

Lakes of Brightwater



FALL 2019

BEACON

COMING EVENTS

HOA MONTHLY MEETINGS

Clubhouse, 6:00 p.m.

Tuesday, November 19

Tuesday, December 17

Tuesday, January 21

Tuesday, February 18

BRIGHTWATER GARDEN CLUB

Clubhouse, 6:30 p.m.

Monday, November 18

(Note date change.)

(No meeting in December.)

Monday, January 27

Monday, February 24

EVENING

NEEDLEWORKERS

Members' homes, 7:00 p.m.

Monday, December 2

Monday, January 6

Monday, February 3

BRIGHTWATER CANCER SUPPORT GROUP

Clubhouse, 6:30 p.m.

Wednesday, December 4

Wednesday, January 1

Wednesday, February 5

NEIGHBORHOOD COFFEE

Clubhouse, 10:00 a.m.

Monday, January 20

MISSOURI CITY GREEN ELECTRONICS RECYCLING

Missouri City Police Dept.

Parking Lot

3849 Cartwright Road

8:00 a.m. – 12:00 noon

Saturday, January 25

For details, go to

www.missouricitygreen.org

Church Property Update



On October 9, the City's Planning & Zoning Commissioners gave the revised assisted and independent living project plan a negative recommendation. The developer, STOA Architects, subsequently withdrew its bid to purchase the property. Shortly thereafter, Southminster Presbyterian Church received an offer from a different developer proposing to build professional office space on the site, which will require no rezoning.

If this bid goes through, the developer will meet with the City to discuss requirements for drainage, traffic, signage and aesthetics. We hope all parties will be satisfied with the end result of this latest potential project.

Children's Holiday Open House



December 7, 2:00 – 4:00 p.m.
Clubhouse

Photo with Santa, ornament craft and refreshments. Children must be accompanied by an adult.



This Issue: Church Property Update | National Night Out | Garden Club | Trash Schedule | MCPD Report

HOA Finances

In October, the Board of Directors met to review the projects and services that are required to keep Brightwater operational and well-maintained. The completed refresh project was discussed as well as the contracts with our major vendors. The outstanding projects for next year were also considered and will be prioritized in the coming months. All in all, our association is on fairly sound footing. However, the refresh project took a substantial portion of funds during the last four years. Renovations included:

Refresh Phase 1	\$ 263,016	Architectural design and entrances
Refresh Phase 2	121,889	Clubhouse and decorative columns
Refurbishment of Pool Fence	12,069	Repair and painting of fence
Replaster of Pool	47,992	Pool plaster
Refurbishment of Parks	236,111	Clubhouse, Northshore and Lakewinds
Clubhouse, Pier and Deck	62,419	Recycled plastic decking
<hr/>		
Refresh Project Total	\$ 743,496	

To that end and to ensure our capital reserve budget remains healthy, the 2020 fees will increase from \$735 to \$795. The last fee increase was in 2016. Crest will send the 2020 statements next month and fees will be due by January 31, 2020.

For reference, our new fee is still below Commonwealth (\$912), Sienna (\$1200), Riverstone (\$1080 and up), and Riverbend (\$936). It is in line or slightly above Oyster Creek Plantation, Lexington Colony, Creekmont, and Colony Lakes to name a few.

National Night Out



Northshore Drive



Waterside Court



Westshore Court



Lakeside Meadow Drive



Midstream Drive



Jetty Terrace



The Brightwater Garden Club is a great resource for those who want to improve their gardening skills. Annual membership is only \$25 per individual or \$35 per couple. Members receive a directory with monthly program descriptions for the year, a list of gardening resources and local gardening retailers.

Monday, November 18: “Landscaping for Birds” – Peggy d’Hemecourt, Fort Bend Advanced Master Gardener, will share her insights on landscaping to attract birds. Learn why birds matter, what plants support them and the plant-bird relationship that enhances a garden.

December: No meeting.

Monday, January 27: “Pruning Your Garden” – Master Gardener Vic Rosato’s presentation will cover when to prune trees, shrubs and plants. He will explain how to prune and what tools to use.



Oh No! A Letter from Crest!

You pull your mail from the box and oh, no! Is this something from Crest?

Occasionally, we all receive letters from Crest. In November, it’s the yearly statement for HOA fees and in May, a notice announces the June annual meeting. Sometimes there is a neighborhood news update.

But what about those other times? As part of their services, Crest Management staff conducts monthly inspections in Brightwater and often finds yards and/or homes needing maintenance. They also see modifications that have been made and were not approved in advance -- changes that do not comply with the HOA deed restrictions. Does your yard need mowing? Does your house have mildew on it or do you have low-hanging tree branches over the sidewalk?

A letter from Crest can seem intimidating, but it is really just a reminder that there is something related to your home or property that needs attention. Parts of Brightwater are now more than 30 years old. Overall, we have a neighborhood to be proud of, and reminders to our residents help ensure that we continue to be a quality community. Don’t panic ... just follow up on the issue to get your house in order.

Look at your home objectively from the street. What changes could you make that would enhance its appearance? Pruning or removing shrubs, replacing areas of grass, mulching your beds, cleaning your windows or your driveway? Every improvement, no matter how small, can better your home’s appearance and value.



Trash Collection Schedule for Brightwater

	November	December	January	February
Garbage Pick-up – Blue bin provided by WCA, 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 WCA, 281-403-5800, www.missouricitytx.gov	5 th & 19 th	3 rd & 17 th & 31 st	14 th & 28 th	11 th & 25 th
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	5 th & 19 th	3 rd & 17 th & 31 st	14 th & 28 th	11 th & 25 th

Holiday Decorations

The Brightwater Garden Club's Holiday Awards Committee will conduct its annual judging of homes for outdoor holiday decorations. Design originality, creativity, lighting and the use of color in decorating are all considered in selecting the winners. Recognition will be given for individual homes, outstanding street, cul-de-sac or block. **Decoration judging will begin on December 15, and winners will be announced via eBulletin soon after. Make certain your lights are turned on for the judging.** Look for contest results in the Winter 2020 "Beacon" and on the Brightwater website. Let's continue to make Brightwater the destination everyone comes to when driving around looking at outstanding holiday displays!

Children's Events

Thank you, Girl Scout Troop 19283 for your outstanding help with the Brightwater Halloween party.

If you are parents or students interested in volunteering to help plan and assist with Brightwater children's events, such as holiday parties, contact Diane Giltner at 281-499-0695 or dgiltner5@comcast.net.

The "Beacon"

The Lakes of Brightwater subdivision newsletter 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 via email at: info@preparedpublications.com.

Yards of the Month

The Brightwater Garden Club chooses Yards of the Month based on the following criteria:

- Exceptional curb appeal
- Healthy and well-maintained landscaping
- Good use of color
- Balanced blending of plants
- No obvious violations of the Brightwater Architectural Guidelines



August
1822 Seabreeze Court



September
4109 Waterview Court



October
4111 Laguna Circle

Missouri City Police Department and...

July - September 2019 MCPD responded to numerous calls that were resolved, dismissed or disregarded. Those requiring action:

1	Criminal mischief	74	Ordinance violation
1	Criminal trespass	1	Suspicious activity
1	Forgery	1	Suspicious vehicle
1	Harassment	3	Traffic complaint
3	Noise Disturbance	11	Traffic stop

CREST MANAGEMENT

Tammy McMillan 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:

Tammy McMillan, Brightwater Acct. Mgr. Crest Management
17171 Park Row, Suite 310
Houston, TX 77084
281-945-4670 Direct
281-579-0761 Main Office, ext. 645
281-579-7062 Fax
tammy.mcmillan@crest-management.com

For Architectural Control (ACC) applications:

Jessica Loving, Asst. Community Mgr.
281-945-4667 Direct
281-579-7062 Fax
jessica.loving@crest-management.com

Janae Murphy, Accounting Rep.
281-945-4620
janae.murphy@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

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

Manish Patel, Vice President
281-261-2636
manishrupal2@gmail.com

Laura Parks, Secretary
832-499-2757
laura@lonestar-team.us

Fangming Zhu, Treasurer
281-261-6573
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
281-208-1864

Facilities

Dave Lemons
281-499-0146

Grounds

Betty Grant
281-261-5913

Social

Diane Giltner
281-499-0695

Community Contacts

Brightwater Beacon

Susan Ramirez, Editor
281-208-1864
ramirezsusan51@gmail.com

Brightwater eBulletin

To subscribe, email
ramirezsusan51@gmail.com

Brightwater Website

www.lakesofbrightwater.com
Susan Ramirez
281-208-1864
ramirezsusan51@gmail.com

Security & Neighborhood Watch

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

Clubhouse Rental/Tennis

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

Pool

Diane Giltner
281-499-0695

Brightwater Neighborhood Watch Report

Mailboxes: The U. S. mail cluster boxes continue to be used as community bulletin boards by residents and businesses. They are federal property which should not be tampered with. Flyers are an eyesore that damage mailboxes when removed.

Theft: Go-cart reported stolen from resident's storage shed.

Trespassing: Brightwater Patrol (MCPD off-duty officer) issued warnings to five individuals who were in a park late at night.

Vacant residence: Neighbor concerned about property condition due to months of neglect.

Opportunity

IS KNOCKING

Thinking of buying, selling or investing?

Now is the time to
consider your options.

Getting the assistance of a real estate professional is the best way to determine what options fit your needs and desired outcomes.

Call us today for a free consultation



Laura and Duane Parks
832-499-2757

Laura@Lonestar-team.us

Keller Williams Southwest
1650 Hwy 6 Ste 350
Sugar Land, TX 77478

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16605 Southwest Fwy.
Medical Office Building 3, Suite 335
Sugar Land, TX 77479

houstonmethodist.org/spg



Schedule an appointment:
281.882.3130

THE BRIGHTWATER BEACON

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to cover!**

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