



# HOPPENINGS

FPP0A NEWSLETTER

FALL/WINTER 2025



Happy Fall  
Y'owl!

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# Lake Weed Spraying August 26, 2025

## The WCID used BlueGill Aquatics to spray the lake vegetation

On August 26, 2025 the WCID used their funds to spray emergent weeds at the cove around the Community Access area, the West End, and around the island on the North side of the lake.

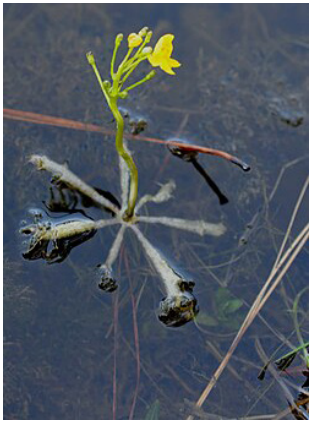






Blue Gill Aquatic Restoration specializes in restoring the health and beauty of ponds, lakes, and tanks across Texas, Louisiana, and Arkansas.

Services include pond, tank and lake cleaning, construction, repair, and installation of fountains and aeration systems.





# Lake Lowering & WCID Spillway Repair

September 8-9, 2025



During a routine inspection of the dam on June 8, 2025, the WCID found a leak in the dam that needed to be addressed. The leak in the spillway was on the South side of the dam.

They filled the voids, cleaned the cracks, then filled the cracks with caulking.

They didn't find any voids going over the top. The voids were opened back to the lakeside.

Full report and more photos on our website [Frogpondlake.com/wcid](https://frogpondlake.com/wcid)





## Thank You, Cris and Greg!

Some jobs don't get a lot of attention, but they make a huge difference for all of us. Cris and Greg Thompson have been keeping the aeration system running smoothly, adding muck pellets, and keeping an eye on the dam. In fact, it was their careful monitoring that caught a leak in the spillway before it became a bigger problem. They also stay on top of the little things—like pulling out tree saplings and unwanted vegetation—so the dam stays strong and safe.

They don't make a fuss about it; they just take care of business. And because of that, the whole community benefits. Thanks again, Cris and Greg, for all you do!





# Year of the Flood!

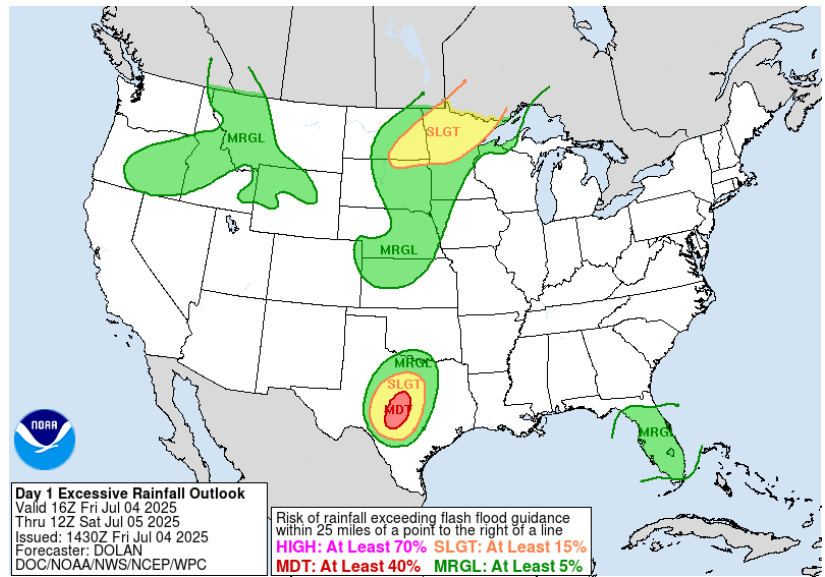
## Record-Breaking Events

Flash Flood Season: 2025 has been dubbed the **"Year of the Flood"** due to a record 3,358 flash flood warnings issued by the National Weather Service by the end of July, a record since comparable records began in 1986.

In the month of July, NWS issued 1,434 flash flood warnings — the second-highest July total in that 40 year period — and 17 flash flood emergencies. At this pace, 2025 is on track to double the national average for flash flood warnings in a single year.

**Pennsylvania:** May 2025 was the wettest May on record in Pennsylvania, with 9.72 inches of rain.

**Arkansas:** Little Rock, Arkansas, shattered a rainfall record in late August.



**Stay in Tune by  
Following the  
Tyler County  
Emergency  
Management  
Facebook Group.**



The devastating flooding in Kerrville was caused by intense, slow-moving thunderstorms that dropped large amounts of rain in a short period, amplified by the dry, hard-packed clay soil and steep, highly drained landscape of the Texas Hill

Country. This combination of heavy rainfall, a saturated ground surface from a prior drought, and a landscape that sheds water rapidly led to catastrophic flash flooding on the Guadalupe River.



# Hawks Everywhere This Summer!

East Texas hawks, particularly Red-shouldered Hawks and Red-tailed Hawks, are especially vocal during the summer because this period overlaps with their breeding season. During this time, hawks use loud screeches and calls to:

## Attract Mates

Defend their territory from other hawks and potential threats

## Communicate with their Partners or Young

Red-shouldered Hawks are known for their repeated, loud “kee-ahh” calls, which are most often heard from April through June, but can extend into July, especially if they have late broods or are still defending their nesting area. Red-tailed Hawks also make their classic “kee-eeee-arr” scream, often while soaring or during courtship.

Hawks do not screech to scare prey, but rather to communicate with each other, since they lack the complex songs of other



**Red Shouldered Hawk**

birds. Their vocalizations are a normal part of their behavior during the breeding season, and the noise typically decreases once nesting is over and the young are independent.

If you’ve heard a lot of screeching this summer, it’s likely because hawks were actively nesting or their young were fledging nearby. The adults are especially vigilant and vocal to protect their territory and communicate with each other.



**Red Tailed Hawk**



# Winterizing your Pier & Beam Lake House

Since winter temperatures are relatively mild here, the main focus for winterizing is to prevent damage from occasional, short-term freezes and to improve energy efficiency.

## Soil Movement and Structural Shifting

The most common issues with pier and beam foundations during winter include freeze/thaw soil movement, pipe freezing, moisture-related wood rot, insect damage, and poor drainage leading to water intrusion and structural shifting.

Repeated freezing and thawing cause the soil to expand and contract, leading to uneven foundation settlement, cracks in walls or floors, and misaligned doors and windows.

Heaving from ice or saturated soil puts upward pressure on piers, sometimes causing floors to become uneven or piers to tilt.

## Plumbing and Pipe Freezing

Pipes in the crawl space are especially vulnerable to freezing; burst water lines can cause flooding, major water damage, and even structural movement of piers if not quickly addressed.

Shut off the main water valve and the water heater, then drain all pipes and fixtures so no water remains to freeze or burst pipes.

Keeping pipes insulated is essential to prevent costly winter repairs.

## Moisture Damage and Wood Rot

Increased humidity from poorly ventilated or wet crawl spaces can lead to mold, mildew, and decay of wooden beams and joists.

Prolonged moisture can weaken wood, resulting in sagging floors and compromised structural integrity.

## Poor Drainage and Water Intrusion

Snow or ice melting too close to the foundation leads to pooling water, raising humidity and flooding risks for the crawl space.

Consistent drainage issues can erode support soil and destabilize piers over time.

These issues highlight the need for inspections, moisture control, pipe insulation, and pest management as part of any winterization plan for pier and beam homes.

## Foundation and Crawl Space Care

Check crawl-space vents: close and insulate them if present.

Add insulation batts rated at least R-19 under the floor joists, or consider foam or spray-foam for additional protection from the cold beneath the house.

## Insect Infestation

Termites and other wood-boring insects are attracted to moist, warm crawl spaces in winter, further damaging beams and posts.

Clean, dry crawl spaces and regular pest inspections are critical in winter.

## HVAC and Interior Systems

Set the HVAC system to heat around 55°F to prevent pipe freezing, and have it serviced before winter to ensure reliability.

Replace HVAC filters and clean ducts to maintain air quality during unmonitored months.



# Welcome to the Frog Pond Lake Community

We are pleased to welcome many new neighbors to our private lake community this year! We hope you are enjoying your new home.

If you have not done so, please visit our website [frogpondlake.com/welcome](https://frogpondlake.com/welcome) to view and download very important information, including Lake Rules, Bylaws, information on Annual Dues and more.

If you need help or have any questions, please contact the FPPOA Executive Board at [frogpondfppoa@gmail.com](mailto:frogpondfppoa@gmail.com)



## Hunting Season Approaching

**Hunting Regulations and new season dates for 2025-2026 can be found here:**

<https://tpwd.texas.gov/regulations/outdoor-annual/hunting/>

Please respect your neighbor's property and do not trespass! This includes hunting and dumping on any property that does not belong to you.



## Facebook Group Revamping

The FPPOA would like to say thank you to all the newbies for joining and to everyone who has been posting photos and neighborhood information to the group. We have been deleting all unknown members, so if you would like to join our Facebook group or invite family and friends please visit [facebook.com/groups/frogpondlake](https://facebook.com/groups/frogpondlake) and send an invite.



Please NOTE: This Facebook group page has been developed as a social page for members of Frog Pond Lake and their friends and family. The group is intended as a place to share fun times and experiences on the lake. Any and all inappropriate comments or photos will be deleted in accordance with Facebook Community Standards.

This group is NOT a forum for official Property Owners Association issues. These matters should be directed to the [Frog Pond website contact page](https://frogpondlake.com/contact-us) or by emailing us at [frogpondfppoa@gmail.com](mailto:frogpondfppoa@gmail.com). Any post regarding FPPOA business will be deleted and the posting member will be directed to the website contact page <https://frogpondlake.com/contact-us>.

Thank you for being an active member of our Facebook Community!





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