



# Rivers

## CURRENTS

WINTER 2026

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

Digger's Hotline 811

Electricity Providers  
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

### Changing of the Guard

After **15 remarkable years** of dedicated service, our long-term property manager, **Kristin Henderson**, has been promoted by **Genesis**. For a decade and a half, Kristin has been much more than a manager; she has been a trusted leader, a problem-solver and, for many of us, a steady presence we could always rely on.

Over the years, Kristin became almost **like a member of our Board**, participating in discussions of important issues and sharing perspective drawn from her extensive experience managing other properties. Her insight, patience, and thoughtful guidance helped shape decisions that strengthened our community and made a lasting impact on everyone around her.

Even as she stepped into her well-earned promotion, Kristin continued to lead with care, thoughtfully selecting **Gabriella (Gabby) Benitez** to follow in her footsteps. That intentional handoff reflects Kristin's commitment not only to continuity but also to mentoring the next generation of leadership. Gabby steps into her new role knowing she has Kristin's confidence and the strong foundation Kristin has built over 15 years.

Kristin's time with us reminds us that leadership is more than a title—it is about service, care, and the relationships we build along the way. We congratulate her wholeheartedly on this exciting new chapter, thank her for her extraordinary years of service, and warmly welcome Gabby as she takes the reins.

Here's to celebrating the past, honoring the present, and embracing the future together.



President Mike Trent presents certificate of appreciation to Kristin Henderson as Gabby Benitez (right) looks on



# Safety: Our Top Priority

At Rivers Run/Rivers Mist, the safety of our residents and visitors is paramount. Our community maintains well-lit streets and monitors common areas. The HOA recently upgraded its monitoring equipment and computer systems to enhance security.

The upgraded system has already captured notable events including a small group of teenagers entering the pool and splash pad without authorization. They were promptly identified and interviewed by a deputy from the Ft. Bend County Sheriff's Office. Due to their ages, no further information can be shared.

Aside from the trespassing issue, this incident highlights a significant safety concern. No lifeguard was on duty, the emergency phone system could be disabled during the offseason, and the teens were locked into the area, unable to summon help. Under different circumstances, the situation could have proven deadly, emphasizing the need for caution and awareness around community amenities.

Please remind your children that unauthorized use of community property could be unsafe or dangerous and cannot be tolerated. Such actions could result in civil or criminal consequences. If you observe any such activity, contact Ft. Bend County Sheriff's Office immediately at their non-emergency number: (281) 341-4665.

Thank you for helping keep our properties safe and secure for all our residents and visitors.

# Scholarships Available Again

Each year HOA grants scholarships to deserving graduating seniors who live in Rivers Run and Rivers Mist. The details of this year's program are being developed and will soon be posted on the HOA website <http://RiversRunHOA.com> including the application form which must be submitted by the dates specified. PLEASE NOTICE... There are several due dates in the process, as will be explained to applicants and ALL Due dates MUST be met without fail.

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. A small donation is also funded by your annual assessment.

Last year's application is currently on the website; this year's will not be significantly different. It will be updated in mid-February after final Board approval, including level of scholarships and necessary due dates.



# “Almost Final” Project Report

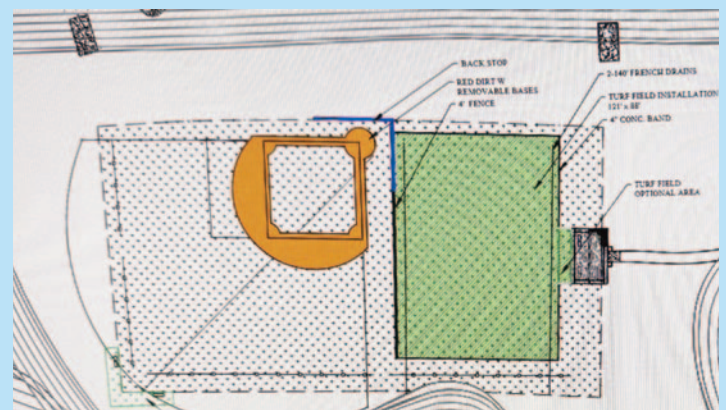
Over the past three years, each phase of this enormous project has been completed with careful inspections and adjustments along the way. The only remaining item is the upgrading of the baseball and soccer fields. The soccer field will be rebuilt with a new turf surface to replace the grass. The baseball field will be relevelled and have infield sod with red dirt baselines and pitcher mound. With project specifications and design finalized, the bidding process has concluded and contracts have passed legal review and are signed.

Construction is expected to be completed in time for spring and summer use, just in time for the season's games and practices.

This upgrade represents a significant improvement, providing safe, durable playing surfaces for children and families in the community. **Please note:** To protect the new surface, cleats may **not** be used on the soccer field.

The attached diagram demonstrates the placement of the fields on the west side of Mist Lake.

We sincerely thank all residents for their patience and support throughout this long project. We also extend our appreciation to the MUD for their valuable assistance, which has been instrumental in helping to bring these improvements to our community.



# Merry Christmas!

Another Christmas and New Year season has come and gone, and we hope you and your family enjoyed a wonderful and safe holiday season. Once again, the 16-foot-tall Christmas tree served as the centerpiece of the Recreation Center, helping to create a festive atmosphere for residents and guests alike.

We extend another special thank-you to the volunteers who generously gave their time and effort to decorate the tree this year. Their help is truly appreciated and plays a key role in keeping this holiday tradition alive. As is often the case, there are never quite enough hands to help, so we encourage residents to consider donating a few hours of their time next November. Even a small contribution makes a big difference.

As always, we can depend on—and sincerely thank—Watchmen for once again donating their time and equipment to raise the tree. Watching the tree go up is truly a sight worth seeing, and those who volunteer to help decorate get to enjoy that show for free.

Another special group we can always depend on is the Randle High School National Honor Society students. Even though many of them live in other communities, they are consistently willing and eager to help. For the past several years, these students have volunteered their time to assist with the annual Easter egg hunt and with decorating the Christmas tree. We truly appreciate their dedication, enthusiasm, and service to our community.

We hope you and your family enjoyed a wonderful Christmas and holiday season, and we extend our best wishes for a happy and prosperous New Year.



## Short-term Rentals Prohibited

News stories appear with increasing frequency about problematic—and at times fatal—events occurring at short-term rental properties.

It is not unusual for properties rented by the day or week to host large parties; in many cases, this is the primary reason for the rental. These gatherings can last for days and significantly disrupt nearby residents. On occasion, disputes that begin inside the home spill outdoors and escalate, sometimes involving knife or gun violence.

These and similar incidents reported in recent months prompted the question: Could this happen in our neighborhood? Group rentals typically involve multiple vehicles, frequent arrivals and departures at all hours, and a steady flow of visitors—conditions that detract from the peaceful, family-centered character of our community.

To minimize this risk, the HOA has in place a rule requiring that all rentals be a minimum of six months in duration. This measure is intended to prevent overnight or weekend rentals commonly associated with “party houses.” Rules adopted by the HOA carry the same authority as deed restrictions contained in our covenants.

Property owners who lease their homes are reminded that the entire property must be leased to a single individual or one family, in accordance with deed restrictions. These provisions are in place to help preserve Rivers Run/Rivers Mist as a neighborhood of families—not a destination for short-term group rentals.

Thank you for your cooperation in maintaining the safety, stability, and character of our community.



# Free Concert Treats the Community

Recently, the community was treated to a free concert rehearsal at the Rec Center. The performers, known as Omnilucid, shared their talents during an open rehearsal that quickly turned into an enjoyable musical experience for those in attendance.

The group presented a lively mix of genres including rock, soul, funk, and R&B, creating an energetic atmosphere and showcasing their versatility as musicians. Residents who happened to stop by were rewarded with an unexpected and entertaining performance.

Events like this highlight the value of our community spaces and the enjoyable surprises they can offer. We appreciate Omnilucid for sharing their music wish them well in their musical journey.

## You've Got Mail?

Our community postal boxes are a shared amenity and an important part of daily life for our residents. To help keep them secure, functional, and looking their best, we ask everyone to be mindful of a few key points.

If you notice damage, vandalism, missing doors, or any other issue with a cluster box (other than key or lock problems) please report it promptly to Genesis, our HOA management company. Early reporting helps prevent mail theft, further damage, and service interruptions. For individual mailbox lock or key issues, residents should contact the Richmond Post Office located near Walmart.

Please remember that postal box areas are subject to Federal Postal Regulations. Posting signs, advertisements, or leaving personal items in or around the boxes is not permitted. Keeping the area clear and tidy helps ensure safe and efficient mail delivery for everyone.

Thank you for your cooperation in helping maintain the security and appearance of our postal boxes for the entire community.

At approximately 7:30 p.m. on January 5, a driver failed to negotiate the slight curve on Honeysuckle Vine Drive and struck the four postal box clusters located in the 800 block. The impact sheared the units off at ground level, destroying the boxes and their mountings. This location is near Run Park; fortunately no children, pedestrians, or others were in the area at the time, so no injuries were reported.

The driver immediately reported the incident to one of our Board members and took responsibility for the significant cost of the damage.

The incident has been reported, and repairs and replacement coordination with the appropriate authorities was facilitated in 10 days (record speed for such events). Approximately 60 residents who normally receive mail at these clusters experienced temporary service disruption. We appreciate everyone's patience and are grateful that this incident did not result in personal injury. However, it underscores the importance of drivers carefully negotiating our streets and always maintaining a safe speed.

