

# Lakes of Brightwater

WINTER 2022

BEACON

## Holiday Decorating Contest



**First Place**  
1706 Lakewinds Drive

This repeat winner celebrated many aspects of the holiday season. On one side of the beautifully illuminated yard, a glittering nativity scene and a watchful angel sent a message of joy. On the other side, candy canes, glowing presents, a solemn nutcracker sentinel, a bright lantern, festive woodland creatures, and a green spiral tree reflected the fun side of the holidays. The front door, with its brightly lit holiday greenery and wreath, bid a happy “Noel” to visitors.

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

Other awards were 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.

### 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).

To subscribe for free Brightwater eBulletins, email your name and street address to [ramirezsusana51@gmail.com](mailto:ramirezsusana51@gmail.com)

### COMING EVENTS

#### HOA MONTHLY MEETINGS

(Watch eBulletins for meeting locations.)

**Wednesday, February 23**

**Wednesday, March 23**

**Wednesday, April 27**

#### BRIGHTWATER GARDEN

##### CLUB

(Watch eBulletins for meeting locations.)

**Monday, February 28**

**Monday, March 28**

**Monday, April 25**

#### BRIGHTWATER CANCER

##### SUPPORT GROUP

(Watch eBulletins for meeting locations.)

**Thursday, February 10**

**Thursday, March 10**

**Thursday, April 14**

For information, contact

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

#### NEEDLEWORKERS

Members' homes, 7:00 p.m.

**Monday, February 7**

**Monday, March 7**

**Monday, April 4**

For information, contact

Elaine Smith, 281-499-6660,

[emchabert@comcast.net](mailto:emchabert@comcast.net)

#### **Website Address**

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

# Holiday Decorations



**Second Place**  
4322 Lakeside Meadow Drive

Brightwater's Lexington entrance was graced with a cheery corner home that said NOEL to the traffic coming and going. A brightly lit nativity scene with kings and shepherds and an arching star celebrated the season. A glowing snowman pointed the way to a candy cane entry guarded by a tall nutcracker and a spiral tree under dripping icicles.



**Third Place**  
1711 Lakewinds Drive

Bright stars and globes of light hung from a tall sparkling tree above a colorful arch and nativity scene with a stately gold and white angel. A glowing snowman and tree stood nearby to represent another holiday theme. Two elegant reindeer nestled among multicolored shrubs, and an impressive arch of lights and stars dangled high above the welcoming front door.

<b>Best Block/Street</b> Eastshore Dr.	<b>Honorable Mention</b> 4110 Jetty Terrace Circle 4114 Jetty Terrace Circle	<b>Honorable Mention</b> 1807 Shoreline Dr. 4406 Waterlily Ct.	<b>Hall of Fame</b> 1711 Brightlake Way 4111 Harbor Point Dr.	<b>Hall of Fame</b> 1839 Northshore Dr. 1826 Sea Breeze Ct.
<b>Best Cul de Sac</b> Sea Breeze Ct.	4714 Lakeside Meadow Dr. 1710 Lakewinds Dr. 1847 Lakewinds Dr.	4006 Waterstone Dr. 4007 Waterview Ct.	4219 Harborview Ct. 4747 Lakeside Meadow Dr. 1902 Lakewinds Dr.	1806 Shoreline Dr. 1710 Starboard Shores Ct

## Day-to-Day HOA

Have you ever wondered how the Brightwater HOA operates on a daily basis? Let's take a look:

The HOA, in lieu of full or part-time employees, depends on volunteers to fill the roles of Board Directors and Committee members. Directors review and manage the HOA's financials, legal issues, maintenance and improvement projects, communications, landscaping and social activities. Committee chairs and members oversee the daily/weekly/monthly responsibilities for those same activities:



Reviewing and making decisions on submitted ACC applications (Exterior Modification Requests)



Monitoring landscaping maintenance, including tree pruning, bed improvements and parks equipment



Communicating with Brightwater residents via the newsletter, eBulletin, website and directory



Managing maintenance for the Clubhouse, tennis courts, and community pool, including electrical work and HOA signage



Coordinating neighborhood watch teams, social events for residents and liaisons with the Missouri City Police Department

**So what does Crest Management do?** Crest specializes in homeowner associations and is hired by the HOA Board. Think of them as the administrative arm of Brightwater:



Handling routine accounting such as vendor invoices, insurance and tax payments, and budget preparation



Managing residents' accounts: yearly statements, resident payments, past due balances and monthly Board reports



Conducting twice per month on-site residential inspections for deed violation issues, sending notices and responding to residents' concerns and comments



Coordinating maintenance projects and contractors at the direction of the Board and/or Committees



Communicating with HOA attorneys re homeowner accounts in arrears and uncorrected deed restriction violations



Attending monthly Board meetings with prep materials (agenda, minutes, legal, financial and committee reports)

## Flock Cameras

Two Flock cameras will be installed in February, one each at the Lexington and Cartwright entrances of Brightwater. These cameras will capture license plates of vehicles coming into the neighborhood and will be monitored by the Missouri City Police Department on an as-needed basis. The information collected on the cameras will become the property of the HOA, uploaded to a cloud account and will not be available for any use other than for the MCPD to review potential criminal activity. Residents will be able to opt-out of the plate readers, and an eBulletin will carry more info after the cameras are installed. Note that the City has already installed a number of these cameras along major streets in Missouri City, including Cartwright.



## Electronic Registration for Tennis

Data for residents who received new tennis court keys last year have been uploaded into a new software program for online tennis court reservations. Those residents registered to use the tennis courts will receive an email containing their User ID along with detailed instructions for logging in and reserving one of the two HOA courts. If you do not receive an email by February 7, please contact us at [info@lakesofbrightwater.com](mailto:info@lakesofbrightwater.com) so we can update our list and send you information for reserving a court online.

Online registration will become active February 7 and the paper sign-up sheets will no longer be used after that date.

## It's the Law!



According to Missouri City Ordinance, it is AGAINST THE LAW not to clean up after your dog. When out walking your dog, you must remove your pet's feces from public or private property immediately. Please be considerate of your neighbors and follow the law.

## Brightwater eBulletin

The Brightwater eBulletin disseminates time-sensitive information specific to Lakes of Brightwater homeowners who wish to receive such communications via email. Typically, eBulletins relate to one of the following:

- meeting and event notices
- security alerts
- subdivision news

All email messages are sent blind copy so as not to reveal the email addresses of residents on the distribution list. If you have spam-blocking software on your computer, you will need to adjust your settings to accept these incoming messages.



### Trash Collection Schedule for Brightwater

	January	February	March	April
<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	Every Tuesday and Friday	Every Tuesday and Friday	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>	11 <sup>th</sup> & 25 <sup>th</sup>	8 <sup>th</sup> & 22 <sup>nd</sup>	8 <sup>th</sup> & 22 <sup>nd</sup>	5 <sup>th</sup> & 19 <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	11 <sup>th</sup> & 25 <sup>th</sup>	8 <sup>th</sup> & 22 <sup>nd</sup>	8 <sup>th</sup> & 22 <sup>nd</sup>	5 <sup>th</sup> & 19 <sup>th</sup>

# Residential Directory Update

A number of factors have delayed publication of the new Brightwater Residential Directory. The current goal is to complete it during the first part of 2022. We are hopeful that residents who have not turned in a directory form will do so at their earliest opportunity. The following is needed:

- Name(s) of household resident(s)
- Street address in Brightwater
- At least one telephone number to be used in case of emergency
- Whether or not you have pets that might need rescuing

If you want to verify that your directory form has been received, if you need a new form, or if you have questions, please contact Susan Ramirez at [ramirezsusan21@gmail.com](mailto:ramirezsusan21@gmail.com). Watch for eBulletins that will explain where to pick up your Directory if you submitted your information.

## Volunteering in Brightwater

If you have any time, even an hour or two per month, your assistance with HOA projects would be greatly appreciated. During its 30-plus-year history, Brightwater has been a vibrant and friendly neighborhood. We want this to continue, so please consider offering your skills and talents!



One of the more unusual sights in our small town is Neighborhood Watch Volunteer Kathy Renfrow who travels throughout Brightwater with her faithful companions, Millie and Peanut, serving as look-outs.

## Holiday Decorations

Christmas, holiday or other festive decorations of a temporary nature must be removed within four weeks after the calendar date of the holiday.

## Community Crime Map

Regularly included in the Beacon is an MCPD quarterly crime report listing incidents that occur in Brightwater. If you are interested in more information, visit LexisNexis' national [communitycrimemap.com](http://communitycrimemap.com). The site connects law enforcement with communities to help the public get a better idea of the crime activity in their area so they can make more informed decisions about how to stay safe. Type in an address or click on the map to see cities that participate and post crime data. The menu allows selection of a date range, various types of events, analytical data and more.

## “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](mailto:info@preparedpublications.com)

## Missouri City Police Department and...

**October – December 2021** MCPD responded to numerous calls that were resolved, dismissed or disregarded. Those requiring action:

1	Accident - minor	2	Noise disturbances
4	Assaults	1	Ordinance violations
6	Assist citizens	1	Parking violation
1	Burglary	1	Shots fired
4	Disturbances	1	Solicitor
1	Fireworks ordinance	2	Suspicious activities
1	Forgery	4	Suspicious vehicles
1	Harassment	3	Thefts
1	Missing person	5	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

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

Neeta Sane, Secretary  
832-279-8601  
neeta@neetasane.com

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

Al Robinson, Member at Large  
281-499-3920  
albertciara@aol.com

---

---

**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

## 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

**Clubhouse Rental/Tennis**  
Joanie Sharp  
joans1218@aol.com  
281-499-3889

**Pool**  
Angela Harris  
281-773-5139

## Brightwater Neighborhood Watch Report

Multiple complaints about neighbors' barking dogs. MCPD notified.

Halloween visitors found front door open to home that was unoccupied after renters were evicted. Crest and MCPD notified.

Dumpster parked on residential property too long. Crest notified.

Multiple reports of curbside debris after GFL collection.

Resident reported bobcat along fence line. No action taken.





Living in Brightwater makes us your local Real Estate specialists!

Laura and Duane Parks - 832-499-2757

Laura@Lonestar-team.us



**KW** SOUTHWEST  
KELLERWILLIAMS, REALTY





## KDS SERVICES

### HIGH PRESSURE WASHING

**Free Estimates**

# POWER WASHING

- Is Your Home **GREEN** with Algae?
- 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

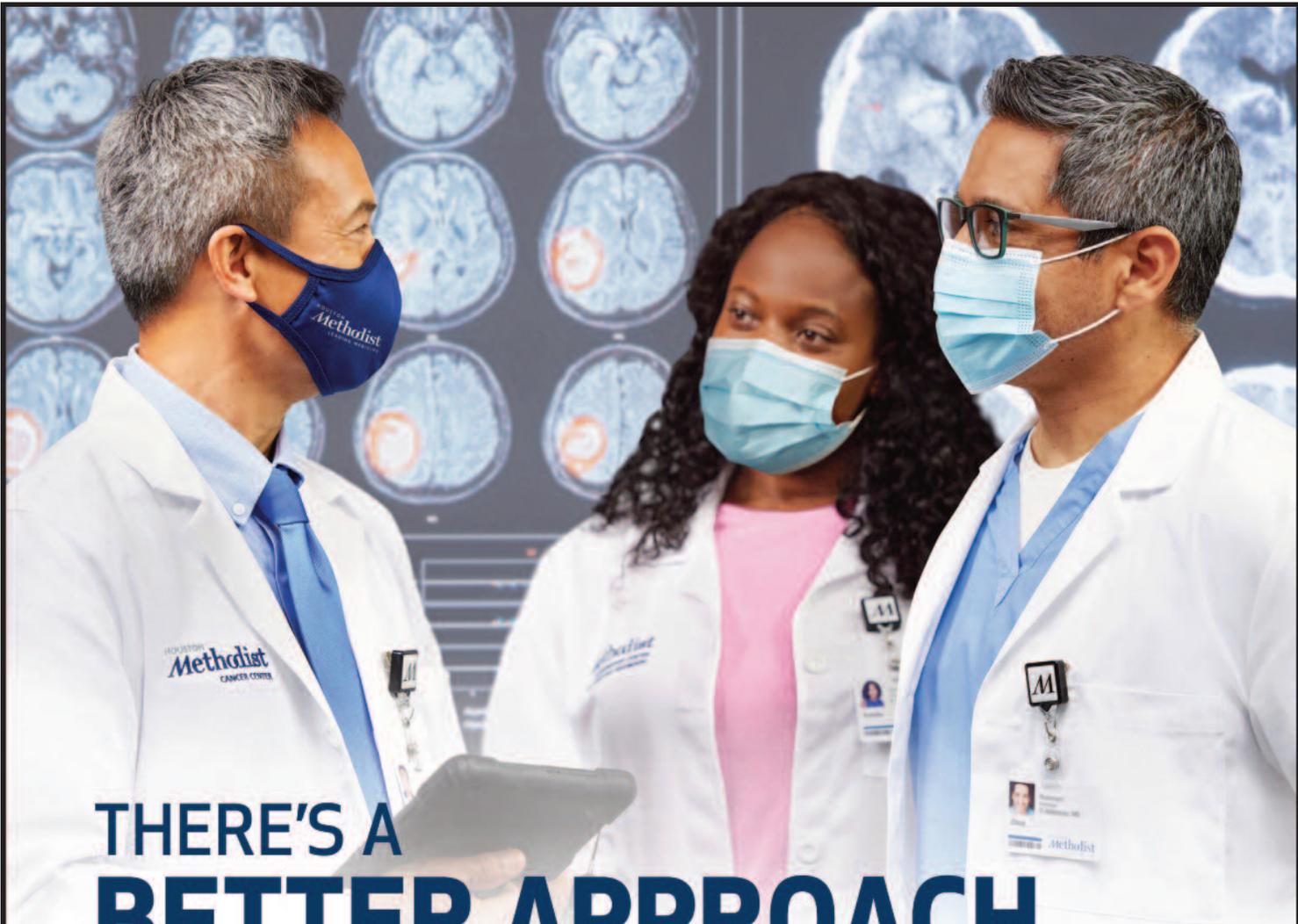
## Exterior Modification Request

As spring approaches, residents begin looking to update and refresh their homes. In Brightwater, a number of projects require Architectural Control Committee (ACC) approval. Homeowners can visit [lakesofbrightwater.com](http://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                      | Gutters                         | Shutters                |
| Basketball goal                               | Hot tub                         | Solar panels or screens |
| Concrete walkway                              | Landscape lights                | Sprinkler system        |
| Deck  | Landscaping/trees               | Storage shed/building   |
| Driveway extension                            | Outdoor kitchen                 | Storm door              |
| Exterior paint                                | Patio – new, extension or cover | Trampoline              |
| Fence change or staining                      | Paved walkway                   | Window replacement      |
| Flag  | Play structure                  |                         |
| French drains                                 | Pool                            |                         |
| Front door replacement/staining               | Roof                            |                         |
| Garage door replacement/<br>staining/painting | Room addition                   |                         |
|   | Satellite dish                  |                         |



# THERE'S A BETTER APPROACH TO CANCER CARE in Sugar Land

At Houston Methodist Cancer Center, we treat every aspect of your cancer. Leading oncologists work with our specialists across disciplines to minimize cancer's effects on major organs. One comprehensive team — dedicated to your individual care — uses the latest research, treatments and technology to stop your cancer. From infusion and clinical trials to surgery and reconstruction, our innovative care is available in Sugar Land.

**That's the difference between practicing medicine and leading it.**



HOUSTON  
**Methodist**<sup>®</sup>  
CANCER CENTER

281.274.7500  
[houstonmethodist.org/cancer-sl](http://houstonmethodist.org/cancer-sl)



# THE BRIGHTWATER BEACON

Prepared Publications • P.O. Box 2191, Missouri City, TX 77459 • 281-652-5802

PRSR STD  
US POSTAGE  
**PAID**  
HOUSTON, TX  
PERMIT #8327



Photo courtesy Jie Willey