



# Rivers

## CURRENTS

FALL 2022

NEWS AND HIGHLIGHTS FROM THE  
HOMEOWNERS ASSOCIATION

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

[KRISTIN@GENESISCOMMUNITY.COM](mailto: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

## Mist Entry Renovated

A major renovation of the Rivers Mist entry is under way! This is part of HOA's continuing efforts to improve the beauty of our neighborhood.

New plantings at the monument give it a fresh look. Beautiful fall color adds to the impact. Notice the addition of a flower bed to shield the utility boxes on the West side of the street. Also, lots of new plantings dress up the end by the fence and pergola. The monument lighting was replaced with eye pleasing low voltage LED lighting.

Still more improvements are on the drawing board. Stay tuned.



Inside: Flushable? Don't Believe the Labels • School Days, Shool Days • Light and Share

# Reconstitute Committee

The primary responsibility of the HOA is to govern the affairs of the association in order to protect and increase the values of the common properties and the homes in the community. The Bylaws that established it and the Texas Legislature regulate it.

The HOA Board of Directors oversees the operations of several contractors and consultants to assure the common properties are well cared for, safe, and visually pleasing for all residents and visitors. The Board also manages the finances of the association, assuring that good value is received for all purchases, all bills are paid timely and day-to-day operations occur on time and without incident.

The purchasers of properties in the community agree they (and their lessees) will maintain the property within standards that will assure our neighborhood is pleasant and neat. Two concepts are in place to assist in this: architectural standards and deed covenants (notice they are agreements among neighbors as opposed to “restrictions”).

When one intends to make an exterior change or repair an architectural control form (found at [www.riversrunhoa.com](http://www.riversrunhoa.com)) must be submitted. Such requests are reviewed by an architectural control committee (ACC) to assure they fit within published guidelines, don't overrun established easements, etc. A vast majority of requests are approved as submitted and most others only require minimal adjustments.

The ACC review process has generally fallen to a committee of volunteers led by a member of the Board. However, the most recent Legislative session prohibited Board members from participating in this process so the committee must be reorganized to meet those requirements.

HERE IS WHERE YOU CAN HELP! Volunteers are needed to serve our community as the Architectural Control Committee. The time commitment is minimal and everything can be accomplished electronically. Simply receive requests, review them to assure they are in compliance and respond to them. If they need revision let the resident know.

If you are willing to serve your community in this manner contact [Kristin@GenesisCommunity.com](mailto:Kristin@GenesisCommunity.com) by November 15. She will arrange for you to discuss with members of the Board to answer any questions you might have.



## Flushable? Don't Believe the Labels

Many disposable items CLAIM to be FLUSHABLE. Do not believe them. They will flush but they often cause clogs down the line. The worst offenders are wipes and diapers. They often clog commodes. IF they succeed in making it out of your commode AND your sewer line to the sewer main line, the journey is far from over. Next they have to traverse the sewer line to the lift station located near the Honeysuckle Vine bend and ultimately to the Rosenberg sewer treatment plant on Ricefield Road.

Our MUD shares that treatment plant with two MUDs. “Flushable” materials are a huge problem in that operation requiring tremendous additional processing and labor. The attached photo shows solid materials removed at one time from another plant. Special equipment was recently added to our sewer plant to prevent these items from clogging the system. Our MUD share of that installation was approximately \$100,000. Even with the added equipment it is important that our commodes be used for only that for which they were designed and normal toilet paper. The MUD thanks you for your assistance.



# Pooper Scooper/Leash Reminder

This is just a friendly reminder to clean up after your pets. 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. 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. One such attack 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.

## School Days, School Days

Lamar Consolidated Independent School District owns and operates hundreds of school busses. Most of them run multiple routes, many of them right here in our neighborhood. It seems that wherever one looks in the early morning and mid-to-late afternoon hours there is a giant yellow bus! Each of those busses is transporting up to 50 or 60 kids, making numerous stops for the kids to enter or exit the bus. Please be extremely watchful for children of all ages on the streets around the busses.

State law **REQUIRES** that all traffic in **BOTH** directions **STOP** while busses are loading and unloading. They will have a stop sign that swings out from the bus and red lights flashing above the window line both on front and back of the bus.

Be mindful of kids and busses: prevent a tragedy.



## SIDEWALK EXTENSION COMING SOON

In 1962 the owners of the real estate on which our subdivision stands (as well as Bonbrook and others) granted a 50-foot-wide pipeline easement to Humble oil and Refining Company. A few years later Humble changed their name to Exxon. Once an easement is granted it stays in effect through name and ownership changes. We now refer to that 50-foot strip of grass that runs approximately parallel to Honeysuckle Vine as “the pipeline”. There is a pipe there, but it carries no oil, gasoline, or other chemicals; it is basically a reserve route filled with inert nitrogen.

Although the HOA owns the real estate, our usage of it is quite limited and for all practical purposes requires cooperation by Exxon. Over time we have had extensive interactions with Exxon in this regard. The latest resulted from the renovation of the small pond at Rivers Run entrance. As we replaced the crushed granite surfaces around the pond it made sense to extend the concrete sidewalk from there to the walking trail around the lake. Greenscape contacted Exxon on our behalf and negotiations took months.

Recently Exxon agreed to allow the concrete sidewalk to cross the pipeline with some conditions. Perhaps by the time you read this it will be completed...if not, it soon will be.



## LIGHT AND SHARE

Soon our neighborhood will become awash with beautiful lighting displays. They will range from religious to whimsical, with all variations between. It is a season to celebrate and enjoy. Activities of all sorts crowd our personal and business calendars. Christians celebrate the birth of Jesus Christ and others celebrate in other ways. Friendships are renewed and family members from all over trek both short and long ways to gather at this time of year. Giving of gifts and our time and talents is a universal part of this wonderful season.

Make a few minutes in your family calendar to attend a new come-and-go happening in our community. Spend a short time at the rec center from 6:30-8:00 PM on December 11 to witness the lighting of our giant Christmas tree. Enjoy visiting with your neighbors, grab a quick snack, help your kids with a quick craft project, and snap a family photo. Volunteer to help with this event by contacting [Kristin@GenesisCommunity.com](mailto:Kristin@GenesisCommunity.com)

Let's share with our broader community by supporting the Ft. Bend Helping Hands food bank. Bring non-perishable foods and personal hygiene products to donate. We encourage each family to bring as much as they are able. Suggested items: canned fruits, canned vegetables, canned meats, Ramen noodles, toothbrushes, toothpaste, bath soap, shampoo, toilet paper; the list of needs is endless! It would be a wonderful gift from our community if we could donate 1000 pounds. We can do it!

