



Rivers

CURRENTS

SPRING 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

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

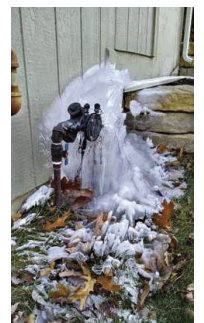
Si Environmental
(Water) 832-490-1600

Texas Dept of Public Safety
512-424-2000

Texas Pride (Trash & Recycle)
281-342-8178

Welcome Spring

What a wonderful season in Southeast Texas: spring. But let's think back a few months to demonstrate how seasons change here. How long had it been since the Houston area had seen 14 degrees? The most current times were Dec 23, 1989 (9 degrees) and Feb 2, 1951 (also 14 degrees), so only three times in 70 years! The freeze of 2021 was greatly complicated by the (often extended) loss of electricity. By use of flashlights, etc., most folks can deal with the darkness but the near-freezing temperatures inside our homes cause great discomfort and lots of other problems. By far the most serious of those comes after the big thaw....broken pipes and subsequent dousing of all that is beneath them. Such damage often leads to mold issues as well.



By far the most common failure outside the house has been frozen backflow valves on irrigation systems. If yours look like this it must be replaced before you can use the system in the spring. Fortunately most homes have a valve that disables the system and does not affect other water usage. This is a pretty easy and reasonably inexpensive repair job but parts are a little scarce.

Hopefully you had minimal damage or none at all. Some of our neighbors unfortunately suffered interior damage to their homes as the temperatures rose from the teens to the mid-thirties. When water froze in the pipes, it expanded and broke pipes or fittings. As the ice melted water leaked into ceilings and walls, damaging sheetrock. If water pooled above ceilings, the sheetrock gave way and created unwelcome rain inside the homes. Hopefully if you are among this unfortunate group you were able to minimize the damage and are well on your way to recovery.

Our recreation center did not fare as well as many of us did. The recreation center was heavily damaged due to multiple ruptures. The pipes crossed the breezeway which had no insulation because it is an "exterior" space and it became a wind tunnel. The worst damage is in both restrooms and the hallways. We owe a big thanks to Watchmen who were on the job immediately. In order to prevent further damage and mold, they located the many leaks and removed damaged sheetrock and insulation where it existed. They met with an insurance adjuster and we are waiting for the insurance report before beginning permanent repairs. Due to safety hazards and lack of water the rec center will remain closed until further notice.



Inside: Election Time (Again?) • Scholarships • A Brief Look Back • Sign Of The Times

Election Time (Again?)

Wait a minute...we just went through a long and grinding election cycle. But that was national: this one is the most local to be had – Homeowners Association Board of Directors. Two of the five seats will be up for election on **May 17**. We need interested and qualified homeowners to serve in those positions. Genesis will be providing the legal notification of the Annual Meeting and the election via email early in May. You will be asked to provide your name, address, etc. and a brief statement about yourself. (How long have you resided in the community, some relative experiences, what your interests are in the community, etc.)

At the meeting on **May 17**, you will be asked to speak a minute or so about your experiences, interests, etc. The election will be by written ballots which will be tallied at that time and the winning candidates will be installed immediately.

Security Cameras



Have you noticed the recently installed security cameras at our entry streets? They were authorized by the HOA Board of Directors at the most recent meeting. They are an added layer of security beyond our contracted certified peace officers.

The cameras are solar powered, motion sensitive, and transmit data via cellular connections. All vehicles are recorded upon entry or exit of the community. The data is stored in a secure cloud server and can be retrieved if needed. Vehicles and pedestrian individuals can be identified and timed and in most cases a license number can be isolated.

Procedures are being developed concerning that access. Of course, security of the data and privacy are paramount. No one outside a couple of Board members or their designees will be provided with access. Should a resident need to request data, a process will be in place with Genesis to make such requests. All requests must be accompanied by a police report to assist in the location of data.

GRID FAILURE

Far worse than the freezing temperature was the failure of our electricity grid. Near the depth of the freeze, our neighborhood began experiencing power outages. Initially it was thought they would be “rolling blackouts”, which would normally last a couple of hours or so. Soon the power company noted those outages would be lengthy, and they were correct! Authorities are trying to determine not only why this happened but also how to prevent recurrences in future weather events. Texas generation and transportation facilities are built to survive hot weather; they don’t see this kind of cold often. Little did we know at the time the entire state grid was within only moments of a truly catastrophic failure that could have lasted for weeks!

Folks wonder why our community did not experience outage or recovery all at once. Two things affect this: (1) the neighborhood appears to be fed from two different parts of the larger grid and (2) the grid has lots of circuits within each part of it.

Number one is easy to understand and requires no explanation.

The second is a little more complicated. We all see stations like this one around the area. Consider it to be a huge switch box like the breaker box in your garage. If you need to disable the lights and receptacles in the kitchen there is likely a breaker for that (hopefully it is labeled clearly.) The power company can do the same thing and turn sections of the grid off and on separately. Sometimes that means that nearby neighbors might lose or gain power at different times. In the case of a widespread outage, it is important to bring segments back on line one or two at a time to prevent surges which could further cripple the distribution network and perhaps our appliances and devices so it takes a while.



Flushable?...Not So Much

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. IF they succeed in making it out of your commode and your sewer line to the street 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 the plant with two others. “Flushable” materials are a huge problem in that operation requiring tremendous additional processing and labor. The city recently approached the MUDs to install in the near future very expensive special equipment to prevent these items from clogging equipment as shown here. Even if we add equipment it is important that commodes be used for only that for which they were designed and normal toilet paper. The MUD thanks you for your assistance.

ATTENTION GRADUATING SENIORS: SCHOLARSHIPS AVAILABLE

Each time a house is sold the buyer contributes 10% of the current annual assessment to a special fund designated to support local education. This arrangement was established by the developer. No HOA assessments are contributed to this fund. In 2020 a neighborhood poll overwhelmingly supported use of those funds to grant scholarships. A committee was appointed to administer the program. They developed procedures, recruited and reviewed applicants and presented three graduating seniors with \$500 each.



The grants to students graduating in the 2020-2021 school year will be \$750 each. The application form has been provided via email and is available in the general information section on the HOA website www.riversrunhoa.com. Application deadline is April 20, 2021 at 5 PM. Information and instructions are included on the form.

This committee is doing tremendous work in this area. However, some members have moved on to other activities so some replacements are needed on the committee. If you have interest in serving on this committee, contact Kristin@GenesisCommunity.com.

A BRIEF LOOK BACK

How has the HOA served the community? What if there were no HOA? Let's consider the questions through the eyes of a resident planning to sell their house. The beautiful lighted lake (a cooperative effort with the MUD) your buyers love would have still been a barren mudhole with no fountains as it was 14 years ago;. The rec center and the mile-long fence around our community would be a shamble. No entry Christmas decorations would welcome residents and visitors. All the flower beds in the entries would be filled with weeds, as would all our parks, esplanades, etc. The pool would lay silent and slimy had we not maintained it and completely resurfaced it. Half of the streets didn't meet county construction standards; your HOA in cooperation of your MUD successfully championed the effort to bring them to standard. The list is endless, also containing many not-so-visible yet very necessary items.

Several additional very visible projects are in various stages of planning and implementation. Of course, maintenance of grounds and equipment continues almost unnoticed.

Maybe some things brought to residents' attention might seem trivial, but our neighborhood looks nice when potential buyers come into it. The community appreciates your efforts to eliminate problems pointed out. We have no lean-to shanties in yards, wild-colored houses, junk cars in yards, piles of garbage, or worn-out couches on front porches or yards. The list goes on and on. The efforts support and increase property values; that is our primary goal. Your volunteer HOA Board of Directors appreciates the trust you put in them. As mentioned elsewhere election time is coming and we encourage you to consider serving.

Rivers Run

Genesis Community Management
9700 Richmond, Ste 160
Houston, TX 77042

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SIGN OF THE TIMES

There are several things that need to be brought to the attention of folks as they enter our community. If they are visitors those things are especially significant. They reflect the personality and culture of our residents. Signage indicates what is important for us and what expectations are for visitors and residents within the community. It is important that such expectations are stated clearly without “preaching” to our visitors.

For potential buyers it establishes firmly that certain behaviors have been established and will be expected of them as they become our neighbors. The appearance of signage indicates to them whether things happen haphazardly or in a reasonable, thoughtful manner.

Our signage had developed piecemeal over almost 15 years. This always happens as communities develop. It seemed like this: “Got a message? Got a sign to deliver it? Then stick whatever post you have in the ground and stick whatever sign you have on it”. Five different sets of messages existed at our five entries. There were from four to 11 signs of various size, color, etc. In several cases two unrelated signs had been “stuck” upon a single post. No two posts were alike.

The HOA recently established a project to dress up our entries with uniform, informative signage. As shown we now have clear and uniform signs, posts and messages at all five entries. Each sign contains our community logo, a soft-colored background and two related messages. This eliminated “sign clutter” and presents a uniform, organized set of messages.

