

CURRENTS

WINTER 2020

NEWS AND HIGHLIGHTS FROM THE
HOMEOWNERS ASSOCIATION

RIVERSRUNHOA.COM

KRISTIN@GENESISCOMMUNITY.COM

Christmas Decorations

Our entries on Reading Road were once again cheerful and inviting. Several upgrades were placed in the Mist entry displays this year. Felesa Baker again showed her decorating skills by crafting added pieces there. Enjoy one last look at each entry.

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

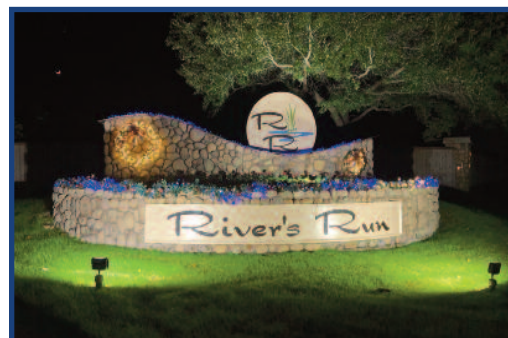
Genesis Community Mgmt
(HOA Management)
713-953-0808

Lamar ISD
(School Bus) 832-223-0280
(Main) 832-223-0000

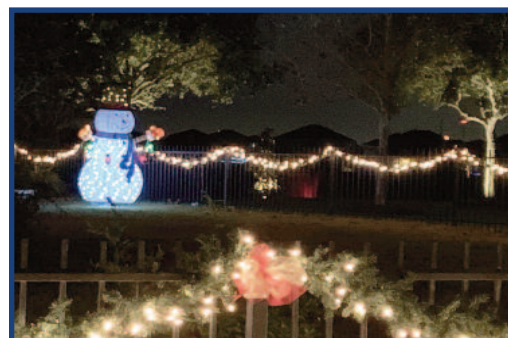
Si Environmental
(Water) 832-490-1600

Texas Dept of Public Safety
512-424-2000

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



Several of our neighbors had wonderful outside lighting during the Christmas season. The Board wants to thank them for making our community warm and inviting. Here are a couple of pictures for your enjoyment.



COVID 19 Pandemic Credit

The pandemic has affected our lives in so many ways it is impossible to list them. They range from illness or even death of friends or family members to major changes in education of our children to loss or serious reduction in income. The list goes on and on...mask up, wash your hands, social distance, etc.

The Board of Directors looked for a way to help our residents in some way. Recently, the refinancing of the perimeter fence loan saved approximately \$30,000. The Board decided to return those funds to our residents in the form of a \$50 one time credit applied to the 2021 maintenance fees. That adjustment has been applied automatically, so your invoice will reflect the charges to be \$550 less a \$50 one time credit adjustment. The net due for 2021 will be \$500. Of course any outstanding balance is still due.

New Board Members

Meet your members recently named to the Board of Directors. Brian will serve the remaining 18 months of a two-year term. Kern will serve the remaining six months of a two-year term.



Kern Arjoonsingh, At Large - KA.RRRM.TX@gmail.com

My family and I have proudly lived in RR/RM since 2014. As a volunteer Board member, I strive to ensure that all homeowners interests are represented, and the quality of our community is protected with proper visionary planning. I am honored to serve and be a voice of the community.



Brian Gibula, Secretary - Gibula.RRRM@Gmail.com

I grew up in Fort Bend County and have lived in RR/RM since January 2015. My wife Iryna and I love taking our dog Peggy for walks around the lake and seeing the community. I have a background in maintenance and project management and plan to pull from this experience to make informed decisions on the future development of our community. This is my first time on an HOA Board, and I'm really excited to represent our neighborhood.

Who is Invited...a safety reminder

As you are aware, among the services provided by the HOA is a roving courtesy patrol. It is manned by a certified peace officer, and he patrols at various times and on various days or nights. He has brought it to our attention that recently he has observed a number of garages have been left open both during daytime hours and even at night.

Recently a resident in a neighboring community entered her garage from inside her house. Imagine her surprise and the potential danger when she encountered an unknown man INSIDE her garage! Fortunately, she was not harmed but that outcome could have been so much different! Please take care to close and lock your garage, both day and night. Who has been invited into your garage? Watch out for your neighbors and let them know if they have left an open invitation.

MIST LAKE FOUNTAIN

You might have noticed a new amenity in our community. In a cooperative project between the HOA and the MUD, a second fountain has been added in Mist Lake. In addition to being an attractive addition it provides for more adequate water circulation and aeration. Of course, these are important for both plant and animal life in and around the lake. This should prevent another fish kill like the one we experienced last summer. It was a complicated operation. The original fountain was moved more to the North. The new fountain could not be powered from the existing power source, so a new meter had to be installed on the South end of the lake. That entailed coordination of four different contractors plus the power company and the county. We continue to make improvements throughout the community and appreciate your suggestions for them.

About our Management Team

Genesis Community Management, Inc. was founded in 1983 to provide full service administrative, financial and physical management to homeowner associations in the greater Houston area. Genesis has managed our community since December, 2015. They provided able counsel as we were establishing control by residents of the HOA and converted it to both operational and financial stability. They continue to provide quality and timely day-by-day operational support.

The foundation of their management philosophy is “based on integrity, open communication and a commitment to continual improvement. Treating each property, each homeowner, as a special and valued client is at the heart of our operation and we pledge to show you respect and courtesy.”

They state their “goal is to enhance the quality of life within your community and to protect and maintain property values. We do this by handling the day-to-day needs of your association, as well as planning for future maintenance and improvements through long term forecasting.”

Founder Carl DeBarbieris states it this way: With over thirty years of experience, commitment, and expertise, Genesis will afford you with unparalleled proficient management.

Our community manager, Kristin Henderson, has 19 years experience with Genesis. She attends the quarterly Board meetings and interacts with Board members regularly. She is the primary contact at Genesis for our residents and can be reached at Kristin@genesiscommunity.com. Her very able assistant is Shane Stollmack, Shane@genesiscommunity.com.

Attention: New payment information

We have a new banking relationship with Community Association Bank which specializes in serving HOAs and similar organizations. One of the services they will perform for us beginning immediately is the processing of our maintenance fees. If you mail your payments, please note the following address:

RIVERS RUN HOA
C/O GENESIS COMMUNITY MANAGEMENT, INC.
POB 98074
PHOENIX, AZ 85038-8074

If your bank sends payment automatically, please update the mailing address with your bank. Continue to mail any correspondence other than payments to:

GENESIS COMMUNITY MANAGEMENT, INC.
9700 RICHMOND AVE, SUITE 160
HOUSTON, TX 77042



Another important service note: Many residents have requested the opportunity to pay by credit card or debit card. This new banking relationship provides that via the Genesis website, www.GenesisCommunity.com.

BRAIN TEASER

Unscramble the words below so that each pair of words rhymes.

1. RBAE & HREAS
2. WNROED & UTRHNDE
3. TUGHAT & HBTUGO
4. ODULC & ODOG

Brain teaser answer:

1. BEAR (or BARE) & SHARE
2. WONDER & THUNDER
3. TAUGHT & BOUGHT
4. COULD & GOOD

SCHOLARSHIP INFORMATION

Last year the HOA began awarding scholarships to deserving graduating seniors who reside within our community. Recipients are selected through an application process which will begin soon for the 2020-2021 graduates.

Last year's recipients have begun their post-high school education in a variety of fields and in a variety of universities.

The committee will begin meeting soon to finalize plans and the application for this year. If you have a senior in your family, look for details and the current application form on our website www.riversrunhoa.com in a few weeks.

PARKING INFORMATION

The streets in our community are the property of Ft. Bend County. They are provided and maintained at county expense for the general use by the public. From time to time, residents call for gating the streets or installing speed humps in them. Because of county ownership, neither of these actions are available to us.

On-street parking is legal but we are encouraged to do this as little as possible, and then only temporarily. Street parking is dangerous for children, walkers, drivers, and bicyclists. It also potentially limits passage for emergency vehicles. Most of the same dangers exist for parking in driveways but across the sidewalk.

There are more than fifty fire hydrants in our community. They are spaced to provide convenient access wherever needed in the case of a house fire. Please take care to not park near one of them, even for a short period of time. The Texas Transportation Code requires that your vehicle must be at least 15 feet away from fire hydrants. The house you save could be your own!

Also, the Code states one must park at least 20 feet away from a crosswalk at an intersection and at least 30 feet away from stop signs. ...And, of course, never block anyone's driveway! Please be sensitive to these situations and help make our community safe for everyone.



PERIMETER FENCE

When the perimeter fence was installed in 2018 it was anticipated that it would require resealing on a regular basis. It now appears the first reseal will need to be done sooner than originally planned. Discussions have been ongoing with the manufacturer of the sealer originally used and some laboratory testing has been completed.

The degree of the need and the time window involved continue to be evaluated. Once these have been resolved, the selection of materials to be used and the method of application will be determined with the objective being to believe the next reseal interval will be longer.

In our budgeting process we are estimating the life of the fence to be at least 15 years. Good, consistent sealing is important to accomplish this goal. The HOA is committed to protect and improve all infrastructure in a responsible manner.