



Rivers

CURRENTS

FALL 2025

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 Time

Soon you will receive the annual assessment letter. The assessment for 2026 will be the same as last year - \$600. This is by far the smallest one in the vicinity for neighborhoods of our size and with the wonderful amenities we enjoy. Your annual payment provides operating expenses as well as reserve funds for major repairs or improvements in the common properties. These expenses and allocations are managed by your volunteer Board of Directors. They contribute their time and talents to assure effective and transparent allocation of your resources.

The operations budget has been basically "flat" for over a decade, despite the ravages of inflation. In recent years several major improvements and replacements have been managed by the Board. A few that stand out due to their size and scope are the replacement and staining/sealing of the 2.5 mile perimeter fences, the application of new flooring in the rec center and on the pool deck, the placement of six 30-foot permanent flag poles, and lots of landscaping. The three-year-long joint project with the MUD is likely the "crown jewel". Our Board negotiated and managed this tremendous, multi-faceted operation with the MUD Board and we are grateful for their assistance in all aspects of it.

Please consider paying your 2026 assessment as early as possible in order to get a good start on 2026 operations. You may pay at your homeowner portal online at www.GenesisCommunity.com

If you are behind in your payments, please take steps to catch up and avoid further interest and penalty charges. Contact Genesis and they will help you set up a payment plan if you need to do so.

There is also an option on the portal to establish automatic payments toward the 2027 assessment. Some folks find it easier to do this as opposed to paying the full year at one time.

Mist Pergola Rebuilt

Parts of our community recently passed the twenty-year age mark. That means more infrastructure will require replacement. This is one of the primary responsibilities of the HOA. It is important to residents and visitors alike to see well-maintained landscaping and community structures.

With this in mind, the pergola at the Mist entry was recently replaced by Watchmen. The original one which was provided by the developer could have been a kit product and materials were subpar. Watchmen's workmanship was top grade and they used top quality materials (as they always do) to construct a solid, custom-built product. We can expect many years of service from this beautiful structure.



Inside: Holiday Season Is Coming • Winter Preparation • Let There Be Light • Street Concerns

Holiday Season is Coming!

It seems like only yesterday when everyone was hustling and bustling to prepare for Thanksgiving and Christmas, 2024. But that time is already upon us for the 2025 season. Folks new to the community might not be aware of Section 3.15 of the Declaration of Covenants, Conditions and Restrictions regarding exterior decorations. It provides lots of information about not only Christmas, but also other holiday decorations permitted on lawns.

“...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 of the new year. Easter and Halloween decorations may be installed three (3) weeks prior to and must be removed by one (1) week after each respective holiday. Holiday decorations shall not be so excessive as to cause a nuisance to neighboring homes...”

The intent of this section is to provide a framework to allow for exterior decorations and to prevent misunderstandings between neighbors regarding the appropriate time to install and remove them.

To help get us into mood for the season, enjoy the photo of the 15 foot tall community Christmas tree which is installed at the rec center each year.

This is a community tree so please consider helping to decorate it. Supplies will be provided. Contact Gabriela@genesiscommunity.com



Be Prepared for Winter

Know your winter weather terms. The following is excerpted from <https://www.ready.gov/winter-weather>

Winter Storm Warning - Issued when hazardous winter weather... is imminent or occurring. Winter Storm Warnings are usually issued 12 to 24 hours before the event is expected to begin.

- **Winter Storm Watch** - Alerts the public to the possibility of a blizzard, heavy snow, heavy freezing rain, or heavy sleet. Winter Storm Watches are usually issued 12 to 48 hours before the beginning of a Winter Storm.
- **Winter Weather Advisory** - Issued for accumulations of snow, freezing rain, freezing drizzle, and sleet which will cause significant inconveniences and, if caution is not exercised, could lead to life-threatening situations.

Know Your Risk for Winter Storms - Pay attention to weather reports and warnings of freezing weather and winter storms. Listen for emergency information and alerts. ...[Local radio and TV stations provide lots of locally specific info.] The Emergency Alert System (EAS) and National Oceanic and Atmospheric Administration (NOAA) Weather Radio also provides emergency alerts.

Preparing for Winter Weather - ...Keep out the cold with insulation, caulking and weather stripping...Keep pipes from freezing. Install and test smoke alarms and carbon monoxide detectors with battery backups. Be prepared for winter weather at home, at work and in your car. Create an emergency supply kit for your car. Include jumper cables, sand, a flashlight, warm clothes, blankets, bottled water and non-perishable snacks. Keep a full tank of gas

Gather supplies in case you need to stay home for several days without power. Keep in mind each person's specific needs, including medication. Remember the needs of your pets. Have extra batteries for radios and flashlights... [Keep cell phones fully charged. If you have a generator test it in advance and have plenty of fuel on hand. Know where your water main shut-off valve is and how to use it. Exercise it ahead of time so it will work if needed.]

In Case of Emergency - Stay off roads if at all possible. If trapped in your car, then stay inside it [until help arrives]. Avoid carbon monoxide poisoning. Only use generators and grills outdoors and away from windows and never heat your home with a gas stovetop or oven. Using an oven or stovetop can also increase the risk of fires [and] burns and could damage the appliance. Limit your time outside. If you need to go outside, then wear layers of warm clothing. Watch for signs of frostbite and hypothermia...

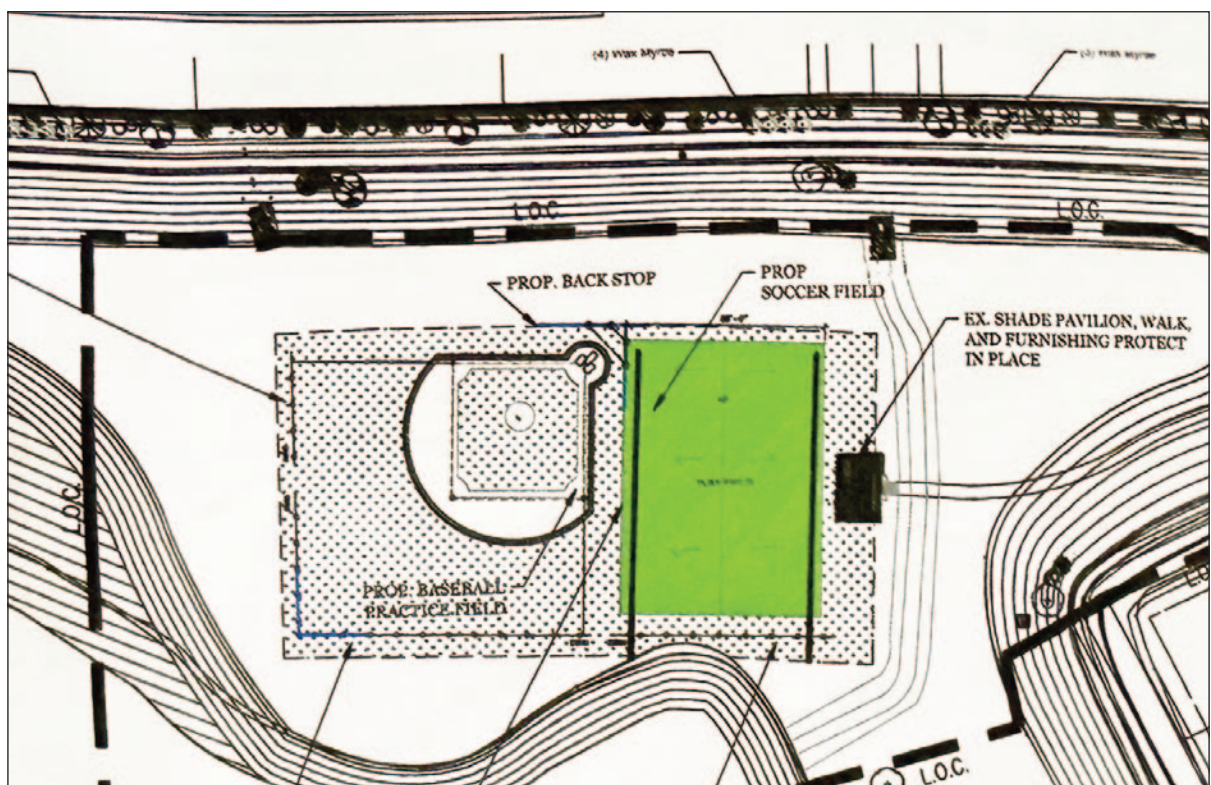
Let There be Light!

One of the final steps of the years-long HOA-MUD project has been completed! The long-awaited Mist Lake lighting project has now come to fruition. Just take a look at the night-time aerial photo and enjoy the splendor created by the dozens of lights glimmering below the trees surrounding the lake.



Decisions will soon be finalized on the very last part of the project. Concepts have been approved for providing sports fields at Mist Lake and architects are completing the planning documents for them. There will be both a soccer field and a baseball diamond in the space near the new pavilion (already completed). It will become a great place for families to gather, bring a picnic lunch or treats and watch the kids enjoy soccer and baseball or softball. Plans should be completed in the coming weeks and construction soon will follow.

This conceptual diagram shows one configuration of the soccer field and baseball diamond. Family and friends can watch all the sports action from the comfort of picnic tables and benches in the pavilion.



Call Before You Dig

Building a deck? Planting a tree? 811 is the number you should call before you begin any digging project.

A federally-mandated national "Call Before You Dig" number, 811 was created to help protect you from unintentionally hitting underground utility lines while working on digging projects. People digging often make risky assumptions about whether or not they should get their utility lines marked due to concerns about project delays, costs and previous calls about other projects. These assumptions can be life-threatening.

Make a call for every digging job – even small projects like planting trees or shrubs. If you hit an underground utility line while digging, you can harm yourself or those around you, disrupt service to an entire neighborhood and potentially be responsible for fines and repair costs.

According to data collected by Common Ground Alliance, when an individual makes a call to 811 before digging, damage occurs less than 1 percent of the time. So, before you dig, call 811. More details online at: www.call811.com.

What About our Streets?

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.

Since the county owns the streets, that means they are responsible for maintaining them. Should you spot issues that need attention, please contact Ft. Bend County Road and Bridge Commissioner's office. They can be reached at (281) 342-4513 or on the web at <https://www.fortbendcountytexas.gov/government/departments/road-and-bridge>

We have lots of children in the community so please be mindful of your speed. Even though the official speed limit is 30 MPH (set by the State of Texas), 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 a car parked on the streetside? Kindly asking that your neighbor 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 have been several cars legally parked in the streets but still were hit by careless drivers. Please be mindful of the obstruction and potential safety hazards created by street parking and avoid it if at all possible.

Friendly Reminder...If possible, please don't park on sidewalks so walkers can stay safely out of the street.

