



Rivers

CURRENTS

FALL 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

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

Annual Assessment Increase Explained

Since the HOA was established in 2005 the annual assessment fee never has been increased. In 2015 when the developer ceded control to our elected Board of Directors there was a \$40,000 deficit and very limited cash; the HOA was effectively bankrupt. Given this situation and the poor condition of facilities, recovery was a daunting task.

The Board of Directors set about the task of repairing and upgrading facilities while accumulating the cash and reserves required to conduct your business effectively. Today all facilities are in excellent condition and our Maintenance and Operations (M&O) budget results are good. In addition, several significant additions and upgrades to common grounds and facilities have been accomplished...all without an assessment increase.

In 2020 the Board began developing a "super budget" to predict when large replacements would be required and to accrue the funds to pay for them. Some examples are to resurface the pool every 8 years (\$30,000), reseal the perimeter fence every 8 years (recently done at 6 years \$55,000), replace perimeter fence at 15-17 years (\$750,000). Those funds are within the Replacement and Special Projects (R&SP) account.

The board developed an analytical tool to compare the currently accrued needs to the total R&SP account. We are woefully behind. Comparing accrued super budget needs to R&SP indicates a 41% shortfall which will grow to 43% by 2034 unless corrective action is implemented.

After extensive analysis the Board of Directors at the August meeting adopted an assessment increase of \$50 per annum effective in 2025. This small increase will be dedicated to increasing the R&SP reserve in order to reduce the gap by 75%, while maintaining and updating the facilities available to our homeowners.

Street Concerns

As folks move into and out of our community, 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? Only asking that your neighbor kindly move their vehicle might get it moved. If 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 or 30 feet from a stop sign.

There has been a number of cars legally parked in the streets but still were hit by careless drivers. In one case the parked car was upended and was a total loss! Please be mindful of the obstruction and potential safety hazards created by street parking and avoid street parking if it is at all possible.

■ ■ ■
Inside: Fatal Accident • Construction Update • Smartphone Photographs • Pipeine • Winter Prep

Amy Schnackey Recognized



On behalf of the HOA, the Board of Directors has recognized Amy Schnackey for her outstanding service to the community. President Mike Trent presented her with a certificate of appreciation and a small gift at a recent HOA meeting. Readers will recall that Ft. Bend County closed our pool in June due to an unknown permitting requirement.

Amy voluntarily took charge of the complex project to attain permit approval in record time. Her dedication to getting everything done was phenomenal. She expertly coordinated all aspects of physical arrangements, design and production of required signage, permit applications, coordination with other contractors, etc. She even went to the FB county offices and hand delivered all the required data and forms. She met with officials to assure all was in order and our permit would be issued promptly. So that fees would be paid without delay, Watchmen paid them on the spot. (Of course HOA reimbursed Watchmen immediately but Amy's decision guaranteed there would be no additional delay.)

Watchmen has provided outstanding ongoing maintenance service for HOA properties since their inception in 2015 and Amy is their Operations Manager.

Fatal Accident

The small wooden cross in the Reading Road median near the entrance to Rivers Run marks the location of a recent traffic fatality. The accident occurred on September 1 and involved a motorcycle rider. We have very little information on the accident itself, but the motorcyclist died from his injuries.

He has been identified as 18-year-old Bryan Isaac Greer who resided in Bonbrook. He was a graduating member of the George Ranch High School class of 2024 and a University of Houston freshman. He is survived by his mother Monica Greer and JP Guyton, his father Berry Greer, his brother Austin Greer, grandmothers Marjorie Sulak and Miffie Greer, as well as aunts, uncles and cousins. He is also remembered by a host of other family and friends.



Construction Project Update

It has been 6 months since the last report on the neighborhood grounds improvement project. 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. However, the end is in sight.

Mist Park - Substantially complete

- Constructed pavilion - complete
- Added more landscaping - complete
- Rerouted some sidewalks - complete
- Renovated play equipment - complete
- Added fall cushion in play area - complete
- Added shade over the play equipment - complete
- Adding two pickleball courts - design complete. Contracts under review

Mist Entry - Complete

- Added more landscaping - complete
- Improved lighting - complete

Mist Lake - Lack of bidders delayed bidding process - design complete

- Adding more than 60 additional trees - design complete
- Adding tree lighting - design complete
- Adding irrigation - design complete
- Adding shade for observers at soccer/softball field - design complete

Run Lake

- Added natural stone bulkhead - complete
- Replaced walking path - nearing completion
- Adding irrigation - nearing completion
- Reseeding grass - not started
- Rewire tree lights - in progress

Run Park completely redesigned – construction complete

- Added sidewalks - complete
- Replaced play equipment - complete
- Replaced irrigation - complete
- Replaced wiring for tree lights - complete
- Constructed fence - complete
- Replaced sidewalk in front of park at Honeysuckle Vine - complete
- Resodded grass - complete

Flag poles 25 foot with internal halyards, 4x6 foot American and Texas flags

- Two entries on Reading - complete
- Two entries on Rohan - complete
- At Rec Center - complete
- At Run Park - complete

Rec Center

- Replaced parking lot lighting with LED - complete
- Replace failing breezeway fencing for added security - design complete



Better Smartphone Photographs

It is virtually impossible to take a “Bad” snapshot with a smartphone. But is “not bad” good enough to save on your camera roll or to share with Grandma or a dear friend? Almost 1.5 trillion photos were taken last year and well over two-thirds of them were taken with smartphones. This demonstrates that the use of standard cameras is nearing extinction. This author once was a serious amateur photographer but has not had his SLR out of the case in several years. If you have a smartphone (betting you do!) here are a few basics to make your snapshots rise above “not bad” to “pretty good” photographs.

Start with a clean lens

This is probably the most overlooked tip. The way we use our phones simply generates lots of dust, fingerprints, etc. on the lens. If possible, use a lens cleaning tissue or a microfiber cloth. Other items such as your shirttail, Kleenex, etc. will scratch the lens over time.

Settings and composition

Forget about f/stop, shutter speed, color balance, and exposure; smartphones handle all that technical stuff for you. Just compose your photo. The simplest part of composition is to eliminate confusing or distracting backgrounds. As examples, lose the trash can from your frame and don't make it seem your subject has a telephone pole growing out of their head.

Your smartphone probably has an option to display a grid when snapping a photo. If so, use it; if not, imagine you are seeing a grid that divides your screen into vertical and horizontal thirds. Photographers refer to this as “the rule of thirds” and most swear by it as being the most important rule of photography. Place your main object at the intersection of a vertical and a horizontal line. Experiment to determine which intersection to use; generally, it is the upper left or upper right one that places the subject “looking into the frame”.

Don't “flash” your subject

Remember that smartphones will usually provide the correct exposure. Turn the flash off or cover it.

Don't zoom

The zoom feature is intended for viewing photos, not taking them. Position your subject at the appropriate distance. Your pic will be much sharper.

Give it a try and enjoy!

These simple basics will help you take photographs instead of snapshots. Give them a try and experiment. There are many websites that will provide more tips and deeper explanations. Google is your friend here.

Happy snapping!



Birds Eye View of Run Playground



The project replaced the play equipment with a complete new modern system. The components are modular for ease of replacement if needed. As Benton Road traffic increases, Summerville Drive will become more of a "main entry" to the community. The open vista of Run Lake and Park makes quite an inviting amenity for potential buyers and visitors alike.

Winter Preparations

Do you remember winter storm Uri in 2021? We hope not to see a repeat of it any time soon. Nevertheless, as the Boy Scouts say, “Be prepared”.

The United States Weather Service provides us with a very comprehensive checklist to help us stay safe in various scenarios from home to car and elsewhere. Bear in mind some items are not likely for Southeast Texas but they might apply to Bismark, ND. Follow this link to it and print it out or bookmark it for future reference.
<https://www.weather.gov/media/owlie/WinterSafety-OnePager-2-27-19.pdf>

The Texas Department of Insurance has prepared a website to remind us of home preparations for the shift from unending Summer to our short Winter weather. It is probably more applicable to our area. Follow this link to it and print it out or bookmark it for future reference.
<https://www.tdi.texas.gov/tips/how-to-make-your-house-winter-ready.html>

Pipeline of No Concern

The recent pipeline explosion and fire in Deer Park has raised some questions concerning the Exxon pipeline that runs approximately parallel to Honeysuckle Vine through our community. There is no reason to worry; it is a very small line (8-inch diameter) and is not active. It is buried at least four feet deep and has no above ground equipment. It is filled with nitrogen, an inert gas, to maintain minimal pressure and prevent corrosion.

The 30 foot wide easement was granted in 1962 by the property owner at the time and runs from beyond Bonbrook through Rivers Run and Rivers Mist and beyond. The pipeline itself runs from beyond Houston and extends from here, turning west before reaching the Southwest Freeway almost to Cottonwood Church Road. From there, it turns and continues northward toward IH10.

The property is owned and maintained by the MUD. Throughout the years we have had several occasions to coordinate with Exxon concerning the easement and our need to cross it or work near it for various reasons. They are extremely protective in order to maintain a totally safe environment. It is good to know we have no safety concerns with it.

The Texas Railroad Commission which controls pipelines has an interactive map showing all pipelines, wellheads, etc. in Texas located at
<https://gis.rrc.texas.gov/GISViewer/>

