

Board of Directors

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A Word from Your Board



The Board of Directors has recently been informed by the Association's attorney that the lawsuit (Yeske & Bruce v. Waterman Crossing Condominium Association, et. al.) has ended. The presiding judge signed a Motion for Summary Judgment presented by the association. This action rules in favor of the association and leaves the plaintiffs without any awards of money or other relief.

The pool area passes appear to be a success ensuring that the pool is available for residents and their

guests. If you haven't yet received yours, a notice will be posted on the clubhouse door with days and times when a board member is going to be available. Otherwise, you can make an appointment to obtain your pool area pass by sending a request to watermancrossing@ymail.com.

There has also been an unexpected benefit to handing out the pool passes. It has given the board an opportunity to mingle with homeowners and has given homeowners a chance to chat informally with a board member.

Because of the pool passes, the board is now aware of several issues that we didn't know about before. In the coming months we will try to find workable solutions. If you see a problem or have a concern, please let the board or Creative Management know about it. You can do this by telephone

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Let's go Swimming!

In 2010, the Association added a gate attendant on the weekends during the day to help eliminate carloads of non-residents from entering Waterman Crossing and using our pool area facilities. In 2011, the Association has taken it one step further and added Pool Area Passes to aid in keeping the pool area enjoyable for residents and their guests.

Please help us by wearing your Pool Area Pass and making sure that your guests wear theirs as well when entering the pool area. Anyone in the pool area that is not wearing their Pool Area Pass will be asked to leave.

As a reminder, the Pool Area Rules are included inside this newsletter. It is important that you abide by these rules. They are meant for the safety of all.

Association Rules Revisited

Over the past few months it has become apparent that there are some residents that are not aware, have forgotten or have chosen 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. Below is a partial list of the more pertinent rules that we must 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 and leave a real mess behind. This is what happens when trash is not secure. Please help us avoid another mess like this one!

Vehicles - Each unit is allowed one (1) reserved space. If you have a second vehicle (and many do) it MUST be parked in a non-reserved spot. Please remember, if you don't have a handicapped sticker then you MUST NOT park your vehicle in a spot designated for the handicapped.

Also, please remember that the parking spaces in front of the clubhouse are intended for short term parking so that all residents have easy access to their mailboxes.

Buildings – Nothing can be mounted to the buildings including satellite dishes and cables.

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.

Speed Limit - on the property is 10 MPH.

Pets – A) Pets must be on a leash when outside the unit. B) Residents are responsible for picking up after their pets. Clean it up yourself, or teach your pet to do it for you. If the dog in the picture can do it, so can you!

There is a limit of two pets per household and dogs must not weigh more than 50 lbs.

The following is a partial list of breeds (pure or mixed) that ARE NOT ALLOWED: Rottweiler, Pit Bull (American Terrier) Great Dane, and Dobermans. If you are unsure of the suitability of a particular breed, please consult the Waterman Crossing Rules and Regulations.



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

or by e-mail. If the board is unaware of a problem, we can't take steps to correct it. It is the purpose of the board to insure that Waterman Crossing is the best place to live in the area but we can't do that without your help!

One such concern brought to the board's attention, was an email expressing concerns about the chlorine level of pool. In response, the board directed that the methods for testing the chlorine levels in the pool be reviewed and verified as correct. In addition, the board is investigating whether there are more efficient methods of monitoring the chlorine levels in the pool, and if so, are they both cost effective and reliable.

There has also been some discussion about painting our buildings. The painting project is in preliminary stages. A special fund has been established specifically for this painting project. Due to the high cost it will probably be several years before sufficient money is available to complete the project. Watch for updates on this project as planning progresses.

What a Lovely Tree!



Remember when the tree was knocked down when Hurricane Ike came to town? What a sad sight it was. Well, not any more! The Association has planted a red oak to replace it. It's not so big now, but just watch it grow!

Sadly, a tree had to be removed from in front of Building 9 because the roots were threatening to undermine the foundation.

We've been advised to leave the area as is until spring of 2012. At that time, we will be able to fill in the hole and beautify the area. Thank you for your patience.



Waterman Crossing All Dressed up for Memorial Day





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



Lost & Found

Lost & Found—A pair of sunglasses were found in the clubhouse.

If you think they are yours, please send an email to watermancrossing@ymail.com and include a description of the sunglasses.

If the ones found match your description, they will be returned to you.

Waterman Crossing
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