



Rivers

CURRENTS

WINTER 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

Welcome to our Community Merry Christmas

As always our community welcomes residents and visitors alike with festive decorations at the front entries. This year our two deer families returned, one at each Reading Road entry.

The entry monuments were again beautifully adorned and Christmas lights decorated the Mist Park pavilion and the Rec Center. Lights were added on the new fence at Run Park.

The Rec center was festooned with additional wreaths to accent the 18 foot tree in the breezeway.



Inside: Scholarships Available • Mist Park Update • Security Update • Stiles Named to Board

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.

If you have interest in serving on the scholarship committee please contact Kristin@genesiscommunity.com.



Mist Park Nearing Completion

Pickleball is currently an extremely popular sport in the United States. Space has been dedicated in Mist Park for the installation of two courts for use by our residents and their guests. They are currently under construction near the new pavilion. At the time of this report, concrete has been poured and the remaining steps should be completed soon.

The pavilion is open for your use from dawn until 10:00 PM, while the remainder of the park is open from dawn until dusk. The pickleball courts will be available on a first-come, first-served basis during daylight hours.

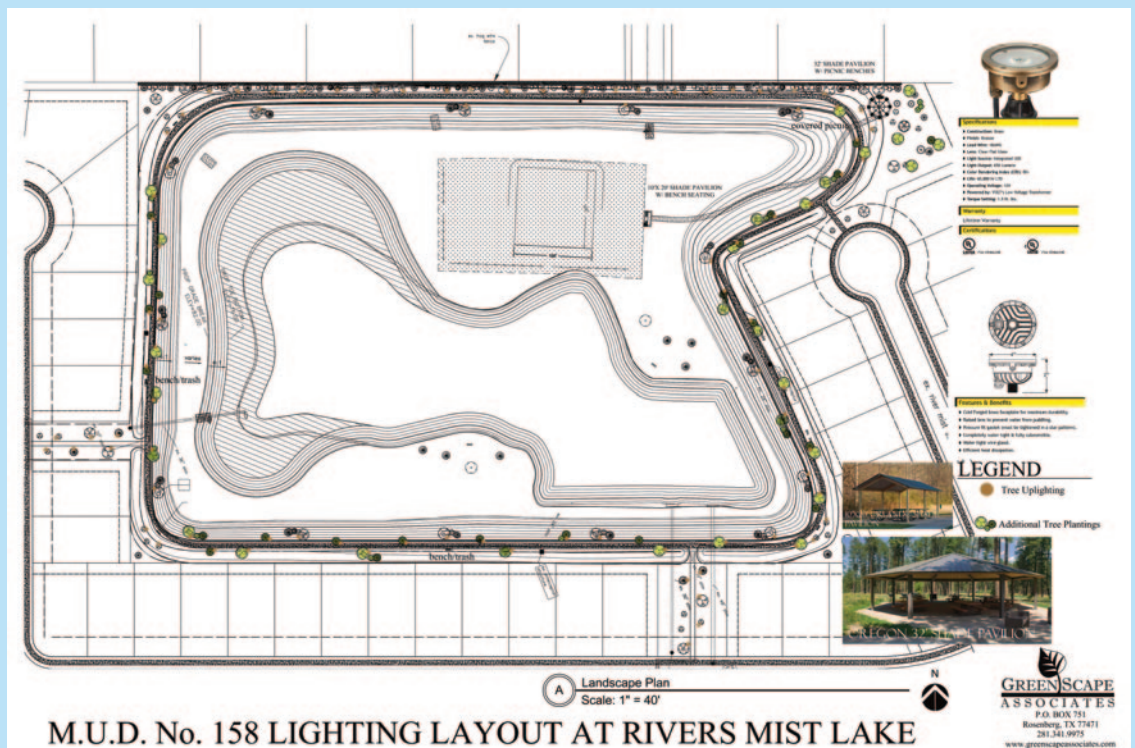
Mist Lake

As a part of the joint HOA/Mud renovation project, Mist Lake will receive more than 60 additional trees. Lighting will be added around the walk; design is in progress and work will begin in the coming months. This will provide more security and a beautiful addition to the area. Notice the conceptual park plan; final details are yet to be determined.

A shade pavilion and benches have been purchased and installation near the soccer field will begin soon.

This will be accompanied by additional irrigation to protect the trees and grass. We hope to not repeat the drought conditions like those we have had in 2023 and this will be a good insurance policy for our investment.

Construction timeframes are dependent on the contractors' schedules, materials availability, weather conditions, etc. However, we hope to have everything completed by summer.



Security Update

Early last year the HOA analyzed security provisions at the recreation center and determined that significant changes were needed. The most glaring items were the design and condition of the wrought iron fencing surrounding the breezeway. On some occasions the large opening above the fencing has been used for illegal entry to the property. In addition, the fencing itself was of poor quality and quite deteriorated. Work began to have new, high quality fencing custom designed and installed. Watchmen worked very closely with a local company to design and manufacture the new fencing as shown here.



It is a beautiful addition to our facility. It is much heavier duty, powder coated steel and will last for many years. The design repeats the arched façade of the structure itself and basically closes the gap above. The custom logos are a beautiful addition, mimicking the Rivers Run logo from elsewhere in the community. Unfortunately there were teenagers who committed “breaking and entering” shortly before installation was completed. In addition to vandalizing the property, they stole the PA system. HOA filed reports with the Ft. Bend County Sheriff and a detective was assigned to the case. Using our video and photo evidence, he located the teenagers. Because they are minors we have no further information on the case. However, he did locate the PA system and returned it (damaged to the point it had to be replaced).

Two other security system components have also been upgraded to complete this project. They are the camera system and the card key system, which are independent of each other.

The card key system provides access to the facility for our residents and contractors. Upon request each residence can have two cards issued and they are responsible for the proper use of them. This system also provides a comprehensive report of which cards were used (and when) for access to the breezeway, splash pad, exercise room, and conference room. A comprehensive review of it determined the controller was not functioning up to its requirements, so it has been updated and replaced. Our vendor provided updated hardware and software that is compatible with the existing readers and cards.



There were 12 video cameras monitoring all parts of the facility. Two were added and several of the existing cameras (which were a generation behind) were updated, bringing the total to 14. All of them have night vision and are motion-activated. All areas of the facility, both indoors and outdoors including the parking lot are monitored 24 hours every day with high quality video. All the video is recorded and can be accessed as needed, such as in the case noted above.

4th Gen Turns 4

Talia Joy Kahn is perhaps the only fourth-generation resident of Rivers Run. She recently turned four years old and celebrated with the first “snow day” in her memory!

“Tally” is the daughter of Emme and Mujii Kahn, granddaughter of Lesa and Jeff Junek, and great-granddaughter of Felesa and John Baker. All four generations reside in Rivers Run.

While the three inch snowfall is far from the record 21.6 inches in January 1940, it gave us a beautiful blanket and our neighborhood kids loved it!



Sidewalk Repairs

Although the sidewalks along our streets are outside the property line, by State law, they are the responsibility of the homeowner. That means owners must keep them clean and safe for all who walk on them. If they need repair, the homeowner is responsible for that. The exception to this rule is if the damage is caused by water/sewer infrastructure; then the MUD is responsible. Si Environmental, the MUD operator, often initiates repairs of this nature. They just find it and fix it. If you believe your sidewalk is sagging because of infrastructure issues, call Si and they will evaluate it.

As our community ages, more sidewalk repairs will be required. The primary culprit besides infrastructure that causes sidewalks to fail is tree roots. Trees will get water wherever they find it; if that is under your sidewalk, that is where they go. The result is one or more concrete panels sinking, resulting in uneven and unsafe sidewalks.

Several contractors in the area perform this type of work. Google is your friend in searching them out. Check with your neighbors who have experience with them to help make your selection of which to use.

Stiles Named to Board



Due to family matters, Erica Martinez recently resigned from the Board of Directors. Pursuant to Bylaws Article III. Section 3.3 the remaining directors filled the remainder of her term by appointment, At a called special Board meeting on December 2. Cheryl Stiles was appointed.

Ms. Stiles is a ten-year Rivers Run resident. She retired from the US Air Force after 20 years having gained the rank of Master Sergeant. Her second career has been as a secondary math teacher at George Ranch High School. Cheryl has three grown children and three grandchildren plus a dog and three cats! She gardens successfully when the right amount of rain comes at the right time.

Cheryl is an active HOA volunteer having served on the social committee for several activities, She helped coordinate a July 4 pool party, and assisted in the past two Easter egg hunts, securing student groups to help with games, etc. She regularly lends her educational experience as a member of the Scholarship committee.