



Rivers

CURRENTS

FALL 2023

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

Neighborhood Improvement Project in Progress

A multi-faceted neighborhood improvement project was recently announced. It is a joint program between the HOA and the MUD, including major upgrades to both parks and both lakes. Both Boards have been working on planning and preparing for over three years. Designs were developed by our landscape partner, Greenscape Associates. They did a terrific job and worked closely with both Boards to tweak the designs and developed the necessary documentation for competitive bidding and submission for approval by the Texas Commission on Environmental Quality. Engineering support was provided by Odessey Engineering, who engineered all the infrastructure for our development.

Work began in August, 2023 and will continue in phases well into the first quarter of 2024. Certain areas will be roped off for everyone's safety. Please be mindful of construction tape and instruct your children to stay well clear of the tapes.

Several articles in this edition will provide information regarding the various phases.

Join us for Board of Directors Meetings

Members of the Board are volunteer homeowners who serve 3-year terms setting policy for the HOA. They are responsible for effectively using and protecting the funds of the association. Day-to-day operations are performed by contractors who report to the Board.

The Board of Directors meets at the Rec Center in even numbered months. Dates are always announced at least six days in advance via email blast and with signage throughout the community. We encourage all residents to attend board meetings if possible. If you are an owner who has not shared your email address with Genesis, please do so. They protect your address and publish email blasts in order to send important information right to your desktop. Please provide it to Kristin@GenesisCommunity.com

This year's Board is made up of Kern Arjoonsingh serving as president and Mike Trent as vice president. Sherman Hinz continues as Secretary and John Baker as Treasurer. Erica Martinez is Member-at-Large.



Inside: Run Lake Improvements • Mist Park • Winter Storm Prep • Mist Lake

Run Lake Bulkhead

Due to its size and the fact that water flows through it, significant bank erosion has been experienced in Run Lake. Our engineers have determined a bulkhead is required to mitigate the erosion. Several options and designs were considered, and stone known as moss rock was selected in order to enhance the natural appearance of the shoreline. It is similar to the photo shown; its appearance will be enhanced by environmental conditions.

The installation will be quite complex, starting with lowering the water level several feet. Next, 100 cubic yards of soil will be added to fill in the eroded areas and a high grade filter fabric will be installed to anchor the entire bank and allow rain water to percolate. It will extend 6.5 feet below and 3.5 feet above the normal water level. In order to reduce the sizeable cost, 1500 tons of RipRap (recycled concrete) will cover the fabric underlayment below the normal water level and 600 tons of moss rock will be used above the normal water level. Then the lake will be recharged to its normal level.



Run Lake Surround

The only existing irrigation around the lake was placed for the trees when they were planted a few years ago. This project will irrigate the entire grassy areas between the lake edge and the backyard fences. The entire area will be seeded with grass. Hopefully we won't see the excessive drought conditions like this year again for a while. But if we do, we will be ready to preserve the beautiful green grass.

Run Lake Sidewalk

The 8/10 mile long sidewalk was built piecemeal by the community developer over a number of years. Consequently, it is inconsistent in appearance and is not stable. It is uneven, not level and is separating in some places. Therefore, after the bulkhead is completed the entire sidewalk will be removed and replaced with a beautifully uniform six foot wide sidewalk without a center seam.

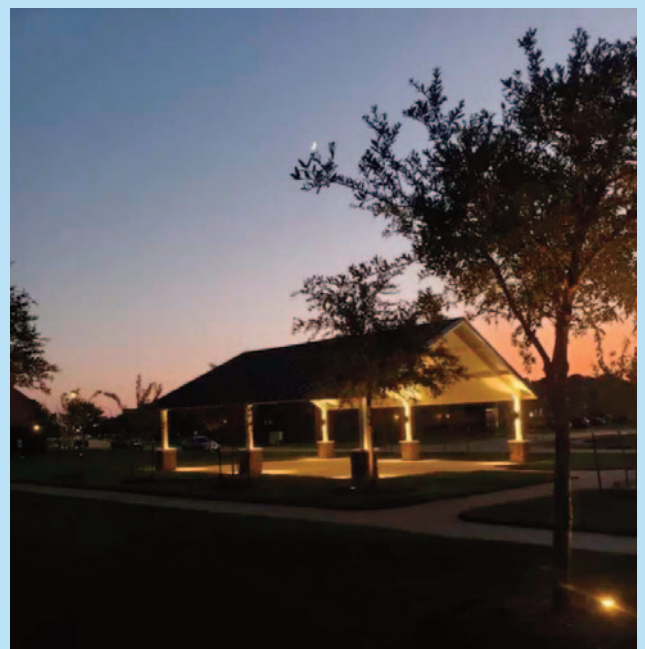
This is one of our most-used amenities and the demolition and rebuilding will require several weeks. Please carefully walk on street sidewalks or in Mist Park during that time.



Mist Park

The first phase involved rerouting certain sidewalks, adding some landscaping in Mist Park and the construction of a great 1400 square foot pavilion with six picnic tables (which are on order). It is beautifully lit and soon will be ready for use on a first-come-first-served basis. The contractor agreed that we could use it for the Halloween event although a construction error still needed correction. "Cool Deck" will be added in early November. It requires 28 days to cure before use, so the pavilion will be completed in early December.

This will be a great place for picnics, birthday parties or other gatherings with shelter from sun and rain. Even events in the cool of the evening would be great. Please bear in mind that houses surround the park so plan to complete evening events by 10 PM and keep noise levels low to prevent disturbing the neighbors.



























Winter Storm Preparations

Do you remember winter storm Uri in 2021? We hope not to see a repeat of it any time soon. Nevertheless, as the Boy Scouts say, “Be prepared”.














The following checklist was issued on www.weather.gov. Although generic to fit anywhere in the US (We probably won't need a snow shovel!), it is a good starting point.

Winter Preparedness Checklist

 Home Winter Preparedness Checklist 		
<input type="checkbox"/>  Select Foods See Additional Checklist	<input type="checkbox"/>  Warm Clothing Hats, Mittens, Parkas, Boots	<input type="checkbox"/>  Flashlights & Extra Batteries
<input type="checkbox"/>  Disposable Dishware Plates, Bowls, Utensils	<input type="checkbox"/>  Extra Blankets	<input type="checkbox"/>  First Aid Kit
<input type="checkbox"/>  Specialty Items Meds, Infant Formula, etc.	<input type="checkbox"/>  Matches For Candles & Gas Fireplaces	<input type="checkbox"/>  Cell Phone Fully Charged
<input type="checkbox"/>  Portable Radio AM/FM/Wx Radio & Batteries	<input type="checkbox"/>  Shovel/Snow Blower Check condition & maintain	<input type="checkbox"/>  Firewood For Wood Fireplaces

 Car Winterization Checklist 	
<input type="checkbox"/>  Check Engine Fluid Levels Oil, Coolant, Washer Fluid, etc.	<input type="checkbox"/>  Inspect Tire Tread Replace if Near Wear Limit
<input type="checkbox"/>  Test Battery Replace if Necessary	<input type="checkbox"/>  Install Snow Tires if You Own a Set
<input type="checkbox"/>  Use Deicing Washer Fluid Clean Windshield at Low Temps	<input type="checkbox"/>  Test Headlights & Taillights
<input type="checkbox"/>  Switch to Synthetic Oil Handles the Cold Better	<input type="checkbox"/>  Add & Inspect Winter Survival Kit

 Home Winter Survival Food Checklist 	
<input type="checkbox"/>  Canned Fruits and Vegetables Requires a Manual Can Opener	<input type="checkbox"/>  Bread and Condiments Keep Bread Frozen to Last Longer
<input type="checkbox"/>  Crackers, Nuts, Fruit Bars, Chips High Energy Foods	<input type="checkbox"/>  Cereal and Toaster Pastries
<input type="checkbox"/>  Soups Some Soups Require Water or Heating	<input type="checkbox"/>  Meals Ready to Eat (MREs)
<input type="checkbox"/>  Cookies and Hard Candy	<input type="checkbox"/>  Bottled Water 1 gallon per person, per day (for at least 3 days)

 Car Winter Survival Kit Checklist 		
<input type="checkbox"/>  Flashlight & Extra Batteries	<input type="checkbox"/>  Blankets/Sleeping Bag	<input type="checkbox"/>  Extra Clothing Hats, Mittens, Parkas, Boots
<input type="checkbox"/>  First Aid Kit	<input type="checkbox"/>  Non-Perishable Food Granola Bars, Dried nuts, etc.	<input type="checkbox"/>  Sand/Kitty Litter Used for Traction
<input type="checkbox"/>  Snow Shovel	<input type="checkbox"/>  Bottled Water	<input type="checkbox"/>  Cell Phone & Charger
<input type="checkbox"/>  Ice Scraper with Brush	<input type="checkbox"/>  Booster Cables	<input type="checkbox"/>  Flares/Triangles & other Bright Objects

Mist Lake

Mist Lake will receive about five dozen additional trees. Up-lights similar to those around Run Lake will be added to about half of the trees. This will provide more security and a beautiful addition to the area.

This will be accompanied by additional irrigation to protect the trees and grass. We hope to not repeat the drought conditions like those we have had this year and this will be a good insurance policy for our investment.

Run Park

With the widening of Benton Road and the subsequent development along it and beyond, Somerville effectively will become a third primary entry to our community. Given this, it is important that Run Park be “top notch” and inviting in its appearance. Entering visitors (and prospective home buyers) need to have an open view of the beautiful, renovated lake and updated modern play equipment. Therefore, the park will be completely rebuilt and equipped with updated play equipment. This is state-of-the-art and should last 20 to 30 years.

It will be necessary for the park to be closed while existing equipment is removed and the renovation is completed. We are working with the equipment provider and the installation contractor to minimize the closure time. Please feel free to use Mist Park during this time.

