



# Rivers

## CURRENTS

SPRING 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](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

### Pool Deck and Rec Center Floor

The pool and rec center were built in approximately 2008. The plainest of concrete was used for the pool deck and the rec center floors. Needless to say, they were extremely plain and were not especially durable. Over the years, cracks developed, especially in the pool deck. It had become unsightly and was destined to deteriorate more rapidly over the next few years.

Approximately four years ago, an epoxy sealer was applied in the rec center floors, primarily for appearance and cleanliness. That surface had begun to fade and fail as well.

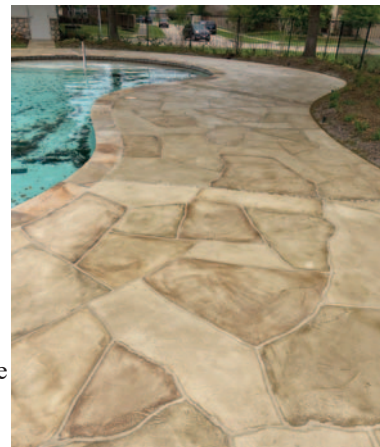
In order to head off impending further failure, the HOA recently commissioned Allied Outdoor Solutions (AOS) to install an overlay of the pool deck, and the rec center except the restrooms and exercise room. The approaching sidewalks were included. A beautiful flagstone pattern was chosen for exterior surfaces and a complementary "Roman tiles" pattern was applied to internal spaces.

This was a huge project, even for the professionals at AOS; over 6100 square feet! It required 8 or 9 highly specialized craftsmen working four 10-hour days.

First, the failing epoxy sealer had to be removed and all surfaces were thoroughly cleaned. Then an underlayment was poured and cured. This was followed by a top layer which was then carved BY HAND, creating the flagstone and Roman tiles. Then came the manually applied coloring. After the color cured, the thousands of spaces between pieces were caulked and then a super-hard sealer was added.

The surface is cooler and more slip-resistant than concrete. It is warranted for seven years. This is a beautiful surface which is a significant upgrade to our property. It will soon be followed by a complete renovation of the splash pad scheduled for completion before pool season begins.

A special padded floor like those found in commercial gyms was installed in the exercise room. This will enhance both appearance and safety for those using the equipment.



Inside: Easter Egg Hunt • Pool Schedule & Rules • Tree Trimming • Annual Meeting Scheduled

# Easter Egg Hunt is Back

After a three-year hiatus due to weather and COVID, the Easter egg hunt returned April 1. It was a fun-filled event that brought smiles to both children and adults. Lots of kids enjoyed the games available. A special visitor, the 6-foot Easter bunny, visited with the children and posed for pictures.

The event was held on the banks of Mist Lake where families gathered early in the morning to enjoy the festivities. The event was organized by HOA volunteers, and it was free for all to attend.

The highlight of the day was the Easter egg hunt. The event organizers had hidden hundreds of brightly colored Easter eggs throughout the area. The children were divided into age groups, and each group was given a specific area of the park to search for eggs. The children were so excited to find the eggs, and their enthusiasm was contagious.

The eggs were filled with candy, small toys, and other treats, which made the search even more exciting. The children worked together to find as many eggs as they could, and their parents cheered them on from the sidelines.

Thank you to everyone who organized and participated in the Easter egg hunt. It was a wonderful way to celebrate the holiday and bring joy to the community. If you would like to participate in planning and executing social events contact [Kristin@GenesisCommunity.com](mailto:Kristin@GenesisCommunity.com)



## Pool Schedule Announced

Pool hours on Tuesday through Saturday are 10 AM to 8 PM. Sunday hours are noon to 8 PM. Thorough cleaning is scheduled on Mondays during swim season (except Memorial Day).

### *Open days are as follows.*

May 27, 29, 31

10AM -8 PM

May 28

Noon – 8 PM

June and July

Tuesday – Saturday 10 AM- 8 PM

Sunday Noon – 8 PM

August 1-13

Tuesday – Saturday 10 AM- 8 PM

Sunday Noon – 8 PM

September 2

10AM – 8 PM

September 3

Noon – 8 PM

## Pool And Recreation Facility Rules

(As posted at the pool and rec center)

Pool usage permitted only during pool operational hours when lifeguard is present, and only by Rivers Run and Rivers Mist owners and their guests.

Guests limited to 4 per member at any time.

Members are responsible for actions of their guests.

Everyone must present valid key card and sign in and out.

All pool users are subject to being required to pass swim test

Children under 13 years not permitted without an adult (guardian) age 18 or older.

Children under 48 inches tall must wear wristband issued by lifeguards.

Children wearing red wristband must wear lifeguard-issued life jacket and be always within arm's length of guardian. Guardian must also wear red wristband.

Pool use prohibited to anyone with open wound.

Use of alcohol, tobacco, illicit drugs, vaping prohibited in and around the facility.

Glass containers prohibited in and around the facility.

Intoxication, loud music, profanity, improper behavior, running and horseplay prohibited.

Skates, skateboards, bikes, scooters and hoverboards are prohibited.

Street Clothes or cutoffs prohibited in the pool.

Dangerous pool entries such as diving, flips, gainers, and somersaults are prohibited.

Non-toilet trained children must wear swim diaper.

Lifeguards have authority to enforce all rules and safety regulations

Trespassers will be prosecuted

FORT BEND COUNTY SHERIFF NON-EMERGENCY PHONE 281-341-4700

**IN CASE OF EMERGENCY DIAL 911**



# Tree “Trimming”

Many trees throughout the community recently received an unscheduled “haircut”. It would be generous to term it as “trimming”. The HOA had no part in deciding this action, nor was HOA notified in advance.

The involved trees are located between the sidewalk and the street, primarily where school busses run. They will likely recover over time.

The school district requested that Ft. Bend Road and Bridge do this work because the busses were hitting the trees, causing damage to the busses. Some residents have expressed concern and even frustration about this. However, Ft. Bend County owns the property where the trees are located and they were overhanging the county-owned streets so the county had legal authority to perform the work. If you have concerns about this, please contact Ft. Bend Road and Bridge or our County Commissioner.



## Proper Tree Trimming

All trees require occasional trimming to assure healthy growth. We asked the professionals at Greenscape who maintains our landscape to provide us with good tree maintenance pointers. We always strive to maintain the overall aesthetics of the community, so please keep this in mind.

Prune lower branches to raise the canopy. This promotes growth on young trees and removes encroaching branches from larger trees. (We’ve had complaints of pedestrians not able to walk on sidewalks.) Fall/Winter Months are best to avoid disease and “wilt” but any time of year works ok.

Trim dead, broken or diseased branches. Remove branches that seem to be growing towards the center of the tree. Establish leader branches and thin competing branches. Trim up to 30% of the tree in a year.

## School Will Soon be Out for Summer

Soon the final bell will ring for this school year. That means lots of time for all sorts of activities.

Many of the neighborhood kids will find their way to various day camps. Some will attend week-long camps away from home. Many will participate in summer sporting events or music-related activities. Lots of families will be able to enjoy time together at beaches or amusement parks; maybe a little fishing or boating can be mixed in. Some will take amazing trips to visit distant family members or to see faraway places.

All of these and hundreds of ideas cannot fill the entire summer calendar. There still will be plenty of time for at-home activities. The pool will be open for everyone's enjoyment (see page 2) and we have playgrounds and park space for everyone's use.

Please remind your children who might be unsupervised to be responsible, respectful of others and to play safely. Here are a couple of safety reminders: motorized vehicles are not allowed in parks or around the lakes and swimming in the lakes is forbidden.

We hope everyone has a fun-filled and safe summer.

## Annual Meeting Scheduled

The Homeowners Association annual meeting is scheduled at 6:45 p.m. June 19 at the Rec Center. This and all Board of Directors meetings are open to owners and lessees alike.

Two important events happen at the annual meeting: Presentation and formal approval of the annual budget and election of one or more members of the Board of Directors. This year two incumbent seats are scheduled for election. Directors serve a term of three years. They volunteer their time and talents to direct the day-to-day operations of the association, manage the budget, and plan for long-term projects. They deserve and desire our support and input to the business of the HOA. Only owners can be elected or vote for Directors.

If you are an owner and wish to be considered for election to the Board of Directors, please contact [Kristin@GenesisCommunityManagement.com](mailto:Kristin@GenesisCommunityManagement.com). The window for self-nomination will be open **from May 15 to 5 PM May 25**. *Ballots will be emailed to all owners the first week of June.*

Another special event occurs at this time – meeting our scholarship winners! Each year HOA grants scholarships to deserving graduating seniors from our community. This year the scholarship will be \$750. It is funded by fees that are paid by each purchaser of a home in our community. Come and meet these wonderful young people.

