



**WATERWOOD TOWNHOME HOMEOWNER ASSOCIATION**  
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WATERWOOD Townhomes Website [www.waterwoodtownhomes.net](http://www.waterwoodtownhomes.net)

February 3, 2026

### **Notice of Backyard clean-up and Backyard Trimming Tree limbs**

Waterwood Townhomes Homeowners: The HOA Board Members approved the 2026 **Backyard clean-up and Backyard Trimming of Tree limbs.**

### **\*\*\*IMPORTANT NOTE\*\*\*:**

#### **BACKYARD AND TREE TRIMMING CLEANUP PROJECT:**

- The Waterwood Townhomes (WW) **HOA** Board approved the 2026 backyard cleanup and tree trimming project during the annual meeting in November 2025. The initiative aims to maintain the community's appearance, safety, and cleanliness by addressing overgrown vegetation in all the backyards.
- The backyards of each **WW** complex were inspected in January 2026.
  - There are 26 units that were non-compliant to the WW Rules and Regulations.
    - If your unit was identified as one of these units you will be notified in writing within the next few days by email, mail and a notice will be posted on your unit's door.
- You will receive a \$200 violation fee plus landscape cost. EQRE PM will send you a bill for the service once it is completed.
- The clean-up will begin February 18, 2026, and should be finished within 7-10 days.
  - You may notice a lot of activity within the complex and around your area.
  - If you are identified as a violator of the rules, then you will be notified to leave your gates unlocked during the clean-up period. Please inform your tenants.

#### **Key Details Regarding the Backyard Clean Up Project:**

- **Scope of Work:** Comprehensive cleanup includes cleaning up trash, mowing, weed eating of backyard area and trimming of tree limbs
- **Goal:** To improve appearance, prevent varmints like rats, snakes, feral cats and dogs, prevent fires, and improve safety.
- **Action:** Homeowners should prepare for potential contractor access to backyard areas, including informing their tenants during project.
  - All gates should be unlocked between 8 am to 8 pm during the clean-up. No exceptions. If the gate is locked the lock will be removed at the owner's expense.
  - Personal items like grills, patio furniture and pets should be secured to avoid accidents or pet escapes.
  - EQRE PM, the HOA, and the contractor will not be responsible if the owner does not prepare appropriately for the project clean up.
- **Fines:** The violators will be assessed a **\$200** violation fee **PLUS** the cost of the landscaper's fee which will be no less than **\$100** which will include the:
  - trash cleanup, mowing, weed eating, tree trimming, **and if needed:**
    - securing of pet
    - removal of gate lock
    - replacement of gate lock
    - call back fee if landscaper has to return due to animal not secured
- **Notification:** Inform your tenants of the work dates - February 18, 2026, for 7-10 days

#### **SCREENS REPLACEMENT PROJECT:**



The Waterwood Townhomes (WW) HOA Board **approved** the 2026 Screen Replacement Project during the **annual** meeting in November 2025. The screens are over 20 years old throughout the complex and are faded, torn, and stretched out. The initiative aims to maintain the community's appearance, safety, and cleanliness by replacing these 20-year-old screens. The **Screen** Replacement Project will begin in April 2026, and owners will be notified once the dates have been confirmed so gates can be unlocked and animals can be secured. The contractor will only need access to the outside areas, but tenants will need to be notified so they can close the blinds in their units for privacy.

**The HOA Board wishes to thank you for your support and for assisting us in maintaining our complex.**

On behalf of the HOA Board for Waterwood Townhomes,  
Kathy G. Baca, Chairman  
Lynn Cagle, Secretary  
Doug Wittrup, Treasurer  
Anna Berry, Member

