



Rivers

CURRENTS

FALL 2020

NEWS AND HIGHLIGHTS FROM THE
HOMEOWNERS ASSOCIATION

Welcome to Rivers Currents

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

This is your community newsletter. We appreciate your feedback.

Welcome to the first edition of our newsletter to be published in a new format. The HOA board decided to distribute a newsletter in hard copy directly to every home in our community. We believe this will help to assure every resident receives it in a timely manner, rather than some copies going to landlords. You live here so we want to be able to provide information directly to you.

While this first edition contains lots of information to help you better enjoy the neighborhood, we expect to add more entertainment and general information in future editions. It is being compiled and edited on a volunteer basis and we appreciate your feedback and suggestions. Please let us know if you read this edition and found it useful or if you have ideas for future editions. Just drop a quick note to RiversEditor@ATT.net.

John Baker, Editor

Saving \$\$\$

When the perimeter fence was replaced in December, 2018 the HOA borrowed \$500,000 to finance the project. Interest rates have fallen since then so the current board approached the bank about reducing the rate on the remainder of the loan. After some discussion it was agreed the loan would be replaced at a lower rate at the same time an additional payment was made on the principle. In the final analysis approximately \$30,000 was saved in interest payments and the debt will be completely paid more than a year earlier than under the previous arrangements.



Inside: Meet the Board of Directors • School Rezoning • Scholarships • Let There Be Light

Meet the Board of Directors

These folks have volunteered, and the members have elected them to serve as Directors. Each year one or two directors are elected for a three year term.

Ted Olaye has recently resigned for personal reasons. We appreciate his service and look forward to his continued involvement in the neighborhood. As provided in Section 3.3 of the Bylaws, the remaining Directors are in the process of naming a replacement.



Mike Trent, President - MT_RRRM@gmail.com

Cheryl and I moved to River's Mist in December 2009 and we love this community. We have two daughters and three granddaughters. This is my second year on the board serving as president, which I consider a great honor. In that time we have been very active completing several projects to improve the community facilities. My goal is to be a responsible administrator of community funds to improve current facilities and add new ones when we are able to do so. I want to be open and available to all residents to hear what you want for our community. I bring 40 years of management experience in the oil and gas industry to the board. The last 12 years of my career were spent managing major international joint venture projects so I am well versed in working with diverse teams.



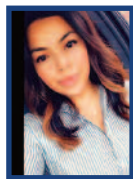
Jon Welch, Vice President - jrwelch555@outlook.com

I am a native Houstonian who grew up in Ft. Band County. Shawnee, our two girls, and I have lived in RR/RM since 2008. I was among the concerned residents who formed an Advisory Committee in 2013 that worked with the neighborhood developer, Ventana Development, to give focus to community concerns. I was one of five residents who won a seat in 2018 on the first fully elected HOA Board. I also serve on the LCISD Board of Trustees, another volunteer position. I hold dear such things as faith, family, and citizenship, believing that while America is not perfect, it's constantly striving to become a more perfect Union.



John Baker, Treasurer - BakerBoard@ATT.net

When Felesa and I followed our daughter, son-in-law, and five grandchildren here in 2007 we were both already retired. She was a career classroom teacher and I managed customer billing operations for Southwestern Bell Telephone Company (now AT&T). There were only 40 or 50 homes, no swimming pool and no playgrounds/parks or rec center. Mist Lake did not exist, and Run Lake was simply a mudhole with an incomplete sidewalk that was only three feet wide in the places where it existed. Neither lake had a single tree. What a difference 13 years makes! I led the organization of a committee to help the developer be more attentive to our needs and eventually convinced him to turn the HOA over to residents (December, 2015) well before he was legally required to do so. Then I served as the first HOA President and led in establishing financial stability from near bankruptcy. I have deep interest in helping to make our community a wonderful place to live and improving our property values. After taking a couple of years off I rejoined the board in 2020 and look forward to fulfilling our responsibilities to you, our residents.



Daisy Veldanez, Director - dveldanez07.dv@gmail.com

I've lived in RR for six years. I am a mother of four children and one "pawsome" pup. This will be my first year on the RR/RM board and I am very happy to serve in my community alongside a wonderful team of leaders that make our community a great place to live.

PARENTS PLEASE REMEMBER...

Parents, Remind your kids. Swimming is prohibited for their safety. Also remind them that only catch and release fishing is allowed to preserve fish for enjoyment by others and to keep the lakes healthy.



Scholarships

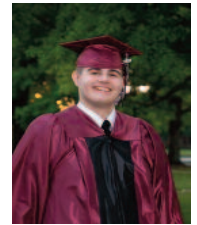
Congratulations Recipients!

One item included in the purchase of a home in our community is intended to provide assistance for schools or students. The Board of Directors established a committee of five neighbors to determine how to use that fund. The results of a neighborhood survey overwhelmingly favored college scholarships for deserving students in our community. The first three recipients of \$500 deposited into their college student account are Jada Johnson, Nyaab Shah and Dalton Sorbel. Congratulations to them and we wish them wonderful and useful college experiences.

Nayaab Shah: Hello, my name is Nayaab Shah and I am currently a freshman at Wharton County Junior College. When I first heard that my HOA was starting to provide scholarships within the community, I was thrilled. I can't tell you how many scholarship applications I've applied for, whether state or county wide, and waiting to hear back on all of them. This pandemic has also slowed many of the responses, as well as my first year of college being online. Nonetheless, it was so great to see how organized Rivers Run's Scholarship Committee was and how many people were involved and wanted to help me. I plan to be in Healthcare Administration one day and need all the help I can get towards funding for college. I will always be grateful toward my community and they will always have my support!



Dalton Sorbel: Hi. I am Dalton Sorbel, a 2020 graduate of George Ranch High School and Freshman at Warton County Junior College. I know that my education toward becoming a Registered Nurse will be extended and expensive so I greatly appreciate the HOA providing me with a scholarship. Throughout high school I participated in both concert and marching band. Although I began band activities because of my love for music, I learned much more than the music itself or how to better play my chosen instrument, the euphonium; the more important disciplines of time management and dedication to task. They will serve me well in college and my chosen profession. Thank you again for entrusting me to use the scholarship well.



Jada Johnson: A trusted teacher suggested I take the job of manager for the BOYS' varsity basketball team. This was a tremendous commitment that helped me develop leadership skills, teamwork, organization and responsibility to a commitment. These are important life lessons often taught so well through extra-curricular activities. I also volunteered to serve weekends at my church's café. This was an amazing experience that made a tremendous impact on me. I was surrounded by loving people, many of whom I did not know, in a safe environment. This busy environment truly helped to improve my communication skills. I will need those as I study journalism/marketing/fashion communications at Southwest Texas State University. This scholarship will be extremely valuable to me as I move forward with the university experience. I want to express my appreciation to the HOA for honoring me.



Several Selection Committee positions need to be filled. If you are interested in serving notify Kristin by October 15 to register your interest.

School Rezoning

The relatively short history of River's Run / River's Mist (RR/RM) has seen its public school students welcomed into many new school buildings in the area. The first homes were built here in 2006. Back then, our students attended Williams Elementary, George Jr High & Terry High School. As a result of rezoning, our classy kids have been fortunate to enjoy the privilege of the "shiny & new" when several rezoned to Cora Thomas

Elementary, Reading Jr High (RJH) & George Ranch High School (GRHS), when those schools opened. Just when the sparkle is fading a bit from the 10-year-old campuses of Reading Jr High & George Ranch High School, our students will soon enjoy another new set of buildings.

Beginning in August 2021, RR/RM 6th - 10th Grade students will attend the new Wright Jr High & Randle High School located at 4067

Menonite Rd. Students entering the 11th or 12th Grade in August 2021 will finish their illustrious careers at GRHS. While Lamar (LCISD) usually has a stand-alone 6th grade campus, Wright Jr High will open with 6th-8th grades. A future 6th grade solo-campus is planned at the same location.

Lamar CISD is the fifth fastest-growing public school district in Texas, covering 385 square miles (43% of Ft. Bend

County). With 5,000 employees it serves 36,000 students, on a budget of \$337M. One or two new schools open each year. Thus, the zoning lines are never permanent. Our neighboring Ft. Bend Independent School District will be completely built out by 2024, at which time LCISD will see an even higher growth rate.

Jon Welch, LCISD Board Trustee

LET THERE BE LIGHT!



A joint project by the HOA and the MUD has recently been completed. It consisted of planting the second phase of

trees on Run Lake and lighting them as well as the park on the East end of the lake. Approximately 150 trees of various varieties were planted. Low voltage LED fixtures were added to approximately half of them. The project was designed and installed by Greenscape. The lights will provide both a restful appearance and additional security. As an adjunct, low voltage LED lights were added to the eleven columns that were constructed with the perimeter fence. They provide backlight to the etched glass inserts that match those already existing along Reading Road and at the primary entrances. In order to reduce both installation and operational costs the lights are powered by individual solar cells.

WHO YOU GONNA CALL? NOT GHOSTBUSTERS

A common question, particularly from new residents concerns the various organizations that provide services in the neighborhood. Lets take a brief look at them. We will look more closely at some of them in future editions.

Home Owners' Association (HOA)—The HOA is responsible for managing the pool, parks, and other common grounds not owned and maintained by the MUD. It also works to maintain the general condition of the community by approving architectural change plans or requiring revisions to them and bringing to our neighbors' attention actions they need to take to meet the covenants (deed restrictions). Daily maintenance is contracted to **Watchmen Community Services**, pool operation and maintenance to **Sweetwater Pools**, and landscaping services to **Texas Evergreen Services**. A five-member Board of Directors elected by our community oversees the HOA. All residents are encouraged to attend Board meetings, which are publicized in advance. Daily operations are provided by **Genesis Community Services**. Questions or concerns for the HOA should be directed to Kristin@GenesisCommunity.com. She can resolve most questions and refers the remainder to the Board.



Ft. Bend Municipal Utilities District 158—This entity (known as the MUD) provides our water, drainage, and wastewater services. Water is purchased from the city of Rosenberg and wastewater is piped to a Rosenberg treatment facility. Surface drainage begins in our streets and enters our lakes. If the lakes fill beyond a specified depth, the excess water drains under Benton Road to Gapps Slough and eventually through Smithers Lake and into the Brazos River. The MUD contracts lake maintenance to **Lake Management Services** and lake area landscape services to **Champions Services**. A five-member Board of Directors elected by our community oversees the MUD. The public meetings are normally on the first Wednesday of the month. The Board members receive information and training on water issues throughout the year. Daily operations are provided by **Si Enviro**. Their customer service number is (832) 491-1600. Their after-hours emergency number is (832) 491-1601.

Texas Pride Disposal—The MUD contracts this company to provide our trash and recycling services. Trash pickup is scheduled for Tuesday and Friday with recycling on Friday. Oversized or heavy items will be picked up on any normal service day. Tree limbs should be bundled (less than four feet long and 40 pounds). Their customer service number is (281) 342-8178. Specific information regarding recycle services (and much more) can be found at <http://www.Riversrunhoa.com>.

Ft. Bend County Road and Bridge Department—The streets are the property of Ft. Bend County. Any street repair or maintenance issues should be referred directly to them at <https://www.fortbendcountytexas.gov/government/departments-organizations/road-and-bridge/maintenance-request>.

Ft. Bend Sheriff Department—This is our primary law enforcement agency. If there is an emergency call **911**. Non-emergency calls should be made to (281) 341-4665. In both cases, remain calm and provide all pertinent information to the operator, who will guide you via questions. In cases requiring descriptions, try to provide such information as approximate height and weight and clothing. If a vehicle was involved describe what type and color it was including license number if possible.