

Lakes of Brightwater

WINTER 2017

BEACON

COMING EVENTS

HOA MONTHLY MEETINGS

Clubhouse, 6:00 p.m.

Tuesday, February 21

Tuesday, March 21

Tuesday, April 18

Tuesday, May 16

BRIGHTWATER GARDEN

CLUB

Clubhouse, 6:40 p.m.

Monday, January 23

Monday, February 27

Monday, March 27

Monday, April 24

EVENING

NEEDLEWORKERS

Members' homes, 7:00 p.m.

Monday, February 6

Monday, March 6

Monday, April 3

Monday, May 1

Brightwater's Home Values



Since 2012, house prices have risen steadily in Brightwater. In 2012, the average price per square foot went from the mid-\$80s to \$106 in 2016. Last year, home sale prices here ranged from a low of \$250,000 to a high of \$385,000, and the average length of time for a house to sell was 75 days.

Curb appeal is the first impression that a house gives when potential buyers pull up to the home. They want to see a well-manicured lawn, fresh mulch, trimmed shrubs and a pop of color. Buyers typically want a move-in ready home. That means fresh paint and flooring, granite counters throughout, upgraded appliances and lighting. Use neutral colors when you paint. Cool gray tones are popular now. Browns with pink and yellow undertones are out.

Pricing your home correctly affects how long it will remain on the market. The assessed value of a house is the value that the taxes are based on and has very little to do with how much a house is "worth" – unless you are a tax assessor. The market value is the price a buyer is willing to pay for the house. These two are *not* the same.

Brightwater has a relatively low turnover. People love this neighborhood and plan to stay for a while. There are typically no more than ten homes for sale at any given time. This is great news for property values!

This Issue: Brightwater's Home Values | MCPD Report | Garden Club | Brightwater Events

Needleworkers

We're in our 16th year! Come and meet others who share your enthusiasm for needlework. Our handiwork includes knitting, crocheting, cross stitching, mending, or any other project that requires hand sewing. We meet in members' homes on the first Monday of the month from 7:00 to 8:45 p.m. Upcoming meetings are Feb. 6, Mar. 6, Apr. 3, May 1, and June 5. Call Elaine at 281-499-6660 for more information.

Boy Scout Flag Service

This is the 15th year Boy Scout Troop #1294 has been placing flags in Brightwater. Flags are at our entrances on Martin Luther King Day, Presidents Day, Memorial Day, Flag Day, Independence Day, Labor Day, Patriot Day and Veterans Day. Subscribers to the service will have flags placed in their yards on Memorial Day, Flag Day, Independence Day and Labor Day. For more information, contact Tim Gooch at 801-971-6217 or gooch.tim@gmail.com.

The "Beacon"

The Lakes of Brightwater subdivision newsletter is published four times a year, in January, April, August and November.

Newsletter Advertising

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The stone/tile work on the entrance walls at Cartwright and Lexington has been completed. Plans for landscaping are underway, and the work will begin after there is no danger of additional freezing weather.

Please pay your annual homeowner assessment fee if you have not already done so. If you have misplaced the information, contact Crest Management to replace it. Failure to pay your assessment can result in fines and legal fees.

Brightwater Garden Club

The Brightwater Garden Club is open to all and is a great place to meet fellow gardeners, learn about plants that do well in our area and develop your gardening skills. Meetings are held in the Lakes of Brightwater Clubhouse on the 4th Monday of the month with refreshments starting at 6:40 and the featured speaker at 6:50 p.m.



Upcoming meetings

January 23 - "ABCs of Winter Trees" Missouri City's Forester, Paul Wierzbicki will explain why winter is an important time for tree care and will share expert tips on how to prune, maintain and tend your trees.

February 27 - "How to Grow Plants from Plants" Ft. Bend Master Gardener Barbara Buckley will teach you how to stretch your gardening budget and become an economical gardener by learning the basics of plant propagation. A hands-on demonstration will be offered.

March 27 - "What's Bugging You?" Ft. Bend Master Gardener Kathy Gilmore will show you how to attract beneficial bugs that will help keep your garden healthy without the use of potentially harmful pesticides.

April 24 - "Ask the Expert" Melinda Sperl, owner of Dream Landscape, voted Best Landscaper, Outdoor Lighting and Outdoor Structure Company Katy, Fulshear, Richmond and Fort Bend by Living Magazine in 2015 and 2016 will provide answers to your gardening questions.

Learn more about the garden club, membership, club activities and events by visiting www.brightwatergardenclub.com.

Who Is Responsible?

Trees and shrubs planted in the grassy area between the sidewalk and street in front of your home (or in the case of a corner lot, between the sidewalk and side street of your home) are the responsibility of the homeowner. They must be maintained by the homeowner at the homeowner's expense. They are not the responsibility of the Home Owners Association, although the HOA may remind the homeowner if maintenance is necessary.



Maintenance or replacement of fencing between your home and any adjoining neighbor's lot (either on the side or behind your home) is the responsibility of you and the neighbor. Generally, the fence is constructed on the property line between you and your neighbor. You must (1) come to an agreement with the neighbor to share in the cost to remedy the situation, or (2) if the neighbor is not agreeable to sharing the cost, you can (a) get an attorney involved at your expense, or (b) you can pay the expense of repairs or replacement yourself. The HOA is not responsible for the expense of maintaining your property. The HOA may notify a homeowner of fencing issues that are noticeable from the street.

Winning Holiday Decorations - 2016

First Place



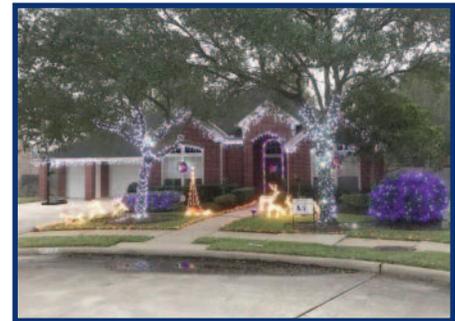
1834 Sea Breeze Court

Second Place



4219 Harborview Court

Third Place



2127 Tradewinds

Best Cul de Sac – Sea Breeze Court
Best Block – Westshore Court

Honorable Mention

2123 Westshore Drive 1727 Shoreline Drive
1502 Waterwood Court 4302 Waterlily Court
4214 Lake Terrace Court 2105 Tradewinds Drive

Hall of Fame

1711 Brightlake Way 1826 Sea Breeze Court
4111 Harbor Point Drive 1839 Northshore Drive
4010 Brightwood Street 4306 Lakefront Court
4747 Lakeside Meadow Dr. 1710 Starboard Shores Court
1806 Shoreline Drive

Children's Holiday Open House



Renting the Clubhouse

The Clubhouse is for the exclusive use of Brightwater homeowners. Residents may use the facility for a rental fee of \$250 in addition to a \$500 refundable deposit. The contract holder will be responsible for cleaning up the Clubhouse after using it. For additional information, contact Joanie Sharp at 281-499-3889 or joans1218@aol.com

Neighborhood Parking

Emergency vehicles must have clearance turning onto streets and moving between parked vehicles. Personal vehicles will be damaged if blocking the way of emergency personnel.

- Always park 15 feet or more from a fire hydrant.
- Always park 10 feet or more from a corner with a traffic signal such as a stop sign.
- Always parallel park with your right tires to the curb.
- It is illegal to drive across the street and park in front of the mailboxes to get your mail. (This would be parking with your left tires to the curb.)
- Vehicles parked on public streets must be moved every 48 hours.
- Inoperable vehicles are not allowed on public streets and will be towed at the owner's expense after being given a 48-hour warning.
- It is illegal to park boats and RV campers on the street for reasons other than unloading.
- Park in your garage or driveway at night as a safety precaution. Avoid parking on the street as much as possible during the day.

Caution and Kindness

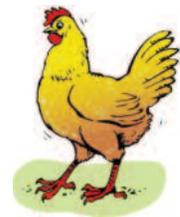


The alligators people talk about seeing in our lakes are *real*. A resident took this picture to remind everyone to be careful! If your dog likes to swim in the lake, know that alligators love dog meat and have no social

conscience about making a meal out of your beloved pet.

Please be kind to our wildlife. Our lakes and creek offer a hospitable habitat for our animal friends to live and thrive in if we respect their right to share our environment. If you've ever seen one of our mama ducks with a trail of baby ducks following her on land or water, you can't help but say, "Awwwww." **Bread is bad for a duck's digestive system.** Invest in some unprocessed corn or other grains if you enjoy feeding them.

Brightwater has many dog and cat lovers whose pets are as important to them as a human. A lost pet can be one of life's great traumas. It is a well-known fact that spaying or neutering your pet is one way to control his adventuresome spirit to see if the grass really is greener on the other side of the fence. Microchipping your furry friend is a simple procedure and makes it much more likely that you will be reunited with your pet.



No Way!

This one is hard to believe. There is a report of a crowing rooster in a Brightwater resident's back yard—at 5:30 a.m. – exactly when roosters are supposed to crow, but **not** in Lakes of Brightwater. Tell me it isn't so!

If Fido digs a hole under the backyard fence and decides to go wandering, try to track him down by contacting the Missouri City Animal Shelter to see if he has been turned in and is waiting for you to pick him up. The shelter is located at 1923 Scanlin Road in Missouri City and is a great place to start if you are in the market to adopt a pet. Call 281-403-8707 to ask about your missing pet.

Missouri City Police Department and...

November and December 2016

Police responded to numerous calls that were either resolved, dismissed or disregarded. Those requiring police action were:

- | | |
|--|------------------------|
| 1 Animal check | 6 Ordinance violations |
| 3 Accidents | 5 Parking violations |
| 2 Assaults | 1 Solicitor |
| 1 Burglary of a motor vehicle, in progress | 3 Suspicious activity |
| 1 Disturbance | 2 Suspicious vehicles |
| 1 DUI | 4 Traffic stops |
| 3 Forgeries | |

Diane Giltner
dgiltner5@comcast.net

CREST MANAGEMENT

Liz Trapolino with Crest Management is the Account Manager for the Brightwater Homeowners Association. If you have any correspondence, issues or questions, please direct those to her attention at:

**Liz Trapolino, Brightwater Acct. Manager
Crest Management**

17171 Park Row, Suite 310
Houston, TX 77084
281-945-4645 Direct
281-579-0761 Main Office, ext. 645
281-579-7062 Fax
liz.trapolino@crest-management.com

For Architectural Control (ACC) applications

Jill Redmond

281-945-4616 Direct
281-579-7062 Fax
jill.redmond@crest-management.com

Police & Fire Emergency:	911
Police	281-403-8700
Fire	281-403-4300
City Hall	281-403-8500
Animal Control	281-403-8707
Code Enforcement Hotline	281-403-8560
Gas Services	713-659-2111
Mail Delivery	281-208-1832
Electricity Problems	713-207-2222

HOA Board of Directors

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Dave Lemons
281-499-0146

Communications

Vacant

Facilities

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Grounds

Betty Grant
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Social

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281-499-0695

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Brightwater Beacon

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Brightwater Bulletin

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Brightwater Website

www.lakesofbrightwater.com
Monty Campbell
281-652-5802
info@preparedpublications.com

Brightwater Crime Watch Report

11-17-16 Brightwater Drive: Resident reported driver speeding before entering the Southminster School parking lot.

11-21-16 Lakeside Meadow Drive: Stray dog attacked another dog being walked. Couple was bitten as they separated the dogs. Animal Control responded.

11-29-16 Theft of several mulch bags. Property was recovered and returned to owner.

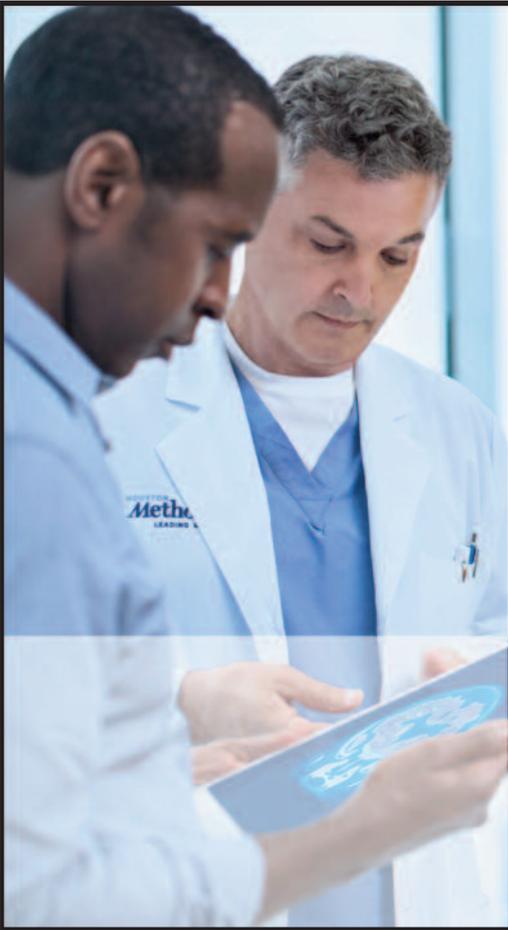
12-02-16 Midstream: Resident's security camera recorded attempted burglary of a motor vehicle. Police responded.

12-09-16 Lakefront/Oyster Creek: Resident concerned about bicyclists on rugged ground directly behind homes instead of riding on trail path.

12-12-16 Westshore Drive/Tradewinds: Driver of black Mustang GT reportedly runs the stop sign both day and night.

12-27-16 Lake: Resident reported a young boy kicking at ducks and throwing objects at them as they flew to safety. Adults accompanying him stood by without correcting behavior.

Vacation Watch: Call MCPD at 281-403-8700 or BCW at 281-499-0695.



COMPLEX NEUROLOGICAL CONDITIONS — TREATED IN SUGAR LAND.

At the Neuroscience & Spine Center at Houston Methodist Sugar Land Hospital, our physicians collaborate across specialties to diagnose and treat common to complex neurological disorders. With innovative and advanced treatment options, we provide the most comprehensive care close to home.

Our team of physicians treats a variety of disorders, including

- Alzheimer's disease and memory disorders
- Amyotrophic lateral sclerosis (ALS)
- Back and neck pain
- Brain and spinal tumors
- Epilepsy and seizures
- Headaches and migranes
- Multiple sclerosis (MS)
- Parkinson's disease
- Sleep disorders
- Stroke

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SUGAR LAND HOSPITAL

For more information, visit houstonmethodist.org/sugarland-neuro, or to schedule an appointment, call **281.274.7979**.

HOUSTON METHODIST BREAST SURGERY PARTNERS WELCOMES DR. SANDRA TEMPLETON



Sandra Templeton, MD

DR. SANDRA TEMPLETON is a well-respected breast care expert in Fort Bend County and a caring, compassionate partner in her patients' fight against breast cancer. As a board-certified surgeon, she has extensive experience in the most effective, minimally invasive mastectomy procedures, designed to achieve a more cosmetically pleasing outcome. She works side-by-side with the oncology team at Houston Methodist Sugar Land Hospital to develop individualized care plans that give women hope for a healthy future.

To schedule an appointment, call **281.494.3000**.

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Sugar Land, TX 77479
281.494.3000

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THE BRIGHTWATER BEACON

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SELL US YOUR CAR!™

 **TEXASDIRECTAUTO.COM**

The advertisement features a bright yellow background with radiating lines. In the center, the text "SELL US YOUR CAR!™" is written in large, bold, black letters. Several puppies of various breeds are positioned around the text: a light-colored puppy at the top left, a dark puppy at the top right, a small tan puppy in the middle, two golden retriever puppies at the bottom left, and a brown and white puppy at the bottom right. At the bottom of the advertisement, there is a blue banner containing the TexasDirectAuto.com logo and the website name in white text.