

July 2016

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Rivers Run
Homeowners' Association

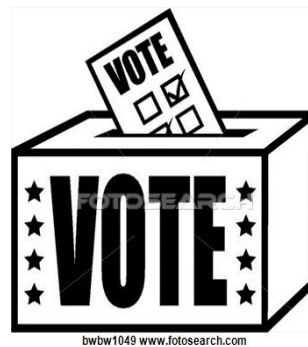
News of
the Day

Board of Directors Election Results Announced

Our Board of Directors was appointed by our Developer effective December 1, 2015 with the intent an elected board will replace it when the Developer Period ends. That is defined as when the last lot is sold to a non-builder owner and is expected to be late 2016 or early 2017.

However, our community has passed the point defined in Texas statutes where 2 board members must be elected, even before the Developer Period ends. Therefore, two board members resigned and an election for those seats was held on June 6.

Owners of record as of May 2, 2016 cast ballots.



Results are

Trevor Lane....27

Felix Pair...29

Jody Bostick 8

As the recipients of the most votes, Trevor and Felix were elected to serve until the full board

election which will be called after the Developer period ends..

Thanks to all who voted in person or by proxy. And thanks to those who offered to serve.

TIMBERRR!

One of our neighbors flattened this tree on Honeysuckle Vine...a reminder to drive slowly and carefully, even in the middle of the night!



HOA Website up and Running

Stop by and visit your association website located at

www.RiversRunHOA.com



Important information including meeting minutes, financial reports, HOA founding docu-

ments, and deed covenants (restrictions) are available there.

Important phone numbers, dates and information are posted there as well.

In some cases, hot links will take you directly to Genesis Community Management's website.

Bookmark this site and visit it often. All important HOA hap-

penings will be posted for your information.

Other important dates, important contact information and the pool schedule have been posted there.



“Here is the problem: More of our neighbors than was anticipated have not paid their 2016 assessments.”



To Solicit or not to Solicit

Recent discussions on Next Door have been rather confusing with regard to solicitors.

It seems that one security company in particular has had sales people working very hard to ply their services in our neighborhood.

Are those folks legitimate? Only time will tell. Some people point to cases in other neighborhoods of break-ins, etc. and make a connection to solicitors. That is not

to say “our” solicitors are in any way connected with anything sinister. There is no evidence of that but in today’s society there is always suspicion.

Is it legal for them to knock on our doors and try to sell their services? Yes. How can that be because our community is clearly designated by signage at all entries that say “No Soliciting”. Legally, those signs are a “suggestion” and are not enforceable by legal au-

thorities. Cities have ordinances that can be used to enforce such postings. We are located in the county, which has no such authority.

What are we to do? If you are not interested in their services, ask them to leave your property. If they don’t leave after being asked to, they are probably trespassing. That is enforceable by law. Call the sheriff to enforce your request.

Financial Progress—Your help needed!

The board of directors worked with Genesis to build a reasonable but conservative budget for 2016. Based on the first six months’ results, we are doing very well.

The stated objectives are to pay all the outstanding bills, pay-as-you-go on all current purchases, and begin to build reserve funds in order to handle unexpected and capital expenditures.

All uncontested back bills have been paid. Our Developer provided us with an interest-free loan in order to meet early cash flow needs. That loan is still outstanding but it will be funded in early 2017.

Here is the problem: More of our neighbors than was anticipated have not paid their 2016 assessments. As a result Accounts Receivable have increased signifi-

cantly and incoming cash flow is running under budget.

If you haven't paid yours, please arrange to do so as soon as possible. This will minimize penalties and interest which are now accruing, meaning your final bill is increasing every day. While our expenses are slightly below budget, and all current expenditures are being paid as they are encountered, by end-of-year cash for operations will possibly be short of needs.

Contracts and Repairs

Most of our expenditures are under annual contracts. As previously reported those contracts have been reviewed and either renewed or replaced. New providers have been engaged for landscape maintenance and community management. Lake management responsibility has been transferred to the municipal utility district (MUD).

As we entered the hot summer watering season Watchmen spent lots of time completely reviewing all our irrigation systems and making many needed repairs. Several zones were found to have never worked! Now all are in working order.

The extent of irrigation repairs and supplier issues have delayed the replacement lights in the front

fountain pond but they are now shining brightly!

We are closing the gap on all the miscellaneous items that had been ignored for far too long.

Lake Management recently removed the East fountain for needed repairs. After a few days’ respite it is back in working order and reinstalled.



Peanuts Movie to be Followed by Dinosaurs

The Social Committee presented the first Movie in the Park in June. Actually, there was an equipment problem that caused the location to change to the Rec Center. This probably turned out to be a better location and it worked well. Over 40 residents of all ages enjoyed the antics of Snoopy and the Peanuts gang. It was so well received a second movie is planned for August 27. Next up: The Good Dinosaur!



Third Annual Fourth of July Celebration

More than 100 folks dropped by the pool to enjoy hot dogs, swimming, patriotic music and visiting neighbors. This is the 3rd annual Fourth of July presented by the HOA and social committee. Thanks to all who helped make this event happen, those who brought side dishes and desserts, and everyone who came to make it a

success. See a few pics of many folks having a great time having a great time on a hot summer day.

If you would like to help plan and execute social events email RR.RM.SOCIAL@GMAIL.COM.



Card Keys and What Happened to the Water?

As reported earlier the card key locking system has been completely replaced. All readers and the central controller have been replaced. That work has been completed and is currently completely on line. Unfortunately, although specified to work with the new equipment, virtually none of the old cards worked. Greg Lippman and Neal Grant volunteered nearly a full workweek to program new cards and replace old ones. For your security, a card key is now

required for entry to the Rec Center, pool, and splash pad.

What an unpleasant surprise! In mid-June a plunger inside one of the pumps failed during the night and drained half the water out of the pool. In a collaborative effort between Aquatico, Watchmen, MUD, and HOA the problem was quickly located and corrected. the the pool was refilled and chemically restarted. Everyone worked very hard to minimize the down-

time so the pool could be reopened for the weekend and on the following Monday as a bonus.



You now need your reprogrammed card key in order to access the pool or the exercise room.

Let Us Know Who You Are

Email is obviously the most efficient method of communications available to us. Unfortunately, less than one-third of our residents have registered an email address with Genesis. If you are among the other two-thirds, please do this as soon as possible. Just go to our website:

www.RiversRunHOA.com

It will link you to Genesis' website where you will want to establish an account. Then they and we can reach you very efficiently.

Dangerous Game!

There are at least 2 groups of teenagers in our community that have been kicking or beating on doors and running away. Not only is this disrespectful of the people who live there, it is **DANGEROUS!** What if they get

injured in their haste to leave the scene? What if the homeowner is injured or overly frightened? What if the homeowner overreacts and injures the teenagers?

If you have teenagers, please discuss

these and other dangers with them to be assured they are not involved in this very dangerous activity.



Request Architectural Control Approval

This Spring and Summer has seen many outdoor projects an additions such as patio extensions and covers and pergolas made in our neighborhood. These are wonderful improvements to your home.

Please remember that advance approval is necessary for any outdoor addition or change. This is necessary to assure such changes are in compliance with neighbor-

hood norms and within the positional requirements on the property.

It is a very simple process: Go to our website (By now you know where it is)

www.RiversRunHOA.com

Print out the Architectural Control Committee request form and send it to Genesis. Be sure to

include all requested information. We have instituted a fast-track method to approve simple requests. If it is complicated or we have questions it might take a little longer but please wait for approval before beginning work. If you are using a contractor, they should be able to complete the request for you; they have already done it for others so they know how.

Fall Festival

Our first Fall festival will take place November 5. Take this opportunity to sell your craft or other goods to your neighbors. Or....start your Christmas shopping and buy from your neighbors!

If you are interested in being a vendor, email the social committee at RR.RM.SOCIAL@GMAIL.COM. The HOA will provide a space for you to display and sell your wares. Only a small fee will be charged and the funds raised will help to fund social events for the community.

