

# Lakes of Brightwater

WINTER 2021

BEACON

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[ramirezsusana51@gmail.com](mailto:ramirezsusana51@gmail.com)

## COMING EVENTS

### HOA MONTHLY MEETINGS

(Virtual meetings, 6:00 p.m.,  
until further notice. See  
eBulletins for updates.)

**Wednesday, February 24**

**Wednesday, March 24**

**Wednesday, April 28**

### BRIGHTWATER GARDEN CLUB

(Meetings suspended until  
further notice.)

### BRIGHTWATER CANCER SUPPORT GROUP

(Virtual meetings, 6:30 p.m.)

**Wednesday, February 3**

**Wednesday, March 3**

**Wednesday, April 7**

For information, contact  
[ramirezsusana51@gmail.com](mailto:ramirezsusana51@gmail.com)

### NEEDLEWORKERS

(Virtual meetings, 7:00 p.m.)

**Monday, February 1**

**Monday, March 1**

**Monday, April 5**

For information, contact  
[skmclure@gmail.com](mailto:skmclure@gmail.com)

### TENNIS COURT KEY DISTRIBUTION

Clubhouse, 10:00 a.m. –  
2:00 p.m.

**Saturday, February 20**

### The “Beacon”

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

## Holiday Decoration Contest



**First Place** 1706 Lakewinds Drive

With wreaths in every window, this lovely home featured a large nativity display and white “JOY” letters as a holiday message. The front door welcomed with “Noel” and winter greenery, candy canes were sprinkled here and there, and red ornaments hung from the trees. A nutcracker stood watch over presents in the yard with a sleigh loaded with more. Lantern-lit little creatures reading bedtime books and a “Happy Holidays” sign added to the décor.

The Brightwater Garden Club chooses four of its members each year to serve on a committee to judge outdoor holiday decorations. They have an enormous job to survey all 795 homes in Brightwater and choose first-, second-, and third-place winners.

Other awards included Honorable Mention, Best Block or Street and Best Cul de Sac. Once a home has placed three times—winning first-, second- or third-place awards—it is eligible to enter the Hall of Fame the following year, provided the home is suitably decorated and owned by the same residents. This past season, 11 displays in the Hall of Fame provided a WOW factor for holiday decoration sightseers.

### REMINDER

January 31 is the deadline for submitting your annual Homeowners Association dues to avoid late fees. If you have any questions, contact Hannah at Crest Management, 281-945-4603 or [hannahs@crest-management.com](mailto:hannahs@crest-management.com).

**This Issue:** Holiday decorations | Tennis Courts | HOA Committees | Trash Schedule | Yards of Month | MCPD Report

# Holiday Decorations



**Second Place**  
4110 Jetty Terrace Circle

A beautiful angel hovered over a lighted manger scene as a trio of bright white deer stood at a distance. A pair of deer pulled a small sleigh in the yard, and a masked Mickey offered "Merry Christmas" next to gift packages. Lighted oaks were ringed with poinsettias.



**Third Place**  
4322 Lakeside Meadow Drive

A cheery sight entering or leaving Brightwater, this corner home welcomed all with a nativity scene, a bright NOEL festooned with bears and snowmen, a candy cane-lined walkway and a lighted spiral tree. The oaks dripped with ornaments and moving icicles.

<b>Best Block/Street</b> 1834-1852 Brightlake Way	<b>Honorable Mention</b> 4103 Admiral Court 4106 Brightwood Drive 4114 Eastshore Street 4215 Harbourview Court 1711 Lakewinds Drive	<b>Honorable Mention</b> 1847 Lakewinds Drive 1822 Sea Breeze Court 4302 Waterlily Court 4407 Waterlily Court	<b>Hall of Fame</b> 1711 Brightlake Way 4111 Harbor Point Drive 4219 Harbourview Court 4623 Lakeside Meadow Dr 4747 Lakeside Meadow Dr 1902 Lakewinds Drive	<b>Hall of Fame</b> 1839 Northshore Drive 1826 Sea Breeze Court 1806 Shoreline Drive 1710 Starboard Shores Ct 2123 Westshore Drive
<b>Best Cul de Sac</b> Northshore Court				

## Tennis Court Key Distribution

On February 20, the lock to the Brightwater Tennis Courts will be changed. Residents can pick up new keys to the courts by coming to the Clubhouse that day between 10:00 a.m. and 2:00 p.m. Masks are mandatory and social distancing is highly recommended. Residents may turn in old keys and get a new key at no charge. Without a key to turn in, the charge will be \$25 for a key, and residents must be in good standing with the HOA.

## Electronic Registration for Tennis



As technology progresses, so do changes in process. The HOA Board has decided to implement a new online registration procedure for reserving the tennis courts. This will accomplish two goals: (a) make it easier to reserve a court without needing to go to the courts to sign the reservation sheet, and (b) allow all our residents an equitable chance to reserve and play on the courts while following Brightwater's approved rules governing conduct. Online registration has worked well for other HOAs; it will make clear who has reserved the court and reduce the time and efforts of our volunteers.

Online registration instructions will be available at the tennis key distribution on Saturday, February 20. We anticipate our residents will embrace this new procedure. For those needing assistance, volunteers will help negotiate the change to online registration.

# HOA Committees at Work

The Brightwater Board met last September to review the existing HOA committee structure, look at possible changes and select Director liaisons who can assist committee chairs in projects, budgeting and membership. During discussion, members agreed that a Projects and Planning Committee would be beneficial to the HOA and the Board in particular. With input from other committees, it would identify both short- and long-term projects for Brightwater and prioritize those based on importance, cost and scheduling. Additionally, it would assist in coordinating the reserve study, which is conducted every three to five years.

A reserve study is a professional review of all major assets belonging to the association. It evaluates how much life they have left and how much they're likely to cost when they wear out. The analysis estimates replacement cost and divides it by the number of years the item is estimated to last. From the reserve study report, the Board can determine how much money to set aside each year to replace Brightwater assets when necessary.

Below are the current HOA committees. Residents who have questions or concerns can reach out to these volunteers regarding a particular Brightwater issue. See the contact list on page 5 for email addresses or telephone numbers.

## Architectural Control Committee

David Lemons, Chair

Board Liaison - any Board member can offer assistance, as needed

## Communications Committee

Susan Ramirez, Chair

Board Liaison: Diane Mauricio



Diane

Diane has experience in public relations, government affairs and marketing for corporations, small businesses and nonprofits. She has worked in forest products, oil and gas and the healthcare industries.

## Grounds Committee

Nancy Hudson, Chair

Board Liaison: Nancy Schoepf



Nancy

Nancy Schoepf has recently retired as a maintenance engineer for ARAMCO Oil Company. She also serves on the board of directors for Missouri City Green and is a Fort Bend County master gardener.

## Operations Committee

Bob Higgins, Facilities

Angela Harris, Pool

David Lemons, Electrical

Joanie Sharp, Tennis Courts/Clubhouse

Board Liaison: Kent Hudson



Kent

Kent is retired from his nationwide IT consulting business and is one of the original homeowners in Brightwater. He holds a Bachelor of Arts degree in Math and Physics from Texas A & M.

## Projects & Planning Committee

Joseph Mauricio, Chair

Board Liaison: Michael McDonald



Michael

Michael is an IT professional focusing on big data and analytics. He has spent the majority of his career in commercial aviation and is currently employed with a large Houston-based technology provider.

## Social Committee

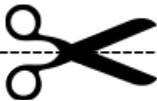
Diane Giltner, Chair

Board liaison: Fangming Zhu



Fangming

Fangming received her Master of Arts degree in Sociology from Eastern Michigan University. She has held positions at General Motors, Enron and Direct Energy as a statistician, quality engineer and computer programmer.



## Trash Collection Schedule for Brightwater

	February	March	April	May
<b>Garbage Pick-up</b> – Blue bin provided by WCA, 281-403-5800, <a href="http://www.missouricitytx.gov">www.missouricitytx.gov</a>	Every Tuesday and Friday			
<b>Recycling</b> – Gray bin provided by WCA, 281-403-5800, <a href="http://www.missouricitytx.gov">www.missouricitytx.gov</a>	9 <sup>th</sup> & 23 <sup>rd</sup>	9 <sup>th</sup> & 23 <sup>rd</sup>	6 <sup>th</sup> & 20 <sup>th</sup>	4 <sup>th</sup> & 18 <sup>th</sup>
<b>Yard refuse</b> – in CLEAR biodegradable bags; branches tied in bunches or personal garbage container of leaves, grass, etc.	Every Tuesday	Every Tuesday	Every Tuesday	Every Tuesday
<b>Bulk Waste</b> – Regular garbage bags of yard waste; large trash items that do not fit in garbage bins	9 <sup>th</sup> & 23 <sup>rd</sup>	9 <sup>th</sup> & 23 <sup>rd</sup>	6 <sup>th</sup> & 20 <sup>th</sup>	4 <sup>th</sup> & 18 <sup>th</sup>

## Attention!

Problems continue with yard waste and/or heavy trash being put out days before regular garbage collection. The Missouri City law is clear: **No trash containers of loose or bagged yard waste may be set at the curb until 6:00 p.m. the day before pick-up!**

To report a violation, residents may use the City's "See Click Fix" website: [seeclickfix.com/missouri-city](http://seeclickfix.com/missouri-city). From the orange Missouri City toolbox, select either "View Requests" to go to existing posts or "New Request" to file a new complaint. In addition to trash issues, categories include animal control, fence violations, junk/abandoned vehicles, lighting, noise and trees among others. Requests are filed anonymously, and the City is timely in their follow-up.

**For more information on trash and recycling, go to [www.missouricitytx.gov](http://www.missouricitytx.gov).**

### Newsletter Advertising

Grow your business! Advertise in the "Beacon." For advertising rates, please contact Prepared Publications at 281-652-5802 or [info@preparedpublications.com](mailto:info@preparedpublications.com)

**The Lakes of Brightwater is a deed-restricted community. A list of the "covenants, conditions and restrictions" can be found on the subdivision's website under Forms and Documents.**

### Website Address

[www.lakesofbrightwater.com](http://www.lakesofbrightwater.com)

## Yards of the Month



**October**  
1822 Lakefront Drive



**November**  
1951 Lakewinds Drive

### Thank you, Brightwater!

Thank you, Brightwater, for your generous response to Missouri City's Police and Fire Departments Thanksgiving Food Drive.

**What's blue and brings people together? Hint: The current one is five years old and will be redone this year!**



Construction has started on the Oyster Creek Office Condominium development at Cartwright and Brightwater Drive. The property has been cleared and drainage work is ongoing. The Board and Westco are coordinating with the developers to ensure the integrity of our walls, landscaping and irrigation lines along Brightwater Drive. Look for continued updates as the project progresses this spring and summer.

## Missouri City Police Department and...

**October – December 2020** MCPD responded to numerous calls that were resolved, dismissed or disregarded. Those requiring action:

4	911 calls	1	Forgery
1	Accident - minor	3	Harassments
4	Assist citizens	1	Intimidation
1	Burglary - residence	8	Ordinance violations
2	Criminal mischiefs	1	Parking violations
2	Deaths - natural	2	Shots fired
4	Disturbances - noise	3	Suspicious activities
6	Disturbances - persons	1	Suspicious vehicle
1	Failure to stop & render aid	1	Theft
1	Fireworks	10	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

**Hannah, Accounting Rep.**  
 281-945-4620  
 hannahs@crest-management.com

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

## HOA Board of Directors

Diane Mauricio, President  
 281-208-1919  
 d6mauricio@gmail.com

Michael McDonald, V. P.  
 281-750-2003  
 michael.mcdonald7@comcast.net

Nancy Schoepf, Secretary  
 832-859-4759  
 nschoepf@gmail.com

Fangming Zhu, Treasurer  
 713-478-0490  
 fmzhu123@gmail.com

Kent Hudson, Member at Large  
 281-403-9269  
 ekenthudson@gmail.com

## Brightwater Committees

### **Architectural Control**

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

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### **Brightwater Beacon**

Susan Ramirez, Editor  
 713-899-3471  
 ramirezsusan51@gmail.com

### **Brightwater eBulletin**

To subscribe, email  
 ramirezsusan51@gmail.com

### **Brightwater Website**

www.lakesofbrightwater.com  
 Susan Ramirez  
 713-899-3471  
 ramirezsusan51@gmail.com

### **Clubhouse Rental/Tennis**

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

### **Pool**

Angela Harris  
 281-773-5139

## Brightwater Neighborhood Watch Report

- Illegally parked cars (front ends to curbs) in cul-de-sacs
- Individual driving erratically; MCPD investigating
- Tree branches obstructing streetlights and blocking street and traffic signs (trimming is homeowners' responsibility)
- Illegal fireworks

Neighborhood Watch programs are a factor in deterring crime. Consider giving just two hours a month to make our neighborhood one of the safest in Missouri City. For more information, contact Diane Giltner at 281-499-0695 or dgiltner5@comcast.net.





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- Is Your Driveway, Patio or Pool Deck **BLACK** with Mildew?
- Have You Gotten One of **THOSE** Letters from Your HOA?
- Have the Spider Pods and Mud Dobbers Taken Over **YOUR** Home?

# 281-277-4013

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