



# Waterwood Neighborhood News

## THE FINANCING OF WIA

By: Earl McVay

The income from annual assessments and earnings from WIA's investment portfolio provide financing for the operations of WIA. Most everyone is aware that WIA takes care of many expenses towns and cities normally provide their inhabitants.

These include administrative functions, road maintenance, street lighting, fire protection, around the clock security, emergency medical services, garbage and debris removal, and



most other functions, except the sewer and water services provided by the municipal utility district. These services provided by WIA are approaching \$750,000 annually, excluding capital expenditures.

Presently, the investment portfolio is about \$7,700,000 and earning approximately 4.3% annually, thus providing about \$331,000 in funds. In order to have a balanced budget, the remaining funds must come from annual assessments, but this is not happening.

(continued on page 5)

## WNN GOING ELECTRIC



The March edition of the Waterwood Neighborhood News will be published on the internet. There will be a limited number of "hard copy" WNNs printed and distributed from our post office and at the WIA office.

The internet WNN is published in living color. There will be more features, special events coverage, photos, and interesting articles about Waterwood and our neighbors.

Our neighbors will be able to read and/ or download, if needed, the WNN one day after it is published. Currently, we are at the mercy of the Post Office and it is taking 5 to 7 days to deliver the WNN to you after publication. Current events will be published and you can read that information prior to the event happening.

We need your EMAIL address so we can email you a notice when the new WNN is available on the WIA Web site. Please send us your address at: [wnn@waterwoodwia.com](mailto:wnn@waterwoodwia.com).

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# Welcome to WNN

One month of 2009 has already passed. We have a new President of the USA. The stock market is still low as is gasoline. But you know that ole SUN is going to come up tomorrow morning and we are going to have a **great**, new day.

Well, the Marine Pavilion Project that caused such uproar in December is now history. Due to the current financial situation, the WIA Board voted to terminate consideration of the project. Walt Ringler, the leader of the project, is to be congratulated on a fine job that he did in presenting and promoting the "Pavilion".

Our new Sheriff Jim Walters and our new Constable Alvin Wyatt were at the January WIA Board meeting. We appreciate those new officials coming out to our neighborhood and we look forward to working with them in the future.

Good News out there. WIA is negotiating with FEMA on the possibilities of being repaid for our IKE aftermath clean up bill. We will keep our fingers "crossed" and hope we will get some of our tax dollars back from Washington.

Looks like home building in our neighborhood is coming back. The ACB approved new home plans on Bay Hill. There are rumors of possibly three more houses to be built this year. YEA!!

The WIA Board presented Dick Hansen a beautiful crystal desk plaque for his hard work during the Hurricane Ike cleanup. THANK YOU Dick!!!

As you have noticed, when you drive into the Waterwood Parkway from Highway 190 at night, it is real dark. The "Club" advised WIA that they were not going to pay for the lighting bills on the parkway after January 31, 2001.

The Board chose to pay for the two lights at 190, plus all of the other lights on the Parkway north and south of Highway 980.

There were 20 visitors at the WIA Board meeting in January. The Board appreciates all you Waterwoodians who choose to come out and participate in the discussions of the management of WIA business. Everyone is encouraged to visit our Board meetings. Our next meeting is scheduled for Monday, February 16, starting promptly at 9:00AM.

It has been the coldest winter in recent history. The frost on the roof looks great, but the ole electric bill is going to be something else. Spring is right around the corner and our beautiful trees will start their growth to full green for the season. Isn't it great living in Waterwood? Talk to you next month, **have a good one.**

THE WNN IS PUBLISHED ON A MONTHLY BASIS. THE ARTICLES AND COMMENTS ARE WRITTEN TO INFORM AND ENTERTAIN THE PEOPLE WHO LIVE AND/OR OWN PROPERTY IN THE WATERWOOD COMMUNITY. IF YOU HAVE ANY COMMENTS OR SUGGESTIONS, PLEASE CONTACT US. THANK YOUR FOR READING THE WNN.

John Shideler – Editor



**FORE!!!**

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## COUNTY OFFICE IN POINT BLANK

County Commissioner Mark Nettuno asked WNN to remind Waterwoodians that San Jacinto County has a sub-office in Point Blank.

You can pay your property taxes and get your car tags at this office. The office hours are from 8:00AM until 12:00 Noon. They are closed for the lunch hour and open again from 1:00 until 4:00PM.

The office is located at 221 Boat Launch Road in Point Blank. It is located on FM 156 between the Post Office and S & D Storage, on the north side of the road.

Commissioner Nettuno's toll free phone number is **1-888-256-2231**. Please use these services when you can. We at Waterwood now have an opportunity for direct interface with our county government and our commissioner.

("WNN" continued on page 1)

We need your input. If you belong to an organization, we need the news of what you're doing and when you're doing it.

We also need your photos. Please email us any and all photos that you have of your family's visit to Waterwood. Birthdays, anniversaries, and special events always are welcome photos.

Wildlife, trees, sun sets, and/or any beautiful happening in our neighborhood should be shared with our readers. Remember with the new "**Electric WNN**", we will have plenty of space for photos.

We thank you in advance for your input and participation. We look forward to making your 2009 a great year with many stories and photos of our wonderful neighborhood,  
**WATERWOOD.**

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## Heart Warming

By: John Shideler

The other day in Livingston, Texas, I met a young man whose story and life will warm the cockles of your heart.

Matt Martin was born and raised in Livingston. He was active in the FFA throughout his career at Livingston High School. He won the Voice of Democracy Speech Contest in both his Junior and Senior years. He graduated for Livingston High in 1996.

Before he joined the Army in 2002, Matt worked for his grandfather in a landscape and tree business in Polk County. His first tour of duty in Iraq was on the front lines battling the insurgents. He came home and spent time with his family before returning for his second tour of duty.

During his second tour of duty he was wounded in the leg by a bullet while his unit was approaching a house. He stayed in a hospital unit in Iraq while he healed. On February 18, 2006, Matt had already been in the field and had returned to base. His sergeant asked him to ride out into the field with a group of soldiers who were replacing another unit.

Their vehicle ran over an IED. Matt woke up in a hospital in Germany. He had lost his eye and all his teeth. He had a broken jaw and brain damage. After a two year recovery in hospitals all over the United States, Matt is back in his home town and starting his own business.

Matt was awarded two Purple Hearts and Bronze Star with Valor. The Bronze Star is awarded to any person who distinguished himself by heroic or meritorious achievement of service, against an armed enemy.

**(Financing - continued from page 1)**

WIA will be fortunate to collect \$300,000 in 2009. The deficit must come from the investment portfolio principal. In addition to normal operating costs described above, capital expenditures must be considered from time to time.



WIA has two security cars, and these need replacing about every two years. At the January 19, 2009 meeting, the Board approved a motion to purchase of a new fire truck for \$160,000. The old truck was worn out from 24 years of service.

From time to time, well thought out proposals for enhancing the safety, pleasure and potential growth of Waterwood have been and will be presented to the Board for consideration.

While the Board appreciates the effort put into the proposals by these responsible and community minded members of WIA, the request for funding must be weighed against the use of the portfolio and limited earnings.

Various committees are reviewing operations and the related expenses with the purpose of continuing excellent service to the community at affordable costs. The Board believes there is room for positive improvements in cash flow.

The goal is a balanced budget while maintaining a comfortable portfolio level. This is a real challenge. Long range cash flow planning is used to help determine the best use of funds, areas where costs might be reduced, and revenue increased.

The annual rate for single family residences in 2008 is a bargain at \$211, considerably lower than most communities, and also lower than by more than half from the amount allowed by the covenants.

If all WIA members would pay their assessments timely, reaching a balanced budget might just be possible. Unless this happens, assessments must continue to increase to the allowable amount to keep from losing principal on the investment portfolio.

All members of WIA are encouraged to attend Board meetings, held the third Monday and 9:00am in the WIA office building, to ask questions and learn more about the operations of your association.

**(Matt: continued from page 4)**

of service, against an armed enemy. The Valor device denotes those individuals who were awarded a decoration in recognition of valorous act performed during direct combat with an enemy force

Physically, as I saw him, Matt has a slight limp but you would never know of his serious injuries. His attitude is so wonderful that it almost makes you cry. We see many people with lesser problems have a “you owe me” attitude. Matt has a “can do” attitude with a smile on his face.

The name of Matt's company is “Livingscapes” which specializes in total yard construction and restoration. His motto is “from the road to your front door”. Matt says he lives up to his slogan with quality service that people can afford. His telephone number is 936-327-7942.

## How To Dump Your Trash

The WIA trash dump is there to service Waterwoodians. Here are a few good suggestions to help use the dumpsters better.

First of all, we have a weekly service to pick up yard debris at your curbside so you do not have to carry leaves and branches to the dumpsters. All you have to do is call the WIA office, **891-7710**, prior to the Monday pickup and tell them to pick up your bagged and bound debris.



Would you believe, WNN saw a Waterwoodian raking his leaves across the street to a vacant lot? The leaves and branches are now on a neighbors lot, plus the leaves left in the street. Does that make any sense?

Secondly and most importantly is the dumping of empty boxes. Please break cardboard boxes down to a flat state before putting them in the dumpster. This action will give us much more space for dumping our trash.



Please do not dump hazardous materials in the dumpsters. The list of these materials is very long. Some basic hazardous materials are: oil, paint, car batteries, tires, chemicals, fertilizers, and poisons. Please help us eliminate this problem.

One of the major problems is non-Waterwoodians dumping their trash in our dumpsters. The only way to help stop this trespassing is by reporting them to the WIA office. When you see a vehicle, without a WIA sticker, dumping trash, write down the license number, note the time and day of the incident and call WIA.



Lastly, folks, when you dump your trash, throw or place your bags into the dumpster. Please be sure it falls into the dumpster, not on the ground. If the trash falls on the ground, please go pick it up.

Thank you for helping our neighborhood look and smell better.



## JANUARY 2009 BOARD MEETING

President Jack Zimmermann called the January meeting to order at 9:00AM. All of the Directors were present.



President Zimmermann presented Dick Hansen a crystal desk plaque for his hard work for Waterwood during the Hurricane Ike recovery.

Waterwood National advised WIA they had requested SHECO to disconnect all of the street lights from the Club to FM 190. The Board had a lengthy discussion relative to the matter. A motion to turn off all the streets lights from the entrance of 190 to the "V" was passed. A motion was made to have WIA pay for the lighting on Marina Road was passed. A second motion was made to have WIA pay for the street lighting from Fairway One to the end of LaTrobe, and down the parkway across FM 980 to Whispering Pines.

The Architectural Control Board report indicated that six violation letters were sent out in December 2008, and three sites had been corrected. The ACB also improved two Small Improvement Project applications.

The Board approved the new circulation format for the WNN. Beginning with the March edition, the WNN will be published on the internet with a few hard copies placed in the WIA office and Post Office for those residents who do not have internet connections.

The EMS contract between Legacy EMS and Waterwood was approved by the Board. The contract of \$93,450 per year was approved for a two year period.

Legacy will have equipment and qualified personnel on duty in Waterwood for twelve hours a day.

The Board also approved a expenditure of \$159,100.00 to purchase a new fire truck for the Waterwood Volunteer Fire Department.

The Board voted not to approve building the Boat Pavilion project near the Common Area C by the Villas.

After a short Executive session, the Board meeting was adjourned at 1:37 PM.

The article on the Board meeting is not the official minutes of the WIA Board. The minuter of the January 2009 Board will not become official until the Board approves them at the February 16th Board meeting.



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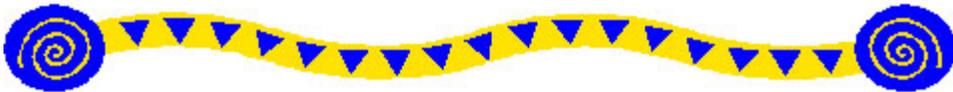
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