

Waterman Crossing

Fall 2009

Board of Directors

Lenny Simmons-Pres.
Bill Castillo-V Pres.
Rebecca Bashaw-Sec.
Tony Chez
Dan Pratt
Joyce Martin
Pete Menke

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A Word from Your Board - Maintenance



The spring and summer months have been very busy around Waterman Crossing this year. The maintenance projects have been large and extensive resulting in long term effects for our buildings and carports.

The oft postponed (because of weather conditions required by the manufacturer) refinishing of the carports has been completed. Each carport has been coated with a 2 part epoxy-like polymer that is designed to extend the life of the steel roof by many years. The roofs were pressure washed and allowed to dry before the material was applied. Then each roof was re-inspected for rust damage and/or holes. Repairs were made which in-

cluded patching and sealing all rusted through and damaged sections with a metal mesh and reapplying the polymer to the patch.

As a result of Hurricane Ike an extensive and comprehensive examination of the corner balconies was conducted. Additionally, a review of current and past maintenance requests of all balcony repairs was undertaken. This review highlighted an immediate need for an extensive repair project. Approximately, 15 balconies were dismantled, new corner supports were installed, a new and stronger framing installed and then finished off with a new concrete floor for the balcony. The last step was to replace the walls on the patio and painting to match the building color.

Not surprisingly, as this balcony project was underway and the buildings were undergoing an extra level of scrutiny, several walkways on the front side of a couple of buildings were found to be in need of immediate repair. These walkways have been repaired by adding additional steel supports to hold them up

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Important News

The Board of Directors is pleased to announce a new member of the board was voted on by the board and then in accordance with our by-laws appointed to the last unfilled position. We would like to congratulate Pete Menke and wish him good luck. Pete has done some innovated things within his unit to save on utility bills and as a member of the Architectural Committee along with Dan Pratt, will be looking into ways for everyone to make changes to their units and save money. Say hello to our newest board member when you see him around.

A Word from Your Board - Maintenance (continued from pg. 1)

and in place. New wood bracing has been fabricated and installed, proper flashing and a new cement walkway has also been laid.

Many residents have noticed the wrought iron fencing around our entrance has been in disrepair and sorely in need of repair. This project required dismantling sections of the fence, repairing and replacing many of the iron uprights and in a ingenious cost saving move, they took a couple of sections out, turned them upside down, adjusted the length and reinstalled the new sections. An additional part of this project required the preparation and repainting of all the metal fencing around the property.

These summer projects have been a large undertaking for our management company, maintenance team and the Board. There are still more project that need to be completed and will be scheduled after a reevaluation of the needs and proper priorities assigned.

Look for more on this subject in the future.

Association Rules Revisited

Over the past few months it has become apparent that there are some residents that have either; not been aware, forgotten or just plain choose not to abide by the Association rules. These rules are for the benefit of all residents and are designed to make our home a better place to live.

So for the benefit of ALL: Here is a short list of the more pertinent rules that we should abide by:

Trash or Garbage - Pickups are Monday, Wednesday and Friday at the end of your carport. Items for pickup should be securely bagged when possible, or neatly piled. Trash is to be put out between 6 AM and 10 AM on the day of pickup. It should NOT be placed on Saturday or Sunday or night before. We have wild animals that live in the woods near our property and trash left out is an invitation to them for a good meal.

Barbeques – Our patios or balconies are NOT for grilling. Harris County Fire Marshal along with the association Insurance carrier requires that an open flame grill must be 10 feet from the building. The association has barbeques available for all residents in the pool area.

Swimming Pool – A) Residents are allowed up to 4 guests per unit and the resident must be present with guests are in the pool area. B) Glass containers are NOT allowed in the pool area. C) Running, diving and general horse play is not allowed in the pool area.

Speed Limit - on the property is 15 MPH.

Pets – A) Residents are responsible for picking up after their pets. B) Pet must be on a leash when outside the unit.

Special Meeting

The special meeting scheduled for June 23rd, 2009 was held at the Cypress Creek Christian Community Center. In accordance with the Association bylaws a quorum was required before the meeting could be called to order.

After completion of the registration it was determined that a quorum was not present, either in person or by proxy. Accordingly the meeting was adjourned.

Repairs at Waterman Crossing





Contact Information

Creative Management Company – (713) 772-4420
Property Supervisor, Jim Miller – ext 130
Report Maintenance Issues – ext 105 or 137
Collection Issues – ext 116
Resale Certificates – ext 104

Constable Precinct 4 Dispatch
281-376-3472

CenterPoint Energy
713-207-2222

TXU Energy
1-800-242-9113

AT&T
1-800-288-2020

Comcast
1-800-COMCAST (1-800-266-2278)

KTM Garage Door (To purchase Remotes)
281-440-9493



And in Conclusion...

This is your newsletter and is intended to keep you informed of what is happening in the Waterman Crossing community.

If you have questions or comments please make your voice heard by sending an email.

And of course if you have something you'd like to see in your newsletter, send your ideas to:

WatermanCrossing@ymail.com

We look forward to hearing from you!

Newsletters are published quarterly so look for the next issue (Winter) at the end of the year

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