



Rivers Run

Homeowners' Association

News Of Today

Volume 1, Issue 3

October, 2016

Be Safe at Halloween !

Halloween can be a fun time for both kids and adults. Everyone please be careful so it is also a safe time.

A few safety rules have been borrowed from Safe Kids Worldwide:

WALK SAFELY:

Cross streets at corners and look both ways

Pay attention to your path, not your cell phone

Walk on sidewalks, not in street

Supervise younger children and remind older ones to stay within familiar areas

KEEP COSTUMES SAFE AS WELL AS CREATIVE

Decorate costumes with reflective tape and stickers and use light colors when possible

Masks can obstruct vision; face paint is a great alternative

Kids should carry flashlights or glow sticks to make them more visible to drivers

Be sure costumes fit properly to help prevent trips

DRIVE SAFELY

Slow down and watch carefully for excited children in the streets

Take extra care entering and exiting driveways

Turn on your headlights a little earlier than normal

Eliminate distractions inside your car so you will be able to concentrate totally watching for kids

INSPECT YOUR KIDS' LOOT

LOOT

Check carefully to be sure your kids received safe treats that are individually wrapped



Inside this issue:

Traffic 2

Fountains 2

Parks 2

Big Bass 3

Financial Info 3

Trash/Recycle 4

Mold/Mildew 4

HOA Board Meeting

Your Board of Directors is working diligently to develop the budget for 2017. That budget will be presented and adopted at the November 14 meeting. The regularly scheduled time is 6:45 PM at the recreation center. In addition, the September financial reports will be adopted and October reports will be received for re-

view.

As always, a time is reserved for homeowner forum so comments may be received from homeowners in attendance.

We currently have about 660 occupied homes in the neighborhood and another 50 in various stages of construction. Our total build-out will include

approximately 740 homes and if the builders keep up their current pace, all should be completed by mid-2017!

New neighbors are arriving almost daily.

Welcome your new neighbors as they arrive and help them get accustomed to this great neighborhood and surrounding area.

Stop Signs Too Often Ignored



Our neighbors have noted that far too often drivers don't STOP at signs that very clearly instruct them to do so.

Of course the intent of the traffic planning experts is to assure our safety at intersections. That means safety

for not only drivers but also for pedestrians and especially children.

We haven't had an accident yet, so let's keep it that way. We will soon have 750 homes in our neighborhood and that means probably 1500+ cars every day.

Please heed and STOP at the signs!

In a related issue it appears the average speed of cars in the neighborhood has increased significantly. On some of the long stretches such as Honey-suckle Vine, Clover Leaf, and Valley Ridge it is easy to see 35 MPH or more. Even though the posted limit is 30 MPH, please consider driving closer to 20 MPH. We have lots of walkers (both adults and kids), bike riders, and even skateboarders (not really a good idea). Fast cars do not mix well with any of these these. Please avoid tragic accidents.

Fountain News

A contract has been let by the MUD to Lake Management for two additional fountains!

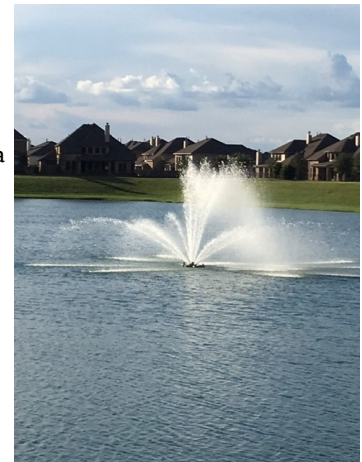
Over the past few months, the fountain at the East end of Run Lake has had more than its share of problems. Lake Management has now installed another new out-of-the-box motor and we can expect it to perform well now.

Our longer-term residents will remember discussions of installing an additional fountain near the West end. The time has come! A contract has been let by the MUD to Lake Man-

agement for that addition.

At the same time, the MUD contracted for the addition of a fountain in the center of Mist Lake.

Orders have been issued for the installation of electric meters by CenterPoint. When the meters are available, Lake Management will complete the installations. They indicate it usually takes several weeks for CenterPoint to put up meters.



Park Hours



Hundreds of our residents enjoy our parks with their children every day. They are wonderful spaces for your kids to play and for you to visit with your neighbors. Our unusually warm evenings have made it possible for park usage to extend later than is normally possible in the Fall season.

Please note the parks close at dusk for the safety of those using them. Encour-

age your kids to observe the hours. Trash containers and doggie bag containers are nearby for your convenience. Please be sure to deposit your discards (and your dog's discards) in the appropriate containers. Also please note that the play equipment is designed for preteen kids. The weight of older teens really puts a stress on it, so encourage your older kids to refrain.

Six Pound Bass in Rivers Run Lake

One of our neighbors snagged this six pound bass just a few days ago! He was using a lure on a light rod and reel.

Just as expected, he took pictures to prove it and released the whopper to continue to gain weight for the next lucky fisherman.

While fishing, please be sure to pick up all waste and deposit it in provided containers so our lakes will always look nice and be clean for then next user.



Assessments Coming Soon

This has been an interesting year financially for our HOA. You will recall the current board of directors (BOD) and management company were put in place in December, 2015. We had no money, lots of debt, and facilities that had been neglected in their maintenance for far too long.

The BOD worked diligently to pay the debts, bring facilities up to standard, and begin building a small financial reserve. Our operations account will be

pretty well exhausted by December but you can help keep the red ink in the bottle by paying your assessment as soon as possible. Bills will be mailed early in November. There will be no increase; each resident will be billed \$550 for 2017. If an account has an unpaid balance, of course it will be included in the bill.

This brings to mind the subject of folks who have not paid the assessments as they came due. This is critically important to

our ability to provide and maintain our facilities as you want and deserve.

In past years, emphasis was apparently not placed on timely payments of these fees that are a part of the purchase contract of your house. Far too many residents are carrying balances. Please be aware that collection costs, fees, and interest are added to balances. If you have unpaid fees, contact Genesis and establish a payment plan to help you get current.

Assessments and fees that are not paid on time are our biggest financial problem. Help solve it by paying as soon as possible.

Full Financial Reports Available

The August Balance Sheet is in the next pane. Financial reports as of the end of August are available at

WWW.RiversRunHOA.com

Just cut and paste the above address into your browser.

This report demonstrates the high amount of receivables ("A/R Assessments"); by this time of year, receivables should be very low.

River's Run at the Brazos HOA, Inc. Balance Sheet August 31, 2016

ASSETS			
Cash and Bank Accounts			
ACAP Operating - 7311027686	90,155.97		
ACAP AdoptA School - 7313035060	20,172.90		
ACAP Reserve - 7313035078	56,464.56		
Total Cash and Bank Accounts		166,793.43	
Other Assets			
A/R Assessments	119,240.98		
Prepaid Water	1,138.56		
Total Other Assets		119,379.54	
Total Assets			286,172.97
LIABILITIES AND FUND BALANCES			
Liabilities			
Prepaid Assessments	2,040.07		
Accounts Payable	4,890.22		
Legal Fees Payable	19,185.00		
Loan from Developer	20,000.00		
Total Liabilities		46,115.29	
Operating Fund			
General Fund	-21,535.44		
Prior Period Adjustments	14,899.97		
YTD Net Surplus (Deficit)	190,428.59		
Total Operating Fund		183,593.12	
Replacement Fund			
Beginning Balance	.00		
YTD Net Surplus (Deficit)	56,464.56		
Total Replacement Fund		56,464.56	
Total Fund Balances			240,057.68
Total Liabilities & Funds			286,172.97

Trash

Trash service is contracted by the MUD with Texas Pride Disposal and service is provided on Tuesdays and Fridays. The full text of their instructions are available at www.RiversRunHOA.com

Just a few quick notes:

Containers up to 96 gallons are acceptable as long as they way less than 50 lbs. Bags must also weigh less than 50 lbs.

Yard waste should be in containers except branches may be tied in bundles not to exceed 4

feet in length and 50 pounds.

Heavy or bulk items may be picked up at any normal day. Please limit these to 2 items at a time.

Recycle services are on Friday. Paper, plastic (#1 - #7; not Styrofoam), metal, and glass in containers marked for recycle will be picked up in separate trip from other trash.

Dirt, rocks, bricks, concrete, liquid paint, fuels, oils, tires, pesticides, fertilizers, and batteries cannot be picked up.

Call Texas Pride at 281-342-8178 for assistance with those items.

Deed restrictions require that trash cans not be stored in public view. Please store them out of public sight except for trash days. They may be placed at the curb (not in the street, please) late in the evening on Monday and Thursday. Please remove them as soon as possible after trash/recycle service and store them in your garage or behind your wooden fence.



Mold and mildew are unsightly and damage your paint

Mold and mildew flourish in our high humidity and they are not too particular about the temperature; they love it hot and they love our mild winter temps as well. In other words, they are a constant battle.

They are not too hard to handle because there are numerous products available at Home Depot and Lowes to help clean them off. Just spray it on, let it set 5 minutes, and wash it off. This is where a power washer

is very handy but not absolutely necessary; sometimes a good solid shot with the hose is adequate.

If you do it yourself, read and follow directions carefully; some products are more eco-friendly than others.

Many contractors in the area offer power cleaning services at reasonable prices.

Genesis has notified several residents recently that might

not have noticed they have mold or mildew. Please mitigate it as soon as possible. It will make your paint last longer and help prevent rotting. It will also keep our community looking really nice.

Mold and mildew love our humidity and are not particular about temperature. Hot summer or mild winter is all the same to them.

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.