

WATERWOOD NEIGHBORHOOD NEWS

JANUARY 2016

Issue 2 Volume XXV

HAPPY NEW YEAR 2016 !!!!



Cecil and Jackie Holt ring in the New Year!

Large House

- 1st Brown Family on Doral
- 2nd Readal Family on Doral
- 3rd Singletary Family on Pebble Beach Way

The social committee would like to thank everyone who took the time to decorate their homes for the holidays.



Loy Family

Photo by John Charlton

2015 CHRISTMAS DECORATING CONTEST WINNERS

Grand Prize Winner: Steve and Diana Loy on Edgewood

Condos:

- 1st Alewine and Barnes Family in Fairway One
- 2nd Martindale Family in the Villas
- 3rd Rutherford Family in Scottish Pines

Small House:

- 1st Cagle Family on Darkwood
- 2nd Morrell Family on Pebble Beach Way
- 3rd Mizell Family on Edgewood



Steve and Diana Loy

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Alewine and Barnes Family
Photo by Sandy Singletary



Cagle Family
Photo by Teresa Brown



Brown Family
Photo by John Charlton

CHANGE IS COMING TO WATERWOOD!!!

By John Charlton

At the December Waterwood Improvement Association board meeting the board gave unanimous approval to the Real Estate Committee's motion to bring new amenities to Waterwood.

It has been over six years since the club closed. In that time frame there have been multiple suggestion as to what WIA could do to improve Waterwood. It was clear, however, that no single plan had a majority support in the community. It was also clear, and was reinforced in the recent town hall meeting, that multiple plans warranted consideration.

It also has become apparent that any consideration of redevelopment of the club complex has stalled. In conversations with multiple sources that have expressed interest in the club properties, none believe the redevelopment is currently financially feasible.

Therefore the Waterwood Improvement Association Real Estate Committee proposed what they called "The Grand Plan", and sought a motion to approve the following improvement projects at the December WIA board meeting.

- A. Parking Area for Trailers/RVs/Boats
- B. Dredge the Marina Boat Ramp area
- C. Build a Pool, Playground and Pavilion area, i. e. a park.
- D. Support the Mowing of the Golf Course
- E. Create one or two smaller picnic areas for boaters.

With the approval of the projects came budget constraints. In short these projects will cost Waterwood property owners no more than a \$100 increase in annual dues, less than \$2 a week. The increase in dues will result from a combination of lower revenue from WIA's bond portfolio as reserve funds are invested in the above improvement projects, plus yearly maintenance costs for these amenities. For every \$100,000 in reserve funds invested in these projects,

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dues will have to go up approximately \$4.20 annually based on the current market value and interest yield of WIA's bond portfolio. For every \$1,000 increase in expenses, dues will need to be increased \$1.00 annually.

At the December WIA board meeting the recommendation of the Real Estate Committee to proceed with these projects was unanimously approved such that the increase in annual dues will not exceed \$100. The Real Estate Committee currently estimates that the capital cost of these projects will be between \$600,000 and \$700,000 and that the annual dues increase will be in the range of \$65 to \$75 to cover lost interest revenue from the bond portfolio plus ongoing operating costs.

FROM THE ARCHITECTURAL CONTROL BOARD (PART II)

By Justin Curren

Last issue the makeup and function of the Architectural Control Board – ACB was discussed. I trust that the information provided was a good first step in understanding the role this important committee plays in an attempt to keep Waterwood beautiful.

In the condensed “Policies for Residential Lots” there are 24 areas of involvement listed that affect all residents to some degree. Of the 24 the most common area that residents should know about are:

Native growth Removal

Property Maintenance

Animals/Pet Control

Signs

Fires/Controlled Burns

Vehicles, boats/trailer storage

Vehicles, boats/trailer parking & repair

New Construction, Remodeling/Landscaping

That is not to say that the other areas of involvement are not important – they just aren't as active an area of regulations as the ones listed in this article.

If you pull up the Protective Covenants and Declaration of Restrictions you will find they are common to the documents found in each neighborhood version as well as the condensed documents you will find the condensed version an easier read.

Some of the policies are straight forward and easily understood – compliance should not be an issue.

For Example – Page 4 of 14, item 4 in the condensed version states “Firearms, the use of or discharge of firearms is expressly prohibited.” Pretty clear. Now check out the language used in describing “Native Growth Removal on an improved lot”.

Also found on page 4 of 14, item 2 at top of the page. You will definitely want a member of the ACB to assist you in meeting the intent of the policy before any native growth removed.

In summary, understanding and complying with the Waterwood Policies for Residents lots should not be a problem. Just remember to contact one of us if you need any assistance in meeting the intent of the restrictions. To be sure just remember the carpenter's mantra - “Measure twice, cut once.”

Next issue: Applications, Conflicts, and Appeal

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WATERWOOD WOMEN'S LEAGUE DECEMBER NEWS

By Trista Byrd

Our December Meeting was held at Grace Community Church. We had a great group, 22 members and one guest. Things there looked very festive. We had lunch and a cookie exchange. So many delicious cookies were shared.

Members brought so many unwrapped gifts for Toys for Tots they almost filled up Dona Curren's Suburban. After lunch, Teresa Brown played the piano and great voices chimed in to sing Christmas Carols lead by Linda Davis which really got everyone in the Christmas spirit.

The January meeting will be held on Jan. 13th at 11:00 a.m. at Point Blank Community Church. This is great weather for some warm soup, so for lunch, there will be a variety of soups served, warm breads and of course desserts. Our guest speaker will be from the "Save Lake Livingston" organization which does work with some of the high schools to plant vegetation in designated areas in the lake. This is done to encourage fish breeding and protection so that the lake can be replenished with fish. There has been a decline in fish in recent years and this is one way to help get them back. He will also discuss other topics and you will have an opportunity to ask questions.

We'd like to remind everyone that our big Community Garage sale, that we have every two years, will be on Saturday, April 9th, 2016. Everyone is asked to start collecting items for the sale. It will be in the parking lot of the Fire Station here at Waterwood. We will be selling plants, clothes and jewelry, household items of all kinds, books, collectables and furniture. No electronics like computers, printers, etc. will be accepted because they just don't sell. Only good quality, good condition items will be accepted for the sale.

All monies collected will go toward providing scholarships for high school students in Onalaska and Coldspring.

The Women's League is a great way to meet new people and help out the community at the same time. Our main purpose is to raise money for scholarships for deserving high school students. If it weren't for scholarships, some students in these areas would not have the opportunity to further their education. The league also supports Care Share, providing food and basic household essentials for those in need.

If you are not a member of the WWL and would like to join us or find out more about the WWL, we ask that you contact Lalla Goka by email tomlalla@windstream.net or by calling her at 936-891-5962 or 832-837-9660.



Pat Chandler, Karen Lane and Jackie Holt – yummy cookies!

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GOLF COURSE NEWS

By Steve Morrell

We have had some wild hog damage on the course in the last month. We had a trapper come out and he has caught five hogs, and we have not seen any damage in a couple weeks. Hopefully they have moved on for now.

Donations for course maintenance have been steady lately and we are keeping up with our bill paying. In the fall we purchased some weed killer and fertilizer for the greens. With two or three exceptions, the greens have improved greatly. Voluntary donations are the only way we can keep the course looking as good as it is. A good looking golf course not only benefits the golfers, but also other property owners as it makes Waterwood a beautiful place to live and attractive to future buyers. If you are a regular monthly contributor, we thank you. If you wish to become a contributor, you can make checks payable to WMGA and donations can be left at the WIA office.

We have noticed that on weekends and holidays a number of All-Terrain Vehicles have been seen on the golf course. If you are a home owner and have visitors, we ask you to remind them that this is a golf course and only golf carts are acceptable.

Any men interested in playing can meet at #1 tee weekdays at 10:00 a.m. On Saturdays, also at 10:00 a.m., we play a scramble tournament. Entry fee on Saturday is \$5. Please feel free to join in. If you don't already have an established handicap and would like to do so, let us know. The cost is \$20 annually.

THE WATERWOOD WOMEN'S GOLF ASSOCIATION NEWS

By Sandy Singletary

The Waterwood Women's Golf Association ended the year with a Saturday Scrambles and Luncheon/Meeting on December 12th. We had a great turnout with 12 ladies playing golf. It was a close match with the team of Boop Snapp, Pat Willborn, Carol McVay and Sandy

Singletary coming in first place. Shirley Morrell won the Longest Putt award and Carol McVay won the Closest to the Pin award. After golf everyone met for a luncheon and meeting to wrap up the year.

The WWGA is responsible for keeping the 2 restrooms on the course clean and supplied with necessities during the year. Special thanks to each one of our ladies for helping out with this dirty chore!

In 2016 we will once again get a group together to play during the week as well as hold 3-4 Saturday Scrambles. The WWGA will also play matches with Elkin's Lake and Panorama Village during the year.

Whether you are a beginner or experienced golfer, we extend an invitation to join us for a fun time on the course. If you are interested in playing, contact Sandy Singletary at 248-719-0604 or ssingle1@gmail.com.

FISH ADVISORY

News Release (from Department of State Health Services)
Dec. 18, 2015

The Texas Department of State Health Services today issued a fish consumption advisory for Lake Livingston and portions of the Trinity River after laboratory testing of fish samples found elevated levels of dioxins and polychlorinated biphenyls or PCBs.

The Lake Livingston advisory is for seven types of fish – blue catfish, flathead catfish, freshwater drum, gar, smallmouth buffalo, striped bass and white bass. The advisory is in effect for the Trinity River Basin which includes Lake Livingston and the Trinity River from U.S. 287 downstream to U.S. 90.

Regular or long-term consumption of fish from these waters may increase the likelihood of long-term health risks. People can still fish in the area, though they should not consume or should limit their consumption of fish ...

For full article:

<http://www.dshs.state.tx.us/news/releases/20151218.aspx>

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TWPD REPRESENTATIVE TO DISCUSS FISH

A representative of TPWD is going to be at the "Hookers" meeting on Thursday, January 21st. They will be discussing the fish situation on Lake Livingston. It is an open meeting, 6:30-8:00 pm, First National Bank Building, 2121 US190W, (side door). The SE corner of 350 South and 190 West in Livingston. There is a traffic light at the intersection.

BLOOD DRIVE A SUCCESS

By Janis Goldsmith

We had a total of 21 units from our December 16th community Blood Drive. I want to thank each and every one who took the time to donate. This was one of our most successful blood drives.

Some of our regular donors were ill and weren't able to participate. They always show up when they can.

Remember the life you save could be your own!!

ALMOST RECORD RAINFALL FOR 2015

By Earl McVay

The unofficial rainfall at Waterwood for 2015 was 66.60", the second highest recorded in 25 years. The highest was 72.85" in 2004 and the lowest 29.50" in 2010. This compares to the normal 51.77" yearly rainfall for San Jacinto County as measured in Coldspring for a 30 year period.

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CLASSIFIED ADS

Canoe for sale - Old Town Discovery 133 Canoe - great condition - \$400.00- for additional information/questions - cpeplau@att.net or call - [281-851-6231](tel:281-851-6231)

Firewood for sale - Rick & Patty Mason's son, Devin Kavanagh, has fireplace wood for sale. He is asking \$100.00 a chord delivered or \$75.00 if you pick it up. If interested please call Patty at [415-246-9702](tel:415-246-9702).

Classified ads accepted at no cost.

Email tbrown72777@hotmail.com. Deadline is the 1st of the month and must be submitted each month. Keep it short and simple. Space will be limited to 10 ads per month in the newsletter.

WATERWOOD SERVICES

This will be a new addition to the WNN. Provide name and contact information for providers of services to Waterwood such as A/C, Plumbing, Stump grinding, Tree Service, Housekeeping, Handyman, etc. Send an email tbrown72777@hotmail.com to have a service added.

Realty

Amy Bunyard, Walzel Properties
Phone: 713-962-7523
Contact: amywbunyard@gmail.com
Website: www.amybunyard.com

Melanie Cook Owner/Agent
Palmer Real Estate
800-824-9416

www.palmerrealestate.com

Pizza

Simple Simon's Onalaska
936-646-7743
Hours 11:00 to 9:00 PM
Buffet 11 to 2 daily and Tuesday 5 to 8

Churches

Point Blank Community Church
432 Robinson Way
PO Box 274, Point Blank, TX 77364
830-329-3372
www.pointblankcommunitychurch.com

Grace Community Church
6801 FM 980 N
North of WW Parkway, past Poole Creek on the Left

Lawn Care

Metz Lawn Care and Fencing
(936) 355-9014

WNN ARTICLE DEADLINE

Send pictures and articles of interest to Teresa Brown at tbrown72777@hotmail.com. Dead line for articles and pictures is the 1st of each month.