



# Rivers

## CURRENTS

SUMMER 2021

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

## Congratulations Scholarship Winners

The HOA gives back to the community through an annual scholarship grant. A volunteer committee administers the program to which graduating high school seniors in the community apply. For 2021, the grant is \$750 paid to the student's account at the college, university, or trade school chosen by the senior. This program is funded by a small, dedicated fee paid by the buyer of a home in the neighborhood. Meet this year's winners.



**Alina Rose Abraham** has been accepted in The University of Houston Honors College majoring in biology. She plans to attend medical school.



**Kelechi Anugweje** plans to attend A&M University. He will then attend medical school to become a physician specializing in sports.



**Brynnan Bostyck** will attend Blinn Junior College for an Associate Degree of Nursing. She plans to then be licensed as Registered Nurse.



**Isaiah Frazier** hopes to apply his creative talents at Lamar University. His chosen field is that of multimedia display technology.

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Inside: New Board Members • Recreation Center & Pool • What Is A MUD? • Pet Security

# Congratulations Scholarship Winners (continued)



**Brandi Knight** Brandi Knight will be seeking a Bachelors of Hotel Management at the University of Houston. She will follow with an MBA to manage in the hotel and hospitality industry.



**Jordan Lewis** plans to major in biology at Grambling State University. He will seek a degree in Veterinary Medicine.



**Grace Rogers** has been accepted to Middle Tennessee State University's Speech Pathology and Audiology program. She will then pursue a Master's Degree in speech pathology.

Congratulations to these very deserving students and we wish them the very best in their future endeavors.

## RECREATION CENTER AND POOL

Summer is here and that means pool time! The pool is open Tuesday through Sunday 10 AM to 8 PM. Your card key provides access into the pool and the recreation center. The recreation center construction to repair damage from the winter storm continues but is very near completion. Until that time, restrooms and exercise facilities remain unavailable in the building. We have provided portable restroom facilities in the interim. Please enter the pool only via the splash pad. Unfortunately, cards can fail for a variety of reasons, especially over time. Please stop by the splash pad gate and test your card(s). If the gate opens, you are good to go. If not, contact [shane@genesiscommunity.com](mailto:shane@genesiscommunity.com) and he will solve any problems. If damage causes new cards to be issued, there will be no charge. If you have lost your cards a \$5 per card re-issue fee will apply. If you do this before you plan to use the facilities, your entry will be smooth and uneventful.

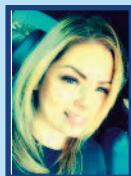


## Meet the new Board Members



### **Kern Arjoonsingh, President**

My family and I have proudly lived in RR/RM since 2014. As a volunteer board member, I strive to ensure that all homeowners interests are represented, and the quality of our community is protected with proper visionary planning. I am honored to serve and be a voice of the community. (Editor's note – Kern had been serving an unexpired term and was elected to a full term this year.)



### **Erica Martinez, At Large**

My family and I moved to River's Run because we already knew the subdivision and we loved the peace and quiet. As a member of the Board, I want to make sure that our residents enjoy being a part of our community. I am honored to serve as a part of the Board and to be a voice for our community and residents! I am also honored to chair the social committee.

In addition, the following Board Members continue to serve: **Brian Gibula** (Vice President), **John Baker** (Treasurer) and **Mike Trent** (Secretary).

# What is a MUD and Why Do We Have One?

Developers must provide a way to furnish many public services to residents of new communities even as they are being built. The primary way is to seek the establishment of a Municipal Utility District (MUD). MUDs are authorized with taxing authority by the State Legislature under very stringent rules, especially relating to finances. These next few paragraphs are an attempt to explain the complexity of a MUD.

The community developer must finance and build the infrastructure. It is normally done in sections and includes streets, drainage (including the lakes), water and sewage distribution systems as well as common facilities such as pools and parks. The MUD then sells interest bearing bonds and purchases the infrastructure at the developer's cost (no profit). This process allows for timely installation of those services even before all houses are built. It also effectively finances those services at very favorable non-taxable interest rates over the 15-30 year life of the bonds, saving as much as \$15,000 to \$30,000 on initial home purchase prices.

Our MUD, Ft. Bend 158, is governed by a board of five directors and serves only Rivers Run and Rivers Mist. All directors are also our neighbors, are elected to two-year terms of office and receive regular training and information on law, operational procedures, etc. They are responsible for making decisions regarding capital improvements to the infrastructure, sale or refinancing of bonds, setting tax rates and exemptions, and assuring appropriate maintenance and quality daily operations. The deliverables are water, sewer treatment, fire protection, drainage and garbage/recycling services. The MUD employs expert consultants such as attorneys who specialize in MUD law, accountants and bookkeepers, engineers, etc. to lend their expertise to decisions and daily operations. All consultants participate (but do not vote) at monthly public MUD board meetings. Daily operations are contracted to Si Environmental.

The consultants advise in establishing annual budgets and determining tax rates required to fund all maintenance and operations as well as debt retirement and interest payments. The MAXIMUM allowable tax rate is \$1.50 per \$100 valuation with no exemptions. Normally, new MUDs begin at \$1.50 because they have high debt and low revenues as communities are established. Ft. Bend 158, founded in 2005, was no exception. In the intervening 15 years the rate has been reduced by almost one-third to \$1.045 for 2020. The tax rate is not yet set for 2021 but certain exemptions have been approved. Those are 15% homestead and \$20,000 appraisal reduction for seniors and disabled.

The community is in Rosenberg's Extra Territorial Jurisdiction (ETJ) so eventually it might become a part of that city. Therefore, the water distribution system is connected to Rosenberg's and the water is purchased from the city. The sewer distribution system connects to a treatment plant (which eventually will become a Rosenberg plant) shared by several MUDs. These arrangements save millions of dollars by avoiding building and maintaining separate water and sewer treatment plants by each MUD.

Due to that ETJ, Texas law provides Rosenberg with considerable control or approval of certain MUD functions. For example, Rosenberg must approve all bond issues or refinancing. This is because if bonds (the first ones were issued in 2011) are outstanding when the city absorbs the community, the city will become responsible for them. All infrastructures must be built to Rosenberg's standards for the same reason.

Ft. Bend County Sheriff Department provides police services in all unincorporated county areas, but the county does not operate a fire service. Since Ft. Bend MUD is within their ETJ Rosenberg provides fire service at a fee, which is included on water bills.

Another related entity fits into this complex picture: Ft. Bend Subsidence District. They control the use of underground water to prevent its long-term contribution to subsidence and flooding. The State legislature provides for the Subsidence District to require that cities and MUDs convert from well water to surface water sources over time. There is tremendous cost required to transport and treat Brazos River water for drinking. That cost is passed through to end users as Surface Water Treatment Charge on water bills.

As illustrated MUDs are extremely complex and are influenced from many different angles. Their primary objective is to manage all those parts to provide safe drinking water, sewer distribution, drainage (including the lakes and surrounding green space) to residents. Other services such as trash removal and street lights have been added since MUDs were first instituted. As the Association of Water Board Directors (AWBD) has stated so succinctly, "MUDS are good for Texas".



## SUMMER LAWN TIPS

Many lawns seem to bake in the heat. But, look around and you'll see one or two in the neighborhood that look as green as can be. You can help your lawn look just as great with these tips:

Feed regularly  
Mow high  
Water deeply but infrequently

**Feed Regularly:** Within 6-8 weeks of feeding, microbes in the soil process most of the nutrients in the ground for your lawn to absorb. So you need to replenish these nutrients by fertilizing. A well-fed lawn grows in thick, crowding out weeds and cooling the soil, which helps it handle the heat. However, if your lawn has gone dormant, hold off on feeding until rain revives it.

**Mow High:** If you cut your grass short, you're short-changing your lawn. Longer grass allows the growth of longer roots, which can reach down for moisture even on hot, dry days. Just set your mower on one of the highest settings. You'll be surprised what a difference this simple step can make.

**Watering:** If your grass has been cut short all season, you're going to have to water frequently. But even longer grass needs moisture. So if you choose to water during a dry spell, be sure to water deeply but infrequently. Frequent, shallow watering encourages grass to grow short roots, causing the grass to stress out during droughts. But an inch of water a week serves as a good rule of thumb for keeping your lawn green during the hot summer. Just be sure to water as early as possible in the morning to help reduce wasteful evaporation.

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## PET SECURITY



Many of our neighbors have pets and consider them to be members of their family. There are lots of reasons to have dogs, cats, or other animals in the home. The responsible raising and care for pets are important lessons for our children. Pets might be calming agents or fill a void in people's lives, especially the lives of older adults. They are a source of pride for some.

Please be mindful of others and pick up after your pets in public spaces or on your neighbor's lawn and teach your children to do the same. This is important for public safety as well as keeping our neighborhood clean and beautiful. Your HOA provides bags and disposal stations throughout the areas around both lakes. Please be respectful and use them.

Pets must be on-leash at all times when not in the confines of your home or fenced yard. This is stated clearly in our Deed Covenants because it is important for the safety of your pet and of your neighbors and their pets. Especially dogs that are not controlled sometimes attack other dogs, causing injuries. There have been several events lately in the neighborhood that would have been prevented had dogs been properly leashed. In one recent event, an owner was seriously injured when an unleashed dog attacked the leashed dog she was walking. Please be responsible pet owners and control yours.