



Rivers Run

Homeowners' Association

News Of Today

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Special Thanksgiving Issue



Though many competing claims exist, the most familiar story of the first Thanksgiving took place in Plymouth Colony, in present-day Massachusetts, in 1621. More than 200 years later, President Abraham Lincoln declared the final Thursday in November as a national day of thanksgiving. Congress finally made Thanksgiving Day an official national holiday in 1941.

We wish everyone a wonderful and safe Thanksgiving with friends and family.

If you have established an account on GenesisCommunity.com, you received in your inbox the October newsletter. It included much of the content contained in this one. You can also check on the status of your account and communicate directly with Genesis and the HOA. In addition you will receive newsletters and important information directly in your inbox. It is very efficient and we encourage everyone to sign on.

We don't normally "snail mail" newsletters due to production and mailing costs. This one is being included with annual assessment bills so much of those costs are mitigated.

Please consider signing up at GenesisCommunity.Com.

Assessment Included

Your 2017 annual HOA assessment statement is included. This fee has never been increased, even in 2016 when your HOA was in dire financial difficulties due to inattentive and inefficient management. The most pressing issues to be addressed by the current Board of Directors and management company were to get finances in order and to raise our facilities to the levels our residents want and deserve. We have made significant progress and believe the recovery will be complete over the next year. We are ending 2016 very short on operational funds but have managed to establish a pretty good reserve fund. You can really help by funding your assessment, including any balance due, as soon as possible, even in November!

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HOA Board Meeting

Your Board of Directors worked diligently to develop the newly-approved budget for 2017. The next meeting will be December 11 at the Rec Center (6:45 PM).

As always, a time is reserved for homeowner forum so comments may be received from homeowners in attend-

ance.

We currently have about 660 occupied homes in the neighborhood and another 50 in various stages of construction. Our total build-out will include approximately 740 homes and if the builders keep up their current pace, all should be completed by

mid-2017!

New neighbors are arriving almost daily.

Welcome your new neighbors as they arrive and help them get accustomed to this great neighborhood and surrounding area.

Stop Signs Too Often Ignored



Our neighbors have noted that far too often drivers don't STOP at signs that very clearly instruct them to do so.

Of course the intent of the traffic planning experts is to assure our safety at intersections. That means safety for not only drivers but also for pedestrians and especially children.

We haven't had an accident yet, so let's keep it that way. We will soon have almost 750 homes in our neighborhood and that means probably 1500+

cars every day.

Please heed and STOP at the signs!

In a related issue it appears the average speed of cars in the neighborhood has increased significantly. On some of the long stretches such as Honeysuckle Vine, Clover Leaf, and Valley Ridge it is easy to see 35 MPH or more. Even

though the posted limit is 30 MPH, please consider driving closer to 20 MPH. We have lots of walkers (both adults and kids), bike riders, and even skateboarders (not really a good idea). Fast cars do not mix well with any of these these. Please avoid tragic accidents.

***A contract has
been let by the
MUD to Lake
Management
for two
additional
fountains!***

Fountain News

Over the past few months, the fountain at the East end of Run Lake has had more than its share of problems. Lake Management has now installed another new out-of-the-box motor and we can expect it to perform well now.

Our longer-term residents will remember discussions of installing an additional fountain near the West end. The time has come! A contract has been let by the MUD to Lake Man-

agement for that addition.

At the same time, the MUD contracted for the addition of a fountain in the center of Mist Lake.

Orders have been issued for the installation of electric meters by CenterPoint. When the meters are available, Lake Management will complete the installations. They indicate it usually takes several weeks for CenterPoint to put up meters.



Park Hours



Hundreds of our residents enjoy our parks with their children every day. They are wonderful spaces for your kids to play and for you to visit with your neighbors. Our unusually warm evenings have made it possible for park usage to extend later than is normally possible in the Fall season.

Please note the parks close at dusk for the safety of those using them. Encour-

age your kids to observe the hours.

Trash containers and doggie bag containers (and bags) are nearby for your convenience. Please be sure to deposit your discards (and your dog's discards) in the appropriate containers.

Also please note that some of the play equipment is designed for preteen kids.

Christmas Lighting Season

Christmas lighting time follows right behind Thanksgiving. Outdoor safety tips are from Electrical Safety Foundation International:

- Use only outdoor lights and cords
- Match power needs with amperage rating of extension cords.
- Use only circuits protected by ground fault circuit interrupters (GFCIs). If Inspect all lights, decorations,

and extension cords for damage before using.

- Carefully fasten outdoor lights to protect them from wind damage.
- Keep all extension cords and light strings clear of standing water.
- Make sure spotlights are well-ventilated, protected from weather, and a safe distance from flammable items.

Section 3.15 of Deed Covenants states in part, "Exterior Thanksgiving

decorations may be installed November 10 of each year and must be removed by December 1 of each year. Exterior Christmas decorations may be installed the day after Thanksgiving each year and must be removed by January 5. Holiday decorations shall not be so excessive as to cause a nuisance to neighboring homes.

Full text of all Deed Covenants are available at RiversRunHOA.com

Assessments Have Arrived!

This has been an interesting year financially for our HOA. You will recall the current board of directors (BOD) and management company were put in place in December, 2015. We had no money, lots of debt, and facilities that had been neglected in their maintenance for far too long.

The BOD worked diligently to pay the debts, bring facilities up to standard, and begin building a small financial reserve. Our operations account will be

pretty well exhausted by December but you can help keep the red ink in the bottle by paying your assessment as soon as possible. Bills are included in this package. There will be no increase; each resident will be billed \$550 for 2017. If an account has an unpaid balance, of course it will be included in the bill.

This brings to mind the subject of folks who have not paid the assessments as they came due. This is critically important to

our ability to provide and maintain our facilities as you want and deserve.

In past years, emphasis was apparently not placed on timely payments of these fees that are a part of the purchase contract of your house. Far too many residents are carrying balances. **Please be aware that collection costs, fees, and interest are added to balances.** If you have unpaid fees, contact Genesis and establish a payment plan to help you get current.

Assessments and fees that are not paid on time are our biggest financial problem. Help solve it by paying yours as soon as possible.

Full Financial Reports Available

Complete financial reports as of the end of September are available at

WWW.RiversRunHOA.com

The unaudited Executive Balances List as of the end of October is on the right.

This report demonstrates the high amount of receivables (Delinquent Assessments); by this time of year, receivables should be very low. Liabilities are also on the increase due to added fees and costs associated with efforts to collect assessments that are in arrears. Although those fees and costs are passed to the delinquent homeowner we must classify them as both accounts receivable and as liabilities until they are paid. If you have an outstanding balance, please contact Genesis and establish a payment plan to get it caught up.

Operating Cash	\$ 66,725
Adopt-A-School Reserve	\$ 20,188
Accounts Receivable	\$ 63,533
Liabilities	\$ 113,483
	\$ 44,551

Trash

Trash service is contracted by the MUD with Texas Pride Disposal and service is provided on Tuesdays and Fridays. The full text of their instructions are available at www.RiversRunHOA.com

Just a few quick notes:

Containers up to 96 gallons are acceptable as long as they way less than 50 lbs. Bags must also weigh less than 50 lbs.

Yard waste should be in containers except branches may be tied in bundles not to exceed 4

feet in length and 50 pounds.

Heavy or bulk items may be picked up at any normal day. Please limit these to 2 items at a time.

Recycle services are on Friday. Paper, plastic (#1 - #7; not Styrofoam), metal, and glass in containers marked for recycle will be picked up in separate trip from other trash.

Dirt, rocks, bricks, concrete, liquid paint, fuels, oils, tires, pesticides, fertilizers, and batteries cannot be picked up.

Call Texas Pride at 281-342-8178 for assistance with those items.

Deed restrictions require that trash cans not be stored in public view. Please store them out of public sight except for trash days. They may be placed at the curb (not in the street, please) late in the evening on Monday and Thursday. Please remove them as soon as possible after trash/recycle service and store them in your garage or behind your wooden fence.



Mold and mildew are unsightly and damage your paint

Mold and mildew flourish in our high humidity and they are not too particular about the temperature; they love it hot and they love our mild winter temps as well. In other words, they are a constant battle.

They are not too hard to handle because there are numerous products available at Home Depot and Lowes to help clean them off. Just spray it on, let it set 5 minutes, and wash it off. This is where a power washer

is very handy but not absolutely necessary; sometimes a good solid shot with the hose is adequate.

If you do it yourself, read and follow directions carefully; some products are more eco-friendly than others.

Many contractors in the area offer power cleaning services at reasonable prices.

Genesis has notified several residents recently that might

not have noticed they have mold or mildew. Please mitigate it as soon as possible. It will make your paint last longer and help prevent rotting. It will also keep our community looking really nice.

Mold and mildew love our humidity and are not particular about temperature. Hot summer or mild winter is all the same to them.

Contact Genesis or HOA

Please contact the professional staff at Genesis with all your needs and questions. Call Kristin or Shane at 713-953-0808
Email Kristin@GenesisCommunity.com
Email Shane@GenesisCommunity.com

They have answers to most day-by-day questions or concerns. They are in close contact with the members of the Board of Directors and various vendors that serve our community's daily needs.