Shortest day in Northern Hemisphere; start of winter.	Evening sky, after sunset.
Dec 21–22	<b>Ursid Meteor Shower</b>	Minor shower, 5–10 meteors/hour; occasional bursts higher. Radiates from Ursa Minor.	Dark location; after midnight. New Moon ensures dark skies.
All Month	<b>Venus (Evening Star)</b>	Bright planet visible in southwestern sky.	Early evening; easy to spot as a bright point.

# Elections Committee-Keith Caulfield

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

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

Let's update on past issues first:

**Daniel Murphey**; ineligible for candidacy (*first discussed last month*). This section is a reprint from last month.

- 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 MAIL-OUTS**

- The Response Team took 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** for replacement mail-outs. This period is now over, and no more requests will be taken.
- The Response Team was present every day that this process was in place. Big thanks go out to Darrell Boeske, David Beving, Larry Westerdahl, Mike Folk, and Marvin Lutz for helping me out, you are appreciated.
- During this two-and-a-half-week period, WIA received three (3) replacement mail-out requests. One was by E-mail and there were two (2) walk-ins. All received a replacement mail-out after being verified as property owners.
- This result shows that the original mail-outs, although too slow, eventually made it to their destinations.

## **CORRECTION and RETRACTION**

Several newsletters ago I said something about the behavior of Board Members during an election. Here is my original statement, verbatim, along with a portion of the retraction:

**continued...**

## Elections Committee-Keith Caulfield, cont..

*“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.”

The retraction above, published in last month’s newsletter, has been tied to some sort of new conspiracy theory presented to the Board in the last meeting. Evidently the timing of the retraction is somehow suspect.

In point of fact, this retraction came about because I had been criticized by other Board members during the prior month’s meeting. The board’s criticism led me to go back and read my statement, and the criticism from the other board members was correct; I was wrong: my statement implied restrictions on them that violate the First Amendment. Last month’s newsletter was the first one published after this occurred

### CURRENT PROGRESS

Working for a smooth vote count and preparing to send out the invitations shown below.

### ANNOUNCEMENT:

Candidates, you will receive an E-mail soon with an invitation for you to send a person in whom you trust to the Vote Count starting at 9am on Dec. 12<sup>th</sup>, a Friday. Your representative must be a property owner. There will be a set of rules for your representative to follow in order to maintain decorum. The intent is to show the counting process to all of the representatives. Sending a representative is not mandatory, but we’re glad to see one from every candidate.

As Election Committee Chairman, I am responsible to the property owners first, the board second, and the candidates are third. My obligation to the candidates is to run an accurate election such that the results are trustworthy. As Election Chairman it’s my job to keep things even and fair for all the candidates, and I am doing so. WIA will respond to all legal requests for documents; such requests have been, and will be, reviewed by our legal counsel. I think all who send representatives to the Count will find it fair and open.

Your  
**VOTE**  
is your  
**VOICE**



## **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 statutes.

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

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

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

## Meet the Candidates

### **LOUIS PABOR**

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

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

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

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

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

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

350 words is tough. Call me.

## Meet the Candidates

### **ALEC JEFFS**

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

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

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

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

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

Thank you!

## Meet the Candidates

### **GREG GUSMAN**

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

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

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

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

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

Thank you in advance.

## Meet the Candidates

### **MELANIE COOK**

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

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

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

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

## Meet the Candidates

### **JEFF KEMMERLING**

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

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

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

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

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

# 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.*



As the sun sets on 2025, may the light of Christ fill your hearts with peace, hope, and renewed faith this season. As we celebrate His birth, may you feel His love guiding your days and His grace surrounding your home. Thank you, Waterwood friends and neighbors, for allowing me to be a small part of your lives through the monthly Waterwood Neighborhood News. It's truly a joy and a blessing to share this community with you.

Praying you and your families have a beautiful Christmas filled with peace and joy, and may the New Year bring abundant blessings to each of you.

Sincerely, Your WNN Editor/Publisher

MERRY  
Christmas

Happy  
New Year

2025



2026

# Community Services

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County First Responders

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



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**WATERWOOD**  
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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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to join the list!!



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~~month~~

year