

Lakes of Brightwater

SPRING 2022

BEACON

To subscribe for free Brightwater eBulletins, email your name and street address to ramirezsusana51@gmail.com

COMING EVENTS

HOA MONTHLY MEETINGS

Clubhouse, 6:00 p.m.

Wednesday, May 25

ANNUAL MEETING

Monday, June 20

Southminster Presbyterian Church, 7:00 p.m.

Wednesday, July 27

Wednesday, August 24

BRIGHTWATER GARDEN CLUB

(Meetings will resume in the Fall.)

BRIGHTWATER CANCER SUPPORT GROUP

Clubhouse, 6:30 p.m.

Thursday, May 12

Thursday, June 9

Thursday, July 14

Thursday, August 11

For information, contact

ramirezsusana51@gmail.com

NEEDLEWORKERS

Members' homes, 7:00 p.m.

Monday, June 6

For information, contact

Elaine Smith, 281-499-6660,

emchabert@comcast.net

POOL TAGS

Clubhouse, 11:00 - 3:00 p.m.

Saturday, May 21

Saturday, May 28

The Texas Legislature approved a number of amendments pertaining to homeowner associations in their 2021 session. In accordance with the Texas Property Code, the Brightwater HOA Board developed policies that addressed the state-mandated legislation, and the Board passed them in the March meeting.



Several outline limitations for the Architectural Control Committee member make-up and spell out the appeals process. Others relate to religious displays, security issues such as cameras, swimming pool enclosures and bids for large contracts. These have been filed with the Clerk of Courts and subsequently posted on the HOA website.

As announced earlier this year, the Board voted to install Flock cameras at both entrances. The cameras are motion-operated and collect license plate information on vehicles entering Brightwater at Lexington and Cartwright. The primary goal for these cameras is to protect HOA common property and law enforcement has access to the data for investigative use as needed.

Designated Board members will monitor the data to ensure the cameras are working properly, but recordings will not be downloaded or used otherwise. Data is encrypted, stored and deleted after 30 days.

Residents can opt-out of having their vehicles license plate data recorded by using the Flock SafeList. An eBulletin was sent earlier this month explaining how to opt-out. If you did not receive it, you can request the link at info@lakesofbrightwater.com. The Board also adopted a security camera policy. It will be posted on the website with the policies noted above.

This Issue: Flock Cameras | Landscape Report | Board Elections | Deed Violations | Trash Schedule | MCPD Report

How Deed Violations Are Addressed

The majority of our neighborhood homeowners keep their properties well maintained, but there are violations that do occur in the subdivision. Crest Management is tasked with inspecting Brightwater properties twice a month. Violations can range from minor things, like trimming low hanging tree branches to more serious infractions such as adding an exterior addition without HOA approval.

When a violation is noticed, Crest will send a courtesy letter to the homeowner. If not corrected, the next month a reminder letter is sent, followed by a certified letter 30 days later. If still uncorrected, a final demand letter is mailed. Violations that are not resolved after this are sent to the HOA attorney.



Most homeowners correct their violations, and the HOA strongly encourages residents to contact Crest Management if more time is needed to remedy the issue. Per legislative regulations, almost four months can go by while a violation is outstanding. Be assured, the Board strives to keep the neighborhood looking good!

April Yard of the Month



1822 Sea Breeze Court

Lifeguards Needed

The Brightwater Community Pool will officially open on Saturday, May 28. The pool management company needs to hire lifeguards for Brightwater and other locations. Regulations prevent a resident of Brightwater from working as a guard. If you are aware of area youth who are qualified and are looking for a summer job, ask them to contact A-Beautiful Pools at www.a-beautifulpools.com or 281-376-6510.

Flag Service



Boy Scout Troop 731 will offer flag service to residents of Brightwater for a donation of \$35 for the 2022 calendar year. Funds help to support youth in their scouting activities. Flags will be placed in subscribers' yards on Memorial Day, Flag Day, Independence Day, Labor Day and Veterans Day.

Flag service sign up will be available at the pool tag distributions. You may also request it by going to <https://www.signupgenius.com/go/6oboe4eada92faaf49-20203>, or there is a white lockbox on the porch at 1727 Shoreline Drive, Missouri City, TX 77459. Make checks payable to BSA Troop 731, and include the coupon below.

For additional information, contact Joanna Ouderkirk, 281-845-4155 or jejouderkirk@gmail.com.

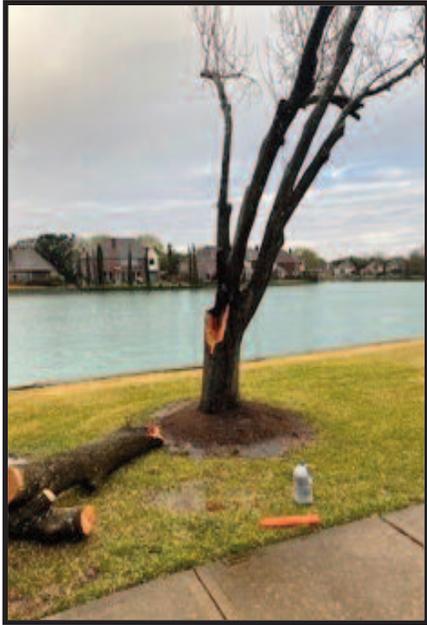
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YES! I want flag service for 2022!

Name _____ Phone # _____

Brightwater address _____

Drop coupon into the white lockbox at 1727 Shoreline Dr. Make out check to BSA Troop 731.

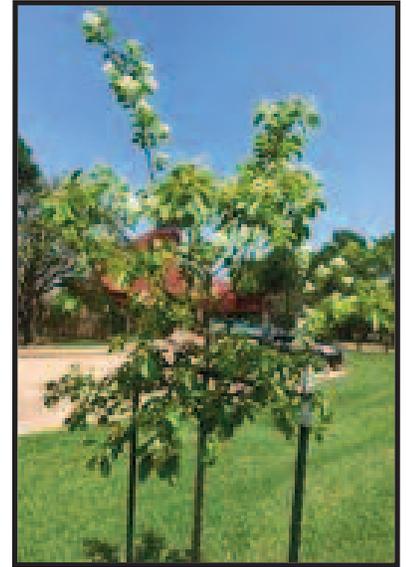


This is what can happen when a Bradford Pear tree ages out.

Many of Brightwater’s Bradford pear trees have disappeared in recent years. These have been lovely trees and a welcome harbinger of spring in Brightwater. Unfortunately, they have a limited lifespan and can become a hazard. Without warning, they can drop very large limbs with the potential to do serious damage. One way to extend a tree’s life is to give it a heavy trimming periodically to reduce the weight the tree is supporting. See the trees near the Clubhouse as examples. They may look strange and even a little scary after a major cut back, but in a few months the trees will fill out.

The Landscape Committee keeps a close watch on the trees in common areas and directs the removal of a dozen or more each year, replacing them with a variety of hardier trees. Five new Chinese Fringe trees were planted near the Clubhouse parking lot. These spring-blooming medium-sized trees are similar to the Bradfords, but much more durable.

Each year, hardy trees such as oaks and maples are added to the parks and along the green belt that borders the large lake. Brightwater has lovely green spaces and everything possible is done to keep them beautiful and safe for residents.



Chinese Fringe Tree

HOA Board Elections

Brightwater’s Homeowners Association Annual Meeting will be held on Monday, June 20, at the Southminster Presbyterian Church. The meeting will begin at 7:00 p.m. with registration at 6:45 p.m.

There are **two** HOA Board positions open this year. Ideal candidates should demonstrate a dedication to community service, a commitment to being involved in the community, and a willingness to serve a two-year term.

Contact heathere@crest-management.com for information on how you can run for office. Brightwater must continue to have strong leadership to thrive.



Trash Collection Schedule for Brightwater

	May	June	July	August
Garbage Pick-up – Blue bin provided by GFL, 281-403-5800, www.missouricitytx.gov	Every Tuesday and Friday	Every Tuesday and Friday	Every Tuesday and Friday	Every Tuesday and Friday
Recycling – Gray bin provided by GFL, 281-403-5800, www.missouricitytx.gov	3 rd , 17 th & 31 st	14 th & 28 th	12 th & 26 th	9 th & 23 rd
Yard refuse – in CLEAR biodegradable bags; branches tied in bunches or personal garbage container of leaves, grass, etc.	Every Tuesday	Every Tuesday	Every Tuesday	Every Tuesday
Bulk Waste – Regular garbage bags of yard waste; large trash items that do not fit in garbage bins	3 rd , 17 th & 31 st	14 th & 28 th	12 th & 26 th	9 th & 23 rd

Residential Directory

Currently, over 600 Brightwater households have submitted information to be included in the updated 2022 Directory. If you are new to the community, or simply have not yet sent in your information, then contact Susan Ramirez at ramirezsusan51@gmail.com. The Directory is only for residents of Brightwater and is not shared or sold to businesses.

The Lakes of Brightwater is a deed-restricted community. A list of the “covenants, conditions and restrictions” can be found at www.lakesofbrightwater.com under Forms and Documents.

“Beacon”

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

Newsletter Advertising

Grow your business! Advertise in the “Beacon.” For advertising rates, please contact Prepared Publications at 281-652-5802 or info@preparedpublications.com

Website Address

www.lakesofbrightwater.com

Tennis Court Keys and Reservations

If you need a new key for access to the tennis courts, or if you have experienced difficulties reserving a court using the online system, contact Joanie Sharp at joans1218@aol.com. It may be as simple as submitting your email address to get your User ID.

There is no charge for a key if you have your old one to turn in. Otherwise, the cost is \$25 for a new key. Tennis court keys will be available at Pool Tag registrations, May 21 and May 28.

New Neighbors

As some residents have noticed, Brightwater will have a new neighbor occupying the old swim school on Cartwright Road. Anchor Construction is renovating the facility for their new headquarters with plans to move in this summer. The company specializes in commercial construction, including convenience stores, restaurants, multi-family living and hotels.



Site plan for Anchor Construction office

Courtesy for Walkers

Remembering to be courteous is important whether we are driving or walking. Walkers should:

- Stay to the right – This is the number one rule of walking. Staying to the right will help you and everyone else avoid those awkward moments on the sidewalk when you don’t know who is going to go left or right.
- Don’t take up the entire sidewalk – If you’re walking with one or more persons, walk with no more than two abreast and fall into a single line when others approach.
- Walk faster or move over – Very similar to the right hand lane on the highway. If you are walking slowly and prohibiting people from passing, please move over.
- Get off the phone – Walking while talking on a cell phone takes attention off your surroundings. Step off the sidewalk to take a call or find a bench to have your conversation.

Missouri City Police Department and...

January – March 2022 MCPD responded to numerous calls that were resolved, dismissed or disregarded. Those requiring action:

1	Accident - minor	1	Fraud
1	Assist citizens	2	Harassment
1	CPS investigation	1	Ordinance violations
1	Death investigation	2	Parking violation
3	Disturbances	1	Premise check
1	Forgery	9	Suspicious activities
1	Found Person	1	Traffic complaint
1	Found Property	3	Traffic stops

CREST MANAGEMENT

Heather Esteban 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:

**Heather Esteban, Brightwater Acct. Mgr.
Crest Management**

17171 Park Row, Suite 310
Houston, TX 77084
281-945-4630 Direct
281-579-0761 Main Office, ext. 630
281-579-7062 Fax
heathere@crest-management.com

For Architectural Control (ACC) applications:

Katie, Assistant Manager

281-945-4663 Direct
281-579-7062 Fax
katie@crest-management.com

Tammy, Accounting Rep.

281-945-4658
tammya@crest-management.com

Police and 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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d6mauricio@gmail.com

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nschoepf@gmail.com

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neeta@neetasane.com

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Dave Lemons
281-499-0146

Communications

Susan Ramirez
713-899-3471

Facilities

Bob Higgins
713-569-3382

Grounds

Nancy Hudson
832-656-1686

Lighting/Electrical

Dave Lemons
281-499-0146

Social

Diane Giltner
281-499-0695

Community Contacts

Neighborhood Watch

Diane Giltner
281-499-0695
dgiltner5@comcast.net

Clubhouse Rental/Tennis

Joanie Sharp
joans1218@aol.com
281-499-3889

Pool

Angela Harris
281-773-5139

Brightwater Neighborhood Watch Report

Flyers advertising businesses or missing pets are routinely removed from mailboxes leaving unsightly tape marks. Brightwater eBulletins can alert neighbors about missing pets. Mailboxes are federal property and cannot be used as message boards

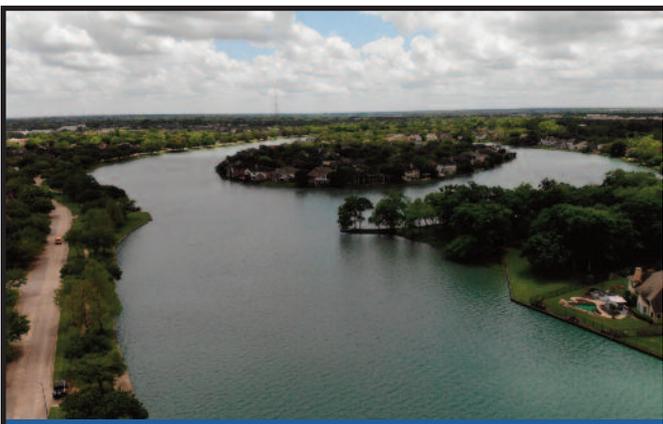
More than 20 commercial signs posted throughout Brightwater were removed.

Multiple reports of GFL containers, bagged trash and landscape debris placed curbside outside of collection days/times in violation of Missouri City Code Enforcement.

MCPD radar operated on Brightwater Drive to capture speeding data.

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





Your local Real Estate specialists
for selling or buying!

Laura and Duane Parks - 832-499-2757

Lparks@kw.com



Two of the HOA bollard light fixtures on the median near Cartwright were recently hit in an accident on Brightwater Drive. The Operations Committee will assess the damage and determine how to best repair or replace the lighting on this median.

Planning a Home Improvement Project?

Spring and summer are great times to update and refresh residential properties. In Brightwater, a number of projects require Architectural Control Committee (ACC) approval. Homeowners can visit lakesofbrightwater.com, go to the Forms and Documents tab and select the "Exterior Modification Request" link (forwards to the Crest Management portal page). There is also a detailed explanation on how to apply for a modification on the Brightwater site.



The following are many of the projects that require ACC approval:

Arbor, gazebo or pergola
Basketball goal
Concrete walkway
Deck
Driveway extension
Exterior paint
Fence change or staining
Flag
French drains
Front door replacement/staining
Garage door replacement/
staining/painting

Gutters
Hot tub
Landscape lights
Landscaping/trees
Outdoor kitchen
Patio – new, extension or cover
Paved walkway
Play structure
Pool
Roof
Room addition
Satellite dish

Shutters
Solar panels or screens
Sprinkler system
Storage shed/building
Storm door
Trampoline
Window replacement

COMPLEX NEUROLOGICAL CONDITIONS

Treated in Sugar Land

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

Our team of physicians treats a variety of conditions, including:

- Alzheimer's disease and memory disorders
- Aneurysms
- Brain tumors
- Neuropathy
- Parkinson's disease and tremors
- Sleep disorders
- Spinal disorders
- Stroke and transient ischemic attack (TIA)

Your health is our priority. To keep you safe, our physicians and employees are vaccinated against COVID-19.



TO SCHEDULE AN APPOINTMENT

Scan the **QR code**,
visit houstonmethodist.org/neuro-sl
or call **281.274.7979**.



THE BRIGHTWATER BEACON

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