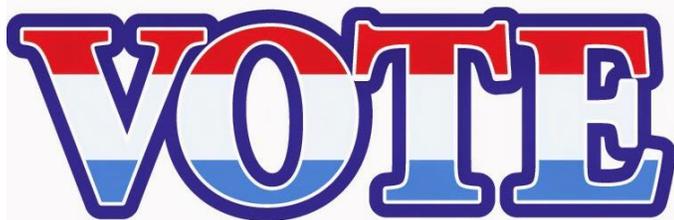


# WATERWOOD NEIGHBORHOOD NEWS

## SEPTEMBER 2018

Issue 2 Volume LVI



### FROM THE WIA BOARD

We have 6 candidates who have expressed an interest in 4 of the available seats on the WIA Board of Directors. Ballots will be mailed the first week of September and will be due by the end of business day Thursday, October 11th.

The annual meeting is scheduled for Saturday, October 13th and will begin promptly at 10:00AM. This annual meeting is for homeowners, property owners and those invited by the Board. Please plan to participate as many important topics will be discussed.

Below are the Bios of the 6 candidates in the order they will appear on the ballot.

#### **Paul R. Fink**

My name is Paul Fink. My wife, Marla, and I moved to Waterwood in April of 2017. We located to Waterwood to be closer to her parents, 37-year residents, Norman and Betty Snapp. Marla retired from a career at UTSW and I was an entrepreneur in my life and for the last twenty years worked for LIFE

Outreach International, a worldwide Christian outreach. Marla has been visiting Waterwood since her parents moved here and I have been coming for many years. We think this community is one of the most beautiful areas in Texas. We currently rent a condo in the Villas and have recently purchased property here and are planning our retirement home. We are excited for the future of Waterwood and look forward to the resurgence of the entire community, golf course, marina, restaurants, and many other amenities.

This is the reason I am running for the WIA Board. I believe I can contribute to the vision, direction and decisions which will guide our community into the future.

After meeting many of the longtime residents and hearing some wonderful stories from the past 35 plus years, it is exciting to envision and believe what Waterwood can and will become once again. I also have met some of our new residents and have gotten the same sense of excitement about the future of Waterwood.

I look forward to meeting as many of the residents of Waterwood as I can. If I am elected to the Board, I assure you, I will represent all residents of the community. The decisions made by the Board should always be made with input from residents, input from knowledgeable professionals as needed, research of other communities and cities, and then make the best decisions for the entire community.

## **Pat Nabers**

Hello fellow Waterwoodians!

Well, it is that time again. Elect some people you may know or may not know to serve on your homeowners improvement board. Board members do not get paid to make decisions or give up their time to try to keep Waterwood the best kept secret on Lake Livingston.

I have lived here for 15 years and would move here again if Sam and I were starting over. More people are moving this way and will find Waterwood very appealing. If we continue to support our community and our neighbors in keeping our yards free from debris and junk!

This neighborhood is not supposed to be like Houston suburbs with trailers, lawnmowers, cars, & obnoxious yard art. If that is what you want, move someplace else! There are several neighborhoods that can fit that bill to a tee!

We have standards and restrictions that need to be upheld. We also want all of our residents to enjoy living in an area like no other on this lake. Please help us keep Waterwood "special"! I would appreciate your vote.

## **Marcia Netzing**

During my 30+ year career in corporate America I worked in International Logistics wherein I held a variety of management and leadership positions. My experience includes Operations Management, projecting yearly revenue and expenditures, monthly financial reporting, human resources management and negotiating contracts; and am also well versed in U.S. Customs law.

Toward the end of my career, I moved away from Operations Management; earned a Graduate Certificate in Leadership from Rice University and also became a Lean Six Sigma Green Belt. I made use of these credentials by creating and

implementing initiatives that focused on finding and eliminating operational and financial waste, implementing organizational change, and training others in Lean Six Sigma. I also created a leadership program wherein I mentored managers and taught leadership workshops.

I retired from my corporate career in December 2016, and ran for the Board in 2017. Although unsuccessful, I was chosen by the Board to put my skills to work by serving on the following committees:

**By-Laws and Covenants:** In response to the special 211 election we had last year (to update our deed restrictions) I contacted members of the community and solicited over 100 suggestions from our homeowners. In the next couple of months we will begin the process of scheduling an election wherein all homeowners will have the opportunity to vote on any proposed changes.

**Maintenance:** We went through a formal selection process, soliciting bids from several lawn care service companies, comparing pricing, company history, references, etc. Admittedly, there have been some service issues; these have been communicated and we will continue to push and hold them accountable.

**Executive Search Committee:** This committee was created in order to determine the path forward upon Joe Moore's retirement. I have been heavily involved in securing the services of the company that will handle the clerical / accounting functions. I have also been heavily involved in creating a new role: On-Site Manager; by defining the actual job functions, and writing a complete job description for this role.

I hope to be able to continue to serve you as a member of the Board.

## **George H. Russell**

Because of the world class Country Club with its hotel rooms, fine dining, marina and most importantly the protective covenants keeping Waterwood beautiful plus the 130+ species of native plants blooming on the parkway we began to invest in Waterwood's future and its long term protection.

Sadly, we have watched as WIA has squandered millions of dollars, including a million dollars so that WIA could destroy the rare orchids and other native plants on the parkway.

I have over 50 years experience as a Company Commander, STRATCOM Crypto Officer, CEO of EVN, Inc., vernacular architect, author, movie producer, urban planner, museum curator, church leader, cultural ecologist and philanthropist.

We have personally spent over \$15 million dollars to protect Waterwood from clearcuts, hog farms, junk yards, trailer parks, commercial shooting ranges, honkey tonks and other undesirable things that would have befallen areas both along the perimeter and inside Waterwood proper that are not a part of WIA's control.

I would work diligently to slow down the deterioration of quality of life assets that made Waterwood so very wonderful in 1998 and would work to convince a major developer to build a mid-rise or high-rise on our 6.85 acre peninsula that Hilton called "Hilton Head".

If I can accomplish that feat then we can once again have a country club, conference center, hotel rooms, condos, retail, grocery store, gas pumps, marina and many of the other assets that we sadly watched be demolished in recent years.

However, in the meantime, I would promote the restoration of Bluebonnets, Silk Grass, Little Blue Stem, Gay Feathers, and Ladies Tresses Orchids that have been destroyed on the parkway since it was unnecessarily acquired by WIA, which wasted a million dollars of property owners funds.

I believe that the WIA dues were around \$175 in 1998 and they keep escalating due to wasteful projects and expensive frivolous lawsuits against property owners. I feat that if we do not use common sense and fiscal restraint that the dues will keep climbing to over the current \$500.

Please elect me to at least be your watchdog.

## **Mike Bercu**

Sally and I have owned a home in the Waterwood Beach community since 1980 as a weekend retreat from Houston. We raised two "city" kids to enjoy Waterwood's wonders of nature, lake and outdoors.

I served on the WIA Board for six years and 6 months (filling an unexpired term). I have chaired the Real Estate, Government Liaison, Social and Maintenance Committees.

I am currently the President of the Beach Homeowner's Association.

Other Community Experience: Co-Founder Houston One Voice, President, Homeowner Association in Houston, President, Southwest Houston 2000, Inc, Former Rotarian, and Scoutmaster.

Business Experience: Now retired. Previous: Business consultant to IT Departments and Sales and Marketing Departments. Worked with Management to establish best practices.

Education: MBA

## **Anita Paul**

My name is Anita Paul and I live in Greentree Village. I would like put my name on the ballot for Waterwood board member. I rented out here in 2008 from the Marshall family and bought in 2009. I truly love living here in Waterwood.

I retired five years ago from TDCJ, Texas Dept. Of Criminal Justice. Worked my way up through the ranks as a Correctional Officer. Worked at both units in Amarillo, then Wichita Falls, then on to Colorado City, Abilene. Took a one year break and worked for Tarrant County Sheriffs Department in Ft Worth, Texas. Decided to go back to TDCJ and finished my career at the Ellis and Polunski Units.

Prior to working for TDCJ, I served in the US Army XVIII Abn Corps Ft Bragg, jump qualified, clerk typist. Then went overseas to a counter intelligence unit where our primary goal was anti-terrorism. I have worked and lived in Netherlands, Belgium,

Italy, and Norway during US Army. I had a blast, sometimes literally.

I believe we need some new folks on the board. I would like to volunteer to be a board member. We need to be fair with all walks of life in Waterwood. I don't believe in micro-managing people. We all have different reasons for living here in Waterwood, Together we can make this work. I have been working all my life and I believe that I possess common sense and would do a good job in representing ALL the folks in Waterwood.

Thanks for your consideration. We need to stop and think, what you decide as a board member should benefit ALL the folks not just the few.



Photo by Teresa Brown

This picture was taken on Monday, Labor Day and the dump was neat and tidy. Except for the three brown recliners left by someone inconsiderate.

## **MAINTENANCE UPDATE**

By Sam Butler

The Waterwood Section sign gold lettering repaint project has been completed by Schmidt Memorial. WIA is working with Schmidt to clean and polish the black granite on the 190 & Waterwood Parkway section sign. There has been some sprinkler water residue adhering to the black granite and cleaning the granite and polishing it will hopefully restore some newness to it.

The Whispering Pines II and LakeView Estates street sign changes have been submitted to the San Jacinto County 911 office for final approval. Once approved the signs will be made and then installed by San Jacinto Maintenance.

# **WATERWOOD WOMEN'S LEAGUE**

by Tana Davis

The first meeting for 2018/2019 will be on Wednesday, September 12th at 10:00am at the WIA office. **Please note the new meeting time of 10am for every Wednesday meeting this year.** Lunches will not be served at meetings with the exception of our December meeting. Light Refreshments will be enjoyed at every meeting coordinated by our Hospitality Team. We will introduce officers and committees for this year, have a yearly overview, talk about new philanthropy opportunities and have a quilting demonstration by LuAnne Pabor.

If you would like more information on our Women's League or if you would like to join, please contact us at [Waterwoodwleague@gmail.com](mailto:Waterwoodwleague@gmail.com). We are looking forward to a new year!

**Come and join us!**

## WWL Officers and Committee Chairs for 2018/2019

Tana Davis - President  
Debbie Maas - Vice President  
Kathy Turchi - Secretary  
Deb Harlow - Treasurer  
Trista Byrd - Book Sales  
Pat Chandler - Fundraising/Garage Sale  
Debi Maldonado and Marla Fink - Hospitality  
Myra Spencer - Publicity  
Carol McVay - Scholarship  
Shirley Morrell - Sunshine/Care  
OPEN – Philanthropy



Photo by Teresa Brown



Photo by – Kathy Turchi



Photo by Vicky Gomez-Dick

*Quote of the Month.....*

*“To succeed in life, you  
need three things:*

*A wishbone, a  
backbone, and a funny  
bone.”*

*Reba McEntyre*



**Proposed Changes to By-Laws,  
Deed Restrictions Common to all  
Subdivisions, and General  
Warranty Deed**

The WIA board approved proposed changes to the Deed Restriction and General Warranty Deed. These changes must be approved the residents before the changes can actually be made. You will receive a ballot to vote on these proposed changes. This ballot will be included in the mailing with the ballot for the board election.

Links to the Proposed changed documents can be found on the Waterwood Policies and the Protective Covenants pages on the WIA Webpage [www.waterwoodwia.com](http://www.waterwoodwia.com).

**By-Laws:**

<http://waterwoodwia.com/Governance/Bylaws2013.pdf>

**By-Laws page 4 Article IV Paragraph 1**

**Remove from line 4: providing the annual charges levied on the lot or living unit through the previous year have been paid.**

ARTICLE IV – VOTING RIGHTS

- 1. Members shall be entitled to one (1) vote for each lot or living unit in which they hold the interest required for membership by Article III. Section 1, as shown by the records of the Association as of the sixtieth day prior to the date of the next membership meeting, providing the annual charges levied on the lot or living unit through the previous year have been paid. Subject to any provisions of the Texas Property Code providing otherwise, including but not limited to Section 209.0059 When more than one person holds such interest or interests in any lot or living unit, all such persons shall be members and the vote for such lot or living unit shall be exercised as they may among themselves determine, but in no event shall more than one vote be cast with respect to any such lot or living unit. Provided, however, that regardless of the number of lots any member may own, such member shall not after the date payments on assessments are to commence, be eligible to cast a number of votes in excess of ten (10) votes.

**Change last line to read:  
Regardless of the number of lots any member may own, no member is eligible to cast more than one vote.**

**Waterwood Deed Restrictions  
Common to all Subdivisions:**

**B. General Rules, Regulations, and Requirements.**

General use and maintenance requirements for lots and structures are as follows:

**REMOVE items in red:**

- 1. Native Growth Removal on an Unimproved Lot.
  - a. A key aspect to maintaining the natural beauty of Waterwood is to preserve the forest environment of a lot prior to the commencement of construction for a dwelling. To this end, the integrity of native growth on an unimproved lot (a lot without a dwelling) shall be maintained until a Permit to Build for a dwelling or other major structure has been issued by the ACB. Native growth is defined as all naturally occurring live botanical growth that is present on a lot including all species of trees, plants, shrubs, grasses, and vines.
  - b. Within the constraint of maintaining the native growth integrity on a lot, **and with prior**

**ACB approval**, the native growth on an unimproved lot may be prudently and selectively trimmed and pruned, and where appropriate removed, in order to provide an improved and healthier environment for the remaining native growth, and to allow the lot owner to "open up" the native growth to enhance visibility and access within the lot. Clear cutting, removal, or destruction of most or all native growth, or selected species on a lot is prohibited. **The ACB can provide guidance and examples of selective and prudent native growth pruning and removal. To prevent damage to the native growth, any selective trimming or removal of native growth shall be accomplished using hand operated tools. Without prior ACB approval, the use of heavy machinery on a lot prior to the issuance of a Permit to Build is prohibited.**

- c. A Permit to Build issued by the ACB is required before any native growth (beyond what was approved for removal in B.1.b above) may be cut down within the footprint of a proposed dwelling or other structure.
- d. Dead native growth may be removed from a lot without ACB approval.

**2. Native Growth Removal on an Improved Lot.**

**a. On an improved lot (a lot with a dwelling), ACB approval is required**

**before any of the following activities take place:**

- 1. A contiguous area of native growth greater than five hundred (500) square feet is cut down, removed, or otherwise destroyed.**
- 2. A live Dogwood, Hawthorn, Longleaf Pine, American Holly, Fringe, Cherry, Red Bud, or Magnolia tree of any size is cut down or otherwise destroyed. The WIA Executive Director can provide guidance and assistance for identifying these tree species.**
- 3. A live tree not listed in B.2.a.2 above that is greater than or equal to four (4) inches in diameter, measured one (1) foot up from the ground, is cut down or otherwise destroyed.**

10. Signs. Except as provided below, no signs of any kind or for any purpose including billboards, posters, pennants, advertising or promotional devices of any kind, or signs that are lighted or flash shall be erected or displayed to the public view on any lot. Except for a security sign as noted below, signs that are permitted shall not exceed two by two (2 x 2) feet in size. All signs shall be supported on their own standards. No sign of any kind shall be nailed, spiked, or otherwise attached to trees, utility poles, street signs, fences, walls, buildings, other structures, or placed upon community properties or roadway shoulders. The ACB may issue variances to this sign policy as it may deem necessary. The only signs permitted on a lot are as follows:

- a. For Sale, Lease or Rent Signs. One (1) sign advertising a lot or property for sale,

lease, or rent is permitted along each street bounding such lot. Signs shall be removed promptly once the lot or property is sold, leased, or rented.

**ADD: One (1) sign advertising a property for sale, lease, or rent is permitted to face the lake and / or golf course for those properties which border same.**

13. Businesses on Residential Lots. No commercial business or professional service shall be conducted on any lot, and buildings or structures shall not be adapted for business or professional purposes.

**Change to:**

**No trade or business may be conducted from any home or lot except:**

**a) business activity does not involve visitation to the home or lot by clients, customers, suppliers or other business invitees.**

**b) business activity must be consistent with the residential character of the property and does not constitute a nuisance, a hazard or offensive use.**

14. Property Rental. No room or rooms in any dwelling or other building on a lot shall be rented or leased to others by the owner or his/her agent, unless the entire property is rented or leased.

**ADD: Owners shall submit a "tenant registration form" to WIA for each existing tenant/lease, in a form prepared for the HOA by the Board of Directors, no more than 30 days after executing or extending a lease.**

15. Garage or Yard Sales. Garage or yard sales on any residential lot are prohibited.

**ADD: Upon the death of a homeowner, estate sales will be allowed.**

16. Vehicle, Boat, or Trailer Storage. No mobile home, commercial-type truck or other equipment shall be stored, kept, or placed on any lot or street. Except as provided in B.18 below, no recreational vehicle, motor home, trailer of any

kind, tractor or similar equipment, camper, boat, all-terrain vehicle (ATV), golf cart, or personal water craft (PWC) shall be stored or kept on any lot or street except in a carport, garage, or in an ACB approved storage area screened from view from streets, adjoining lots, golf course, and lake. Wrecked, disabled, unlicensed, unregistered, or un-inspected motor vehicles or trailers shall not be stored, kept, or placed on any lot or street.

17. Motor Vehicle or Boat Repair. Motor vehicles or boats shall not be repaired, reconstructed, or modified on any lot or street. Minor motor vehicle or boat maintenance activities may be conducted on a lot provided said activities: a) do not become a nuisance; b) are not unsightly; and c) are completed in a timely manner.

18. Vehicle Parking. To facilitate efficient passage of emergency or other vehicles on a street, vehicles should be parked on a driveway or in a carport or garage. No vehicles of any kind shall be parked, kept, or stored on landscaped or unimproved lot surfaces.

On an infrequent basis, a recreational vehicle, motor home, boat, PWC, or utility trailer may be temporarily parked on the driveway of a lot or adjoining street for up to four (4) consecutive days.

**ADD: Boats may be parked on a driveway or side / back yard from May 1 through September 30.**

23. Satellite Dishes and Other Antennas.

**REMOVE items in red:**

~~**A satellite dish shall be located or mounted so that it is as unobtrusive as possible when viewed from a street.**~~ The satellite dish and

supporting mounting structure shall not be placed on an easement, right of way, or community property. ~~**No exterior tower or antenna, except for a satellite dish, shall be**~~

~~installed or maintained on any lot without prior written approval from the ACB.~~

### C. New Construction, Remodeling and Landscaping.

1.b. Lot preparation, landscaping or other improvements: **REMOVE item in red**

1. Unimproved lot preparation for construction including live tree and other native growth removal or destruction per B.1 above and C.9.b.1 below.
2. Land topography changes including adding or removing significant amounts of soil, creating ditches or berms, or changing land contour or grade
3. Major landscaping (covering an area greater than 500 square feet) including plant, shrub, turf or sod, or tree plantings
- ~~4. Removal or destruction of live trees or other native growth from an improved lot per B.2 above.~~

### C.9.b.8. New Construction, Remodeling and Landscaping

#### Construction Requirements, General Lot Improvement Requirements, Roofing Material

All roofing materials shall be naturally fire retardant or treated to be fire retardant.

**ADD: Solar Panels and geothermal rooftop units are acceptable**

## General Warranty Deed

[http://waterwoodwia.com/Governance/General\\_Warranty\\_Deed.pdf](http://waterwoodwia.com/Governance/General_Warranty_Deed.pdf)

**General Warranty Deed 2.12 REMOVE the requirement that WIA is to put utilities on an**

**unimproved property once the dues have been paid on said property for ten years**

**General Warranty Deed 2.2 REMOVE from each sentence where mentioned “and delinquent on March 31 of the following calendar year”.**

**General Warranty Deed 2.5. REMOVE lined through item.**

If the Annual Charge is not paid by ~~March 31 immediately following the~~ December 31 on which it becomes due, such Annual Charge shall automatically (without notice) become delinquent.

## CONTACT EMAILS

Sometimes we have questions about Waterwood that we want answers to right away!

The email address for general questions concerning Waterwood is [wia@waterwoodwia.com](mailto:wia@waterwoodwia.com). You may also go to the website, [www.waterwoodwia.com](http://www.waterwoodwia.com) and you will find information about covenant and deed restrictions there as well as an abundance of other helpful information. The WIA Office phone number is 936-891-7710.

The email address for articles and pictures for this newsletter is [waterwoodwnn@gmail.com](mailto:waterwoodwnn@gmail.com). This email address is not monitored daily, so please, do

not send an email to this address if you have an email that is needing a timely answer.

## **CLASSIFIED ADS**

**Classified ads accepted at no cost.**

Please note the email for classified ads:  
**[waterwoodwnn@gmail.com](mailto:waterwoodwnn@gmail.com)**. Deadline is the 1<sup>st</sup> 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**

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 **[waterwoodwnn@gmail.com](mailto:waterwoodwnn@gmail.com)** to have a service added.

### **Realty**

Amy Bunyard, Walzel Properties  
Phone: 713-962-7523  
Contact: **[amywbunyard@gmail.com](mailto:amywbunyard@gmail.com)**  
Website: **[www.amybunyard.com](http://www.amybunyard.com)**

Melanie Cook Owner/Agent  
Palmer Real Estate  
800-824-9416  
936-891- 5200  
936-661- 7767 cell  
**[melanie@palmerrealestate.com](mailto:melanie@palmerrealestate.com)**  
**[www.palmerrealestate.com](http://www.palmerrealestate.com)**

**[Amanda Mitchell](#)**  
**[713-829-4606](tel:713-829-4606)**  
**[AmandaMitchell@kwrealty.com](mailto:AmandaMitchell@kwrealty.com)**

## **Photography Services**

Melanie Cook  
936-661- 7767 cell  
Engagement, senior, events, and more

## **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

## **Embroidery**

Mary Fox  
**[936-891-5180](tel:936-891-5180)**

## **House Cleaning**

Dust Bunnies Housekeeping Services  
Waterwood resident  
Contact Debbie Neal  
**[281-610-1678](tel:281-610-1678)**  
Excellent References

## **Churches**

Point Blank Community Church  
432 Robinson Way  
PO Box 274, Point Blank, TX 77364  
830-329-3372  
**[www.pointblankcommunitychurch.com](http://www.pointblankcommunitychurch.com)**

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

Onalaska Church of Christ  
13570 Highway 190 W  
[936-646-3517](tel:936-646-3517)  
Sunday classes 9am worship 10 am and 6 pm  
Wednesday classes at 6:30 pm

### **Lawn Care**

Metz Lawn Care and Fencing  
(936) 355-9014

### **Computer Service**

ABitPersonal (Tim Bryant)  
Highway 190 & FM3186  
Onalaska, 77360  
Phone: [936 433 1643](tel:936-433-1643)

### **Refurbishing**

B Family Masterpeace  
Kendell Bermingham  
[berminghamkendell@gmail.com](mailto:berminghamkendell@gmail.com)

[936 581 8683](tel:936-581-8683)

All types of furniture and also do small wooden  
signs and tables

### **Stained Glass**

Wanda's Decorative Art  
Custom Stained Glass by Appointment Only  
Wanda Gardner  
936-891-1145  
[grmbellewanda@aol.com](mailto:grmbellewanda@aol.com)

### **Storage**

TX HWY 19 Storage  
3150 Hwy 19  
Huntsville, TX 77320  
Sara Odat  
[936-436-9111](tel:936-436-9111)

Dry Safe Storage  
9531 US 190 E  
Point Blank, Tx. 77364  
Jimmy & Lori Zoch  
[936-377-4392](tel:936-377-4392)

### **Beauty Products**

Mary Kay products  
Call for an appointment  
Janas Goldsmith  
[936-891-7743](tel:936-891-7743)  
[janal22@windstream.net](mailto:janal22@windstream.net)

## **WNN ARTICLE DEADLINE**

Send pictures and articles of interest to Teresa  
Brown at [waterwoodwnn@gmail.com](mailto:waterwoodwnn@gmail.com). Deadline  
for articles and pictures is the 1<sup>st</sup> of each month.

