



Rivers Run

Homeowners' Association

News Of Today

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The calendar has turned another page and we are moving into 2017. What a year 2016 was! Certainly, we must acknowledge there have been calamitous events in our world but we must not allow them to crush our positive outlook. We

enter a new year always with expectation of our lives moving forward with good health and increased happiness.

We are accustomed to our American tradition of parties, food, drink, and (of course) FOOTBALL! Probably the nearest that we have to an iconic event is the "ball drop" at 11:59 PM EST on New Year's Eve in New York's Times Square. This tradition began in 1907 and attracts millions of spectators in person plus the TV audience. New Year's Day dining on blackeyed peas and cabbage is a must for good luck and prosperity.

Look for interesting traditions at <http://www.123newyear.com/newyear-traditions/>

Whatever traditions you hold, may 2017 be a happy, healthy, prosperous New Year for you and your family.



In addition to all the operational issues resolved, we were financially successful in 2016. Your board carefully budgeted and managed expenditures to improve our financial position. Very high level comparisons between 12/31/15 and 12/31/16 follow:

Account Classification	2015	2016	Difference
Operations Cash	\$ -32,334	\$ 3,455	\$ 35,789
Adopt-a-School	\$ 487	\$20,590	\$ 20,103
Reserves	\$ 000	\$84,756	\$ 84,756
Liabilities	\$ 57,505	\$38,006	\$ -19,499

December, 2016 data is preliminary. Full financial data will be posted on website when formally accepted by the Board. Cash and Liabilities adjusted to eliminate effects of assessments paid toward the following year.

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2016 was a busy and productive one in our community. For a couple of preceding years, a group of residents had worked with our developer and his Developer-controlled non-resident Board of Directors to influence their actions affecting our neighborhood. Effective December 1, 2015 the developer appointed a group of residents as the HOA Board of Directors. Although still in the "Developer Period" it was agreed this Board would have full autonomy to operate under the Deed Covenants and State law. Mid-year, as provided by State law, two Directors were elected. All will be elected later this year when the Developer Period is anticipated to end.

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During this past year, we have made great strides to bring our common properties up to what our residents want and deserve. There are far too many items to list in detail, but just a couple of major items: Completely repainted and refurbished the rec center and pool pump house, replaced all electronic equipment at the rec center (which had been damaged by electrical storm but previous management had made no efforts to repair or even report), refurbished front entry monuments, repaired or replaced dozens of sprinkler heads and timers, and added several rain-detecting valves.

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All contractual agreements were reviewed and/or renegotiated. Significantly, the management company was replaced as were the landscape provider and the insurance broker. These yielded significant cost savings and service improvements. Negotiations with MUD resulted in lake management and street light expenses being transferred from HOA to MUD.

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Due to ineffective prior management HOA was \$40,000 in debt and had virtually no money in the bank as of Dec. 1, 2015. The developer provided an open-ended, interest free loan of \$20,000 as seed money. We now have paid all uncontested debt except this loan, are paying all the bills when incurred, and have managed to establish reserves approaching \$90,000. We will repay the developer loan in the first quarter of this year.

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The 2017 budget is conservative to assure continued financial improvement, but this will require that our residents pay the annual assessment in a timely manner. They are currently due and begin to accrue interest on Feb. 1. If you cannot pay them in lump or if you are currently in arrears, **contact Genesis and establish a payment plan.** We want to help you be successful in this endeavor. Collection efforts are expensive and are billed back to the individual homeowner, so please pay timely or get an agreed payment plan started so as to avoid these extra expenses.

SECURITY ALERT

NextDoor has highlighted the security concerns of our neighbors across Reading Road in Summer Lakes. They have had several meetings to determine steps to improve security and other items in their neighborhood.

Based on Rosenberg Police statistics, their crime rate actually is pretty good but they have recently had a rash of car burglaries.

Even though we had six car burglaries in the early morning of New Year Eve, our community crime rate (while not zero,) is extremely low. This is due to a combination of factors:

Neighbors who watch out for each other, folks taking reasonable security steps for their families and property, limited points of entry and exit, well-lighted

streets to name a few.

HOA provides off-duty-sheriff deputy patrols at various hours on various days . Steps are being taken to add more patrol hours. We also have a Neighborhood Watch (which always needs more Block Captains, so consider volunteering).

Police agencies always suggest steps that residents can take. Some of those are

(1) Always, ALWAYS, be aware of your surroundings. If you believe someone is following you it is better to call 911 and go to a public place than to go to your home.

(2) Install security cameras and lighting. Police particularly like motion-sensitive lights but please be mindful of your neighbors and

drivers. Don't flood either of them!

(3) Have packages delivered to somewhere else (office, neighbor, or drop-box) if you are likely to not be at home when they are delivered.

(4) If cars are parked in your driveway, be certain they are locked and don't leave anything in them. The favorite targets are cash, credit cards, firearms, and electronics.

(5) LOUD alarm systems for your home and vehicles. Noise and light deter burglars.

(6) If you see something that does not look right, call the sheriff non-emergency number, **281-341-4665**. They will respond.

(7) Of course, if it is an emergency call **911**.

One of the major problems solved this year is that our card key system had to be replaced. In turn, all card keys had to be replaced. This need surfaced just as the pool season began. Consequently, card key availability was irregular. All those problems have now been solved and everyone has had ample opportunity to acquire cards.



For several months now access to the rec center has been by card key only. This practice will continue and include pool season. No one will be admitted without a valid card key.

This process is required for your safety, assuring only our residents can enter the facilities. This is especially important at night when folks use the gym.

If your family does not have a card key, go to RiversRunHOA.com and find the card key request form under documents. Print it, fill it out, and send it to Genesis.

Private Events

An item currently under consideration is a method for residents to reserve the rec center and/or pool for private events. Procedures are currently being developed to this end and will be announced in coming months.

HOA must maintain casualty and liability insurance at considerable cost. (We have negotiated significant reductions in this cost). The procedures will assure that we adhere to all requirements of those policies as well as applicable State Law.

Use of the facilities must take into account access by other residents as well as address safety issues. Use of the pool will require lifeguards and in some cases traffic control might become necessary.

These are just some of the myriad requirements that must be included in the procedures.

We are listening.....

We have almost 700 homes with another 40 to come. This means there are lots of residents who can help with HOA activities and committees. Some of our needed committees are currently working but all could use more people. None of them will require many hours.



Please contact any HOA board member or [call Kristin or Shane](#) at Genesis [713-953-0808](#) and let us know of your interest.

Currently identified committees are

Social – Determine, plan, and organize social events in the community. Recommend such plans to the Board for approval. What kind of activities would you like for the HOA to sponsor? Some past events : pool parties to mark July 4, the end or beginning of school, movie night in the rec center, yard of the month recognitions. **What would interest you?** Would you be willing to help make it happen? Currently chaired by Cheryl Trent.

Park - To handle feedback from residents on the parks' condition and to recommend to the Board any changes in maintenance or any improvements to the equipment.

Landscape - To handle feedback from residents on the condition of the landscaping and to recommend to the Board any changes in maintenance or any improvements.

National Night Out - To plan the annual neighborhood National Night Out including the purchase and preparation of any food, decorations, and activities. This might become part of Social.

Security – To coordinate security requirements and concerns. Includes private patrol and Neighborhood Watch. Currently chaired by John Baker

Pool /Rec Center- To handle feedback from residents on the pool's availability and condition of pool and rec center and to recommend to the Board any changes in hours of operation or improvements in the facilities. Currently chaired by Greg Lippmann

POOP SCOOP

Our deed covenants require that all pets be on leash and owners are responsible for scooping their poop. HOA provides bags and deposit stations for them. Please be mindful of your neighbors and use them.

Not only is unscooped poop unsanitary but it eventually

drains into the water supply, creating health hazards.

One related item: If your pets are small enough to slip through your metal fence please be sure to leash them even within your yard. Recently a small dog escaped and

had a near-disastrous confrontation with another that was about four times his size! Fortunately for him, the larger dog was properly leashed and his owner controlled his dog.

Remember: Assessments for 2017 are due now! If you have already paid them, thank you. If not, please pay them now so our financial success will continue. If you need to set up a payment plan, Genesis will be happy to help you do that. Not only is this a contractual obligation but it contributes to maintaining your community to high standards.



Contact Genesis or HOA

Please contact the professional staff at Genesis with all your needs and questions.
Call Kristin or Shane at 713-953-0808
Email Kristin@GenesisCommunity.com
Email Shane@GenesisCommunity.com

They have answers to most day-by-day questions or concerns. They are in close contact with the members of the Board of Directors and various vendors that serve our community's daily needs.