



# Rivers

## CURRENTS

WINTER 2024

NEWS AND HIGHLIGHTS FROM THE  
HOMEOWNERS ASSOCIATION

[RIVERSRUNHOA.COM](http://RIVERSRUNHOA.COM)

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### IMPORTANT CONTACTS

Centerpoint Energy  
(Natural Gas) 713-659-2111  
(Power Outage) 713-207-2222  
(Streetlights)  
[www.centerpointenergy.com](http://www.centerpointenergy.com)

Digger's Hotline 811

Electricity Providers  
[www.powertochoose.org](http://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

## Welcome to our Community

### Merry Christmas

As always our community welcomes residents and visitors alike with festive decorations at the front entries. This year we welcomed two deer families, one at each entry.



## Flagpoles

A couple of years ago the HOA contracted with a company to provide American flags for display on certain holidays. It proved quite popular with our residents but the company chose to withdraw from this area after the original year. After discussions the board decided to install permanent 25 foot flagpoles at all our entries and the Rec Center. They will be in place by the time you read this newsletter and will be similar to the photo shown here. Permanent lighting will be installed to properly display the colors 24 hours a day.



Inside: Run Lake /Run Park Updates • Mist Park • Scholarships • Mist Lake

# Run Lake Bulkhead Update

Work continues on the bulkhead project made necessary due to the lake size and the fact that water flows through it. Our engineers 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. While work is ongoing, one can see the rock strategically placed around the shoreline.

The installation is quite complex, starting with lowering the water level several feet (estimated more than 10 MILLION gallons of water). Next, up to 100 cubic yards of soil is being 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 through. It extends several feet below and above the normal water level. In order to reduce the sizeable cost, 1500 tons of RipRap (recycled concrete) covers below the normal water level and 600 tons of moss rock are being used above the normal water level. Then the lake will be recharged to its normal level.



## Pooper Scooper/Leash Reminder

One of the most common complaints is when neighbors overlook this step of walking their dogs. Unfortunately, there has been a marked increase in “unscooped poop”. This is not only unsightly but also unsanitary. Recently a neighbor’s dog contracted a painful (and expensive!) infection the vet said was likely the result of someone else’s unscooped poop. The HOA provides bags and disposal locations in all park areas. Please always carry and use your own bags or use one of ours.

Problems arise when dogs are not properly leashed. It does not matter if your dog is well-trained to be off-leash; occasionally they will break training. Fortunately, we have very few occasions when one dog attacks another dog or a person but in every case the attacking dog has been off-leash. We have reported before about one such attack that was on an elderly person who sustained significant injuries.

Recently several dogs, apparently owned by a common resident, were roaming the street unleashed. One of them displayed aggressive behavior toward a neighbor’s leashed dog. A “Good Samaritan” came to the rescue until the owner called the dogs home. Please keep your dog properly leashed at all times to avoid possible confrontations or liability issues.

## *Mist Park Substantially Complete*

The first phase of the HOA/MUD renovation project involved rerouting certain sidewalks, adding some landscaping in Mist Park and the construction of a beautiful 1400 square foot pavilion. The floor of the pavilion was not initially completed to specification but the contractor corrected it and even went above and beyond the specs. Six picnic tables have now been installed and it is now beautifully lit and ready for use on a first-come-first-served basis. Please be ready to share with others; reservations are not available.

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.



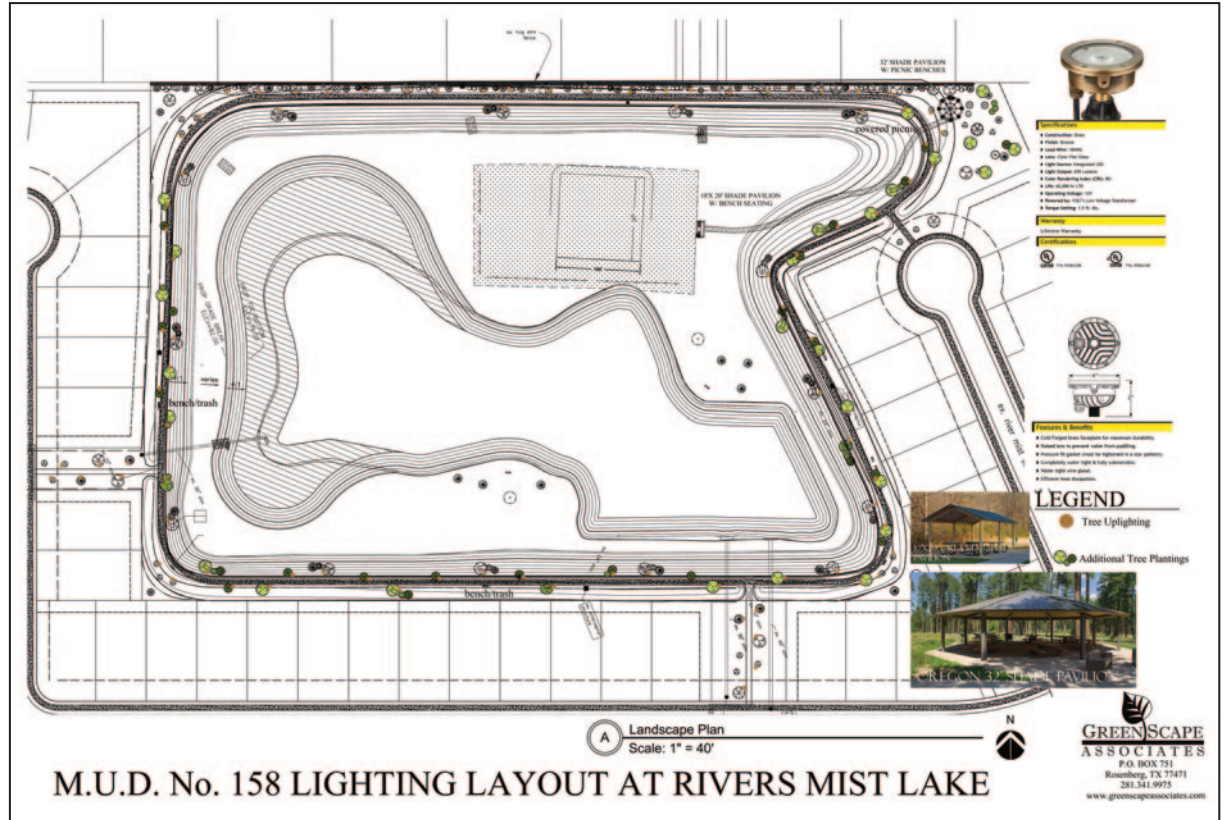


# Mist Lake

As a part of the joint HOA/Mud renovation project, Mist Lake will receive more than 60 additional trees. Up-lights similar to those around Run Lake will be added to many of the trees. This will provide more security and a beautiful addition to the area. Notice the conceptual park plan; final details are yet to be determined.

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 last year and this will be a good insurance policy for our investment.

Construction timeframes are dependent on the contractors' schedules, materials availability, weather conditions, etc. However, we hope to have everything completed by summer.



## Scholarships Available Again

Each year HOA grants scholarships to deserving graduating seniors who live in Rivers Run and Rivers Mist. The details of this year's program are being developed and will soon be posted on the HOA website <http://RiversRunHOA.com> including the application form which must be submitted by the dates specified.

The scholarship will be deposited in the student's name directly to the college, university, or trade school of their choice. In past years, many deserving students have expressed their gratitude for the money and indicated how important it was to accomplishing their educational goals. They are pursuing various degrees and certifications.

These scholarships are funded by a small fee paid by the purchaser of homes in the community.

Last year's application is currently on the website; this year's will not be significantly different. It will be updated in February after final Board approval, including level of scholarships and necessary due dates.



# Vandalism Alert

At approximately 9:15 PM on January 14 four teenagers illegally entered the recreation center. By doing so they likely committed the crime known as “Breaking and Entering”. Their only apparent reason for being there was to vandalize the restrooms. When maintenance personnel found the damage, deep cleaning and sterilization were necessary. Then an in-depth security investigation was launched and continues.

The clean-up cost was significant and is a cost that should not happen. However, when some people do not respect the property rights of others it becomes necessary. Please be vigilant and if you see something that does not look right (such as teenagers in the rec center when it is closed) call the Sheriff immediately and they will dispatch to determine what is happening.

## Run Park Update: “What’s Happening Over There?”

The enthusiastic three year old boy asked his mother this question as he pointed to the bright orange construction fence. It surrounded the muddy field that had been Run Park for almost two decades. Demolition of the park began January 4 and reconstruction will start as weather permits.

The newly-constructed park will contain all new and updated play equipment for the neighborhood children to enjoy. The park will be reconfigured to save all the mature trees and to provide a new and safe environment for the kiddos. Fall zones will be contained within ground level concrete “ribbons” instead of the vertical black plastic walls as before. They will be rebuilt to comply with current safety regulations. See the architectural rendering of the updated park.

This is one aspect of the multi-faceted joint project by the HOA and the MUD. The two Boards work together seamlessly to improve our neighborhood common grounds.

As traffic increases on Benton Road, the Sommersville entry will become a third primary entry point for visitors and potential home buyers. This upgrade will provide a significantly improved visual greeting for them.

