



# Rivers

## CURRENTS

SPRING 2024

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

### Annual Meeting Scheduled

The Homeowners Association annual meeting is scheduled for 6:45 P.M. June 17 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 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.

John Baker and Corey Fleming are the nominees. The window for applications has closed and nominations will not be taken from the floor. They are introducing themselves elsewhere in this newsletter. 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 primarily by fees that are paid by each purchaser of a home in our community. Come and meet these wonderful young people.



### What Happened Here?

At 4:30 AM March 7 an explosion within a postal cluster box destroyed it. The box was on Honeysuckle Vine across from Run Park. A nearby resident investigated and reported no one was in the area. Perhaps a battery contained within a package shorted out, causing an accidental explosion. The exact cause will likely never be known. It was called to the attention of the HOA that same evening.

On March 8 a Board member went to the Post Office to determine steps to replace the box and was given a supervisor's email address. After several USPS missteps (non-responses) our management firm (Genesis) assisted in locating a local vendor to replace it within a couple of days.

Our folks who receive mail in that box are now using the shiny new box!



Inside: Scholarships Available • Construction Updates • Meet the Candidates • Easter Egg Hunt

# Scholarships Available Again

Each year HOA grants scholarships to deserving graduating seniors who live in Rivers Run and Rivers Mist. This year the scholarships are for \$750.00 each.

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 their educational goals. They are pursuing various degrees and certifications.

These scholarships are funded primarily by a small fee paid by the purchaser of homes in the community. Recently HOA decided to provide a small supplement to those funds in order to retain a minimum balance in this reserve account.

The application is on the website and applications will be received until May 17. Follow this QR Code



# Street Concerns

Topics often arise concerning the use of our streets. The two most common are street parking and drivers’ speed. Our streets are owned by Ft. Bend County. Therefore, the HOA has no controlling authority. We cannot gate our community or install speed bumps or other traffic control devices. We must all depend on the common courtesy of drivers.

We have lots of children in the community so please be mindful of your speed. Even though the official speed limit is 30 MPH, as our neighbors requested we have posted an informal limit of 20 MPH. Voluntary adherence to the lower limit would make our neighborhood much safer.

What about cars parked on the streetside? Simply asking that your neighbor kindly move their vehicle might get it moved. As long as they are parked parallel to the curb, headed in the right direction and within 18 inches of the curb they are legally parked. They must not block a driveway or be less than 15 feet from a fire hydrant, 20 feet from a corner and 30 feet from a stop sign.

Please be mindful of the obstruction and potential safety hazards created by street parking and avoid it if at all possible. There have been a number cars legally parked in the streets but still were hit by careless drivers. Most recently, the parked car was upended and totaled!

# Construction Project Update

Planning of a very comprehensive common grounds improvement project began almost three years ago. HOA and MUD worked cooperatively and collaborated for significant added value in many areas of our community. The implementation and installation have been in phases over the past 18 to 24 months and will continue over the next few months.

**Mist Park** - Substantially complete  
Constructed pavilion  
Added more landscaping  
Rerouted some sidewalks  
Renovated play equipment  
Added fall cushion in play area

**Mist Entry**  
Added more landscaping  
Improved lighting

**Mist Lake** - Installation contracts to be bid in May  
Adding more than 60 additional trees – design complete  
Adding tree lighting – design complete  
Adding irrigation – design complete  
Adding other amenities - in design stage

**Run Lake**  
Added natural stone bulkhead - near completion  
Replacing sidewalk – in progress  
Adding irrigation – design complete  
Replanting grass – not started

**Run Park** completely redesigned  
Added sidewalks – completed  
Replaced play equipment – substantially complete  
Replaced irrigation – nearing completion  
Replacing wiring for tree lights – not started  
Construct fence - complete  
Replant grass – not started

**Flag poles**  
Two entries on Reading – complete  
Two entries on Bryan - complete  
At Rec Center – complete  
At Run Park – awaiting completion of construction

# Meet the Candidates

The candidates for the HOA Board were each asked to submit a short article to introduce themselves prior to the election at the annual meeting June 19. Please get to know them a bit better. This year there are two candidates for two seats on the Board so their election is a foregone conclusion. However, please indicate your support for them by voting. They seek and deserve your support.

## Corey Fleming

Hello, my name is Corey Fleming, and I'm eager to introduce myself as a candidate for the HOA Board of Directors. Originally from Baton Rouge, Louisiana, I've called Texas home for over two decades. With a diverse background spanning banking, human resources, and operations, I bring over twenty years of invaluable leadership experience to the table.

My wife Shannon and I have been proud residents of River's Mist since 2008, being among the earliest families to settle in this evolving community. Witnessing the transformation of our neighborhood from cattle and cotton fields into a vibrant, family-friendly enclave has been truly rewarding. As a prospective board member, I'm committed to building upon the positive initiatives that have contributed to making our subdivision a fantastic place to live.

Outside of my professional endeavors, you'll often find me indulging in my passions for tennis, fishing, or embarking on adventures across the globe. I'm genuinely excited about the opportunity to serve on the Board of Directors and am humbly seeking your support and vote in the upcoming election. Together, let's continue to enhance our community and ensure its prosperity for years to come. Thank you for considering me for this important role.



## John Baker

I have worked tirelessly for 17 years to improve our community, adding value to your properties. The major improvements currently under way are a joint project I coordinated with the MUD, where I also serve our community. When Felesa and I came in 2007 there were fewer than 30 homes, no rec center/pool or parks, and only one lake which was a "mudhole" without trees, sidewalk or grass surrounding it. The developer controlled the HOA paying minimal attention to it.

When the developer turned control to us the financial records revealed the HOA owed \$40,000 and had no money. I led the financial recovery effort; we are now in very solid position. All this progress was made while making tremendous improvements to common properties and never increasing assessments!

Aside from HOA and MUD responsibilities I am a Deacon and Sunday School leader at my church. It was our joy to see our 5 grandkids grow up a couple of doors away. Two of them now have wonderful husbands and one has added our first great-granddaughter who visits often.

I look forward to continuing to serve you on the HOA Board of Directors.





# Flagpoles

As reported here before, following lengthy discussions the board decided to install permanent 25 foot flagpoles at all our entries and the rec center. Each displays 4x6 foot American and Texas flags. As of this writing, all except the one in Run park are in place; it will be installed when the construction in the park is completed. Each is permanently illuminated with powerful LED lighting to properly display the colors 24 hours a day. The one shown here is at Run entry on Reading Road.



## Easter Egg Hunt Fun

The HOA sponsored Easter egg hunt returned in a big way April 23. It was a fun-filled event that brought smiles to both children and adults. Almost 150 kids enjoyed the games available, driveway chalk, and two bounce houses before and after the main event. A special visitor 6-foot Easter bunny awed the children and posed for pictures.

The event was held in the recently renovated Mist park where families gathered early in the morning to enjoy the festivities. The new pavilion was a great centralized point for the activities. The event was organized by HOA volunteers and, as are all HOA activities, it was free to attend.

The highlight of the day was the Easter egg hunt. The organizers had hidden two thousand brightly colored Easter eggs throughout the area. The children were divided into age groups 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. We especially thank the 28 Randall High School Honor Society members who volunteered their time to assist in managing the crowds. 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)

