



Rivers

CURRENTS

SUMMER 2024

NEWS AND HIGHLIGHTS FROM THE
HOMEOWNERS ASSOCIATION

RIVERSRUNHOA.COM

KRISTIN@GENESISCOMMUNITY.COM

IMPORTANT CONTACTS

Centerpoint Energy
(Natural Gas) 713-659-2111
(Power Outage) 713-207-2222
(Streetlights)
www.centerpointenergy.com

Digger's Hotline 811

Electricity Providers
www.powertochoose.org

FBC Animal Services
281-342-1512

FBC Appraisal District
281-344-8623

FBC County Clerk
281-341-8685

FBC Main Switchboard
281-342-3411

FBC Public Transportation
281-633-7433

FBC Road & Bridge (mosquitoes)
281-342-0508

FBC Sheriff Non-Emergency
281-341-4704

Genesis Community Mgmt
(HOA Management)
713-953-0808

Lamar ISD
(School Bus) 832-223-0280
(Main) 832-223-0000

Si Environmental
(Water) 832-490-1600

Texas Dept of Public Safety
512-424-2000

Texas Pride (Trash & Recycle)
281-342-8178

Beryl's Visit to our Community

Hurricane Beryl, as seen here from space, called on our community July 7. While some of our residents were relatively unaffected, others were without power for several days. We had a few fences and maybe a few small trees down. Overall, roof and other property damage seemed to be minimal in the wake of such a powerful storm. But the most important thing is we are aware of no serious injuries. With respect to HOA properties, damages were minor and were repaired in very short order.



The biggest impact on HOA properties was loads of leaves, small branches, etc. that were deposited in the pool. Of course, all pools in the area were similarly affected, some had significant physical damage and many lost power for several days. TAE services scores of pools and immediately began assessing damages. At our request they moved us to the front of the line for cleanup and repair. The required cleaning was far and above the normal twice-a-week maintenance cleaning. Then the water had to circulate for 24 hours after chemical rebalancing before it was safe for swimming. Lifeguards were scheduled accordingly. Although our pool appeared ready for use on Wednesday, July 10 it was not yet safe. It was placed back in service July 11, just four days after the storm. This was record time for bringing a commercial pool on line after such a weather event. More kudos to David and his team for the quick turnaround.

Pool Issues

On Tuesday, June 18 two officials from Ft. Bend Health and Human Services (HHS) appeared at our pool and stated it was being closed immediately due to lack of a permit. Watchmen happened to be on site and immediately called an HOA Board member.

This pool has been in service since approximately 2008 when it was constructed by Vantana Development within the Rosenberg ETJ. At that time no inspections or permits were required; the board nor any of our contractor partners have ever been notified by FB County of any pool permitting process.

One of the officials made a phone call and then agreed to leave us open until an inspection visit at 9:30 AM on Thursday, June 20. Two board members, representatives from our maintenance contractor (Watchmen) and our pool operations contractor (TAE) attended the inspection. The inspector reviewed his findings and discussed the process we must follow before we could reopen.

Most items were related to signage and accessibility and NONE of them was health related or immediately life threatening. It seems closing without warning until a permit was granted was not warranted; it is our belief that instruction to correct them in a reasonable time should have been provided.

While we certainly are in favor of assuring our pool is safe, we worked feverishly with our contractor partners to clear the specific issues noted in record time. Our permit was issued July 2. Special kudos are appropriate for Watchmen and TAE. Without their dedication to the project this would not have happened in anywhere near a week.



Inside: Annual Meeting • Scholarships Recipients • Sidewalk Repairs • Pool Special Hours

Annual Meeting

At the annual meeting on June 19, scholarships awarded to eight deserving seniors were granted. You can learn more about the students elsewhere in this issue.

Two candidates stood for election to two Director positions. John Baker, who has served on the Board several times, will continue. Corey Fleming is a newcomer and brings a strong business background to the Board. Both will serve a 3-year term. The Board members are currently President Mike Trent, Vice President Sherman Hinz, Secretary Erica Martinez, Treasurer John Baker, and Member at Large Corey Fleming.

The 2023 budget results were reviewed and the 2024 budget was approved. In 2023 our results were very good, and our cash position is strong. Maintenance and Operations expenditures were \$13k under budget and Replacement/Special Project expenditures were \$14k under budget. End of Year Balances compared to 2022EOY; Maintenance/Operations was down \$33k but Reserve/Special Projects was up \$32k. Reserve for Bad Debt was up \$12k. Accounts Receivable were down \$10k and Liabilities were down \$22k.

There is some concern about upcoming major projects accounted for in the “super budget” portion of our reserve fund. This is not an issue of immediate concern but the Board will be evaluating it in detail in the coming months. The fence staining was necessary in 2024 but was in the super budget for 2026. The next big expenditure will be to resurface the pool, also in 2026.

Scholarship Recipients Named

Graduation season brings joy to graduates and their families. It marks significant changes in the high school graduate’s life and in the lives of their family. In some cases, they will move from the family home and live alone or with “roomies” for the first time. The graduate who begins college experiences a VERY different environment whether he or she lives at home or away.

Each year graduating seniors who live in our community may apply to go through an application process including an essay and a personal interview. They tell of their educational accomplishments, community service, and extracurricular activities. Funding for the \$750 grants is provided from a special account that is primarily supported by a small fee paid by the buyer when a home is sold. Let’s meet the graduates from our community who were recently granted scholarships.



Aleya Bias-Pickett

Aleya developed her personality from a shy kid to a confident senior through theatre and dance. She mentored younger students who were struggling with self-confidence. She also took advantage of an opportunity to intern with the Houston Police Department where she learned the importance of being a good communicator and striving to understand people and their actions. After graduating from Huston-Tillotson University she will attend medical school and specialize in psychiatry to help people who are struggling with their mental health to improve their lives.

Crystal Okafor

Crystal was introduced to the medical field through the Health Occupations Student Association where she was exposed to opportunities such as clinical experiences and shadowing healthcare professionals at a local hospital. These experiences exposed her to real-world challenges and essential skills for this profession. She also learned how to produce ceramic pieces and represented her school in the state contest. She exhibited leadership as captain of the Varsity Volleyball Team. Crystal plans to attend the School of Nursing at Louisiana State University.

Liam Ramirez

Liam has played football most of his life and also enjoys fishing. He credits these passions with teaching him discipline, perseverance, and balance. They shaped him into a well-rounded person who values both hard work and relaxation. Receiving the Outstanding Student Award was a humbling experience that reinforced his commitment to academic excellence and community involvement. As a member of the Future Farmers of America he competed successfully in both the Ft. Bend County Fair and the Houston Livestock and Rodeo multiple times. Liam will attend Sam Houston University where he will concentrate on animal science. In addition, he plans to study both engineering and welding. All this is to prepare himself to own a farming and welding business.

Natalie Knight

Natalie demonstrated leadership skills as an officer in the dance team. She also learned and practiced American Sign Language, interpreting the National Anthem for the audibly impaired at football games. She was awarded Top of the Class in speech and communications. As a result of her opportunities in art she became a certified floral arranger. She also enjoys running and fitness training. After completing Wharton County Junior College, Natalie will transfer to Texas A&M with her aim to become a veterinarian and work in an emergency vet clinic.

Ota Olaye

Ota was a member of both the football and the track and field team. He excelled in football where he was recognized as First Team all-district right tackle. In addition to his athletic pursuits, he was active in the College and Career Club and the National Honor Society. He is CPR certified and a member of the Texas Army National Guard. He served his community as a volunteer with several non-profit organizations. After completing a degree in biology at Prairie View A&M, Ota will move on to medical school seeking the degree of Doctor of Medicine and Surgery.

Ashley Ledezma

Ashley has accumulated various honors as a cheer leader, including Varsity MVP. She has been very active in the Peer Assistance Leadership of Students program, traveling to elementary schools in the district, befriending and assisting the students. She enjoys meeting various people in her job at Dutch Brothers. She plans to attend the School of Nursing at Texas State University. She will make final determination between graduating as a Registered Nurse or an Ultrasound Technician.

Kamsiyochi (Kamsi) Onumajuru

Kamsi participated in a variety of sports from an early age. He finally settled on soccer as his sport of choice, excelling on several teams as he aged. He received several awards, including MVP. He received the academic all-district award in his senior year. Kamsi has been very involved in caring for the environment while developing an interest in the medical field. He volunteered in a local pediatric and family clinic, which directed him toward a medical career. He will attend the University of Texas at Dallas with his sights on a medical degree and specializing in cardiology.

Anagha Surendran

Anagha has participated in a variety of extracurricular activities including track and orchestra as well as volunteering with SEWA International. She competed nationally as a 4x800m relay team member and she is an award winner in UIL writing competition. Anagha will attend the University of Texas at San Antonio. She intends to enter the study of law.

Pet Protocols

From time to time, we look at pet protocols in our community. This includes cleaning up after them and keeping them leashed at all times.

We are seeing more evidence of owners not picking up after their pets. Not only is it a requirement of our deed restrictions, but it is also just plain good manners. To not do so is unsightly and unhealthy for all who pass by. The HOA provides bags as well as depositing stations for your use throughout the park and walking trail areas. Please pick up after your pets and train your children to do likewise.

Our deed restrictions and Texas law require all pets to be leashed at all times they are outside the home or properly fenced area. We have looked here at several instances of unleashed dogs causing all sorts of damage and injuries. If your dog injures another dog or a person, you will likely be held responsible for damages, medical bills, etc. Lack of leash will likely add significantly to those costs. The trauma of being attacked by an unleashed dog is significant, especially for a child or an elderly person. Please always leash your pet.

The following excerpts come from one of our neighbors. Hear them well:

..."two recent incidents involving uncontrolled animals within our community, which pose significant safety risks to residents, particularly children and elderly individuals..."

..."my elderly parents were walking..., they encountered a situation where a resident... had their dog off leash. The dog approached them aggressively, putting my parents at risk. Despite our concerns, the owner showed disregard for the safety of others..."

..."during a walk around the community lake today, I personally experienced a frightening encounter with a resident walking two dogs, one of which was an aggressive Pitbull. This dog attacked me, causing an injury to my leg and damaging my phone. The owner was unable to control the dog, putting not only my safety but also that of other residents at risk..." Note this owner had the dog on leash but was not able to control it. Your ability to control is required in addition to leashing your dog.

The resident ended with a very clear statement. ..."These incidents are deeply concerning and highlight a pattern of negligence among some residents regarding the proper control and supervision of their animals. Such behavior is unacceptable and cannot be tolerated within our community..."

Sidewalk Repairs

Does your sidewalk look like this one? It appears to be a nuisance or hazard for those who use it.

The sidewalks along our streets are within your property line (i.e., the surveyed lot of your property), therefore they are the responsibility of the owner. That means owners must keep them clean and level for all who walk upon them. If they need repair, owners are responsible for that. The exception to this rule is if the damage is caused by water/sewer infrastructure; then the MUD is responsible. Si Environmental, the MUD operator, often initiates repairs of this nature: they just find it and fix it. If you believe your sidewalk is sagging because of infrastructure issues, call Si (832-490-1600) and they will evaluate it.

As our community ages, more sidewalk repairs will be required. The primary culprit that causes sidewalks to fail is tree roots. Trees will get water wherever they find it; if that is under your sidewalk, that is where they go. The result is one or more concrete panels sinking, resulting in uneven sidewalks. Perhaps water "puddles" on you walk like this. This could indicate that section has sunken and needs to be raised before it becomes like the one above.



As a reminder, owners are responsible for the repair and maintenance of sidewalks located upon their Lots. The HOA is responsible only for sidewalks located upon the common areas.

If someone is injured while using the sidewalk located upon your Lot, you could bear responsibility for their injuries. Accordingly, it is imperative that your sidewalk be inspected from time to time and action is taken to address cracks and unevenness.

There are several companies in the area who raise sunken driveways and sidewalks. Surf the internet and/or check with your neighbors who have had good results using one of them.

Pool Special Hours

Due to the unfortunate closing of the pool for a few days in late June, the Board of Directors has negotiated with TAE to support special opening. These hours will be outside our contract during weekends in September. This is highly unusual and pertains to only this year, but it is important that we make up time for that outage to our residents who use the pool. TAE agreed to support this idea and will provide certified lifeguards outside of normal schedules.

While September 2 (Labor Day) is our normal closing of season, the pool will be open 11 AM to 7 PM on Saturdays and Sundays through September 29.

Roof and Fence Replacement Requirements

Some of our neighbors will unfortunately have to replace roofs and/or fences following Beryl's visit. This article will provide a quick overview of requirements for those replacements. The purpose of these deed restriction paragraphs is to insure some degree of uniformity and quality in construction within the community.

Paragraph 2.1

"Any construction plans, detailed specifications, survey (or original plat plan) for any of the following must be submitted to and approved in writing by the Architectural Control Committee, (ACC) :... changes to the exterior of any improvement on any Lot which would modify the design, color, materials, or size..."

Simply stated an exact replacement of roof or fence will not require ACC approval. Any difference in size or materials would require ACC approval.

Paragraph 2.8

"...roofs ... shall be constructed or covered with asphalt architectural dimensional composition shingles or fiberglass composition shingles with a minimum manufacturer guarantee of twenty-five (25) years. The color of any shingles must be weathered wood..."

Any other colors, styles, or quality must be submitted and approved in advance.



Paragraph 2.27

"...Wood fences shall be constructed "good neighbor style", (alternating panels) using six foot (6') notched cedar pickets with a minimum of two (2) rails of two inch (2") treated wood posts at a maximum spacing of eight feet (8') on center. All wood fences shall be constructed using galvanized nails, four (4) per picket minimum. Wood fences that face any street shall have all pickets facing the street and shall have a bottom rail of one six inch (6") board..."

Simply stated, all fences shall be constructed using 6 foot notched cedar pickets. Other materials will not be approved.