



LAKES OF BRIGHTWATER  
MISSOURI CITY, TEXAS

Nov.—Dec. 2009

# Brightwater Reflections



## Coming Events

### Monthly HOA Meetings

Tuesday, Nov. 17

Tuesday, Dec. 15

Tuesday, Jan. 19, 2010

### Morning Coffee

Monday, Nov. 9

Monday, Dec. 14

Monday, Jan. 11, 2010

### Brightwater Garden Club

Monday, Nov. 23

No meeting in Dec.

Monday, January 25, 2010

### Holiday Décor Judging

Dec. 8 to Dec. 15

### Children's Holiday Party

December 5

## HOA BOARD APPROVES 2010 BUDGET

The Board and the HOA committees have worked hard over the past several years to bring our community assets up to speed on maintenance and repair. As we continue to catch up on deferred maintenance, we have also realized increased costs for Brightwater's administrative, landscape and pool contracts, water usage fees and insurance premiums. Legal fees have also risen.

Earlier this year, we received an updated Reserve Study which outlines the majority of Association assets, their respective life span and costs to improve or replace those over the next 20 years. When viewed with our current investments and short and long-term planned projects, it is imperative that we continue to fund our reserve accounts.

After lengthy discussions, the Board of Directors approved the Association's 2010 budget last month and set annual fees for next year in the amount of \$630 per lot.

So how does Brightwater compare to similar neighborhoods? The Commonwealth subdivision in Sugar Land has comparative amenities, home size and values to Brightwater. Their annual fee is \$795. Other area communities assess annual fees as follows: Avalon, \$800-900; Lake Olympia - \$600-900; Riverstone - \$775; Sienna Plantation - \$895 and New Territory - \$880.

Our Association depends on homeowner funds to run Brightwater's operations. Statements for the 2010 dues will be mailed in the next 4-5 weeks and the deadline for payments is January 31, 2010. Please note that the HOA now has a formal collection policy. After that date, administrative and other fees will be assessed for every month a homeowner has an unpaid balance. Ultimately, in April, the Board will review the delinquent accounts and turn them over to the HOA attorney. At that point, account balances can increase dramatically. Please do your part and pay your 2010 fees promptly!

Brightwater homeowners can take pride in knowing that for the size of our neighborhood —795 homes— we have a lot to offer our residents. Our Clubhouse, tennis courts, pool, lakes and parks are wonderful amenities available to all. The Board continues to strive to keep those assets well-maintained and ensure that we have adequate funding for those over the long-term.

### *Look Inside For ...*

- ◆ Regular Events
- ◆ Committee Reports
- ◆ Yard of the Month
- ◆ Holiday Décor Guidelines
- ◆ Neighborhood Watch News
- ◆ Security Report
- ◆ Contact Directory
- ◆ Newsbites

[www.lakesofbrightwater.com](http://www.lakesofbrightwater.com)



# The Scoop



## Regular Events

**Neighborhood Coffee:** Held the second Monday of the month from 10 to 11:30 AM at the Clubhouse. Nov. 9 is "Coffee and Conversation"; Dec. 14 is "White Elephant Regifting"; Jan. 11 features MaryLynn Kallina Matthews from Center Point Energy.

For more information, call Rose Lindsey, 281-499-3981; Marilyn Langdon, 281-403-9003; or Cindy Laursen, 281-208-2457.

**Evening Needleworkers:** We invite you to join our lively group. Bring your sewing projects (crocheting, knitting, cross-stitching, mending, etc.) to work on while visiting. We meet at members' homes the first Monday of each month from 7 to 8:30 PM. Call Elaine at 281-499-6660.

**HOA Monthly Board Mtg:** Held the 3rd Tuesday of each month, except for June, at the Clubhouse. Residents welcome at 6:00 PM

**Brightwater Garden Club:** Meets the 4th Monday, Sept—April, 6:45 PM at the Clubhouse. Nov. 23 speaker is Gary Mathews from the Brookwood Community. The Jan. 25 Speaker is Paul Wierzicki, a certified Arborist for Missouri City to talk about the best trees for our area. For more information call BGC President Carol DeBoer at 281-403-1044.

## Communications Committee

*Ruchira Paul, Chair*

**brightwaterbulletin@comcast.net** provides timely e-bulletins about events, meetings, security issues, Brightwater-related information, and Lost and Found. Your email inquiries are forwarded to the HOA Board or appropriate committee. We have several inactive email addresses. If you have changed your email address and are not receiving the eBulletin, please send your new email address to Allen Grant at [brightwaterbulletin@comcast.net](mailto:brightwaterbulletin@comcast.net).

**www.lakesofbrightwater.com** continues to carry up-to-date news of neighborhood activities. We also have ACC Request forms, By-Laws, Clubhouse Rental Contracts, and many other items of interest. Check it out!

**The Brightwater 2009 Resident Directory** is still available for pickup to those who are listed. Contact Diane Mauricio at 281-208-1501, Nancy Hudson at 281-403-9269 or Betty Grant at 281-261-5913 for details. Please make arrangements to get your directory soon.

## Facilities Committee

*Kent Hudson, Chair*

This month we completed repairs to the parking lot lighting (Man, is it bright now!), repaired and replaced the broken and missing blue tiles throughout the subdivision, and the refinished the stucco curved wall enclosure along Brightwater Drive. We also completed a routine cleaning of the duck poop on the dock so the kids and families can enjoy that space a little more.

We have used most of our available funds for the year and projects will be tight for the remainder of the year. However, we are still targeting work on bench and garbage bin repairs, the pump house remodel, and doing something about the excess of ducks that hang around the Clubhouse.

## Projects and Planning

*Joseph Mauricio, Chair*

P&P continues to progress on the renovation of the pool area with repairs to the concrete decks and a refurbishment and expansion of the pool pump house. Our target projects for 2010 are:

**Replacement of the Clubhouse Roof.** The roof has reached the end of its useful life (as evidenced by the rise in repairs recently). The roof was originally designed for a standing seam metal roof and the current configuration is problematic for composition shingles. A redesign and upgrade will be considered to reduce the future problems with roof maintenance.

**Upgrade of the Pavilion.** The pavilion is currently underutilized and several upgrades are being considered to increase the use of this asset.

**1<sup>st</sup> Phase (of 5) Sprinkler System Replacement.** This project was identified during our last reserve study. A team will be organized during the spring to develop a cost effective method to extend the life of our sprinkler systems without a complete replacement.

## Grounds Committee *Betty Grant, Chair*

The Landscape Team of Betty Grant, Sharon Lemons, and Nancy Hudson recently met with HLS to plan for fall color plantings, bed clean up and our regular maintenance. We look forward to HLS continuing as our Landscape company in 2010.

## Social Committee *Diane Giltner*

### Upcoming Events:

**Children's Holiday Party** at our Brightwater Clubhouse on **December 5 from 2 to 4 PM**. We'll have games, prizes and Holiday crafts and a special visit from Santa to hear each child's wish list. You can have pictures taken with the Jolly Old Elf for your holiday cards. Families can join the fun and teens can earn community service hours for school, church or scouts. If interested in volunteering, call Diane Giltner at 281-499-0695.

**3rd Annual Super Soup Social:** Homemade soups by Brightwater cooks! Join us January 31 at the Clubhouse from 12:30-2:30 p.m. Want to be a cook? Call Joseph Mauricio at 281-208-1501.

**Brightwater Fine Arts Show:** A repeat of last year's elegant event—an impressive display of art by Brightwater artists. Held at the Clubhouse in March. Details will be announced later. If you are interested in participating, call Diane Giltner.



## Architectural Control (ACC)

*David Lemons, Acting Chair*

**Improving your home?** Either you or your contractor may need to get permits from Missouri City before any work is begun. Some of the many projects that require City permitting (*and ACC Approval*) are:

- ▶ Any concrete work
- ▶ Installing/making major changes to irrigation systems
- ▶ Roofing or reroofing
- ▶ Patio covers and gazebos
- ▶ Installing pools and spas
- ▶ Room additions
- ▶ Replacing or adding windows
- ▶ Out buildings

### Save yourself time and frustration by following these steps:

- ◆ Submit your plans to the ACC for provisional approval by using the form found on [www.lakesofbrightwater.com](http://www.lakesofbrightwater.com). Print out a copy, fill it out and mail it along with all supporting plans and documents to Crest Management.
- ◆ The ACC will review the documents and issue a provisional approval.
- ◆ You or your contractor should take your plans and the provisional approval to the Missouri City Planning Department (1522 Texas Parkway, 281-403-8600) to have them reviewed for necessary permits.
- ◆ Once you have the necessary permits, provide a copy to the ACC (via Crest Mgt) and your plans (with permits) will be given a final review for approval.
- ◆ After receiving final approval, you may start the physical work on your project.

**Note: Any Electrical, Plumbing or Mechanical (AC) projects also require MC permits.**

**October Yard of the Month 4111 Waterview Ct.****November Yard of the Month 1818 Shoreline Dr.**

### ***Neighborhood Crime Watch***



Our Crime Watch program has 15 teams patrolling our neighborhood at random hours. Areas of concern noted include open garages with no cars present; outside lights on during daytime hours; old fliers left on front doors, and improperly parked vehicles. If requested, our patrols will give your home special attention when you expect to be out of town (or you may call MCPD at 281-403-8700).

Anyone interested in joining the Crime Watch program or requesting extra patrol attention, may contact Diane Giltner at 281-499-0695 or Rose Lindsey at 281-499-3981.

## **Brightwater Crime and Security Report**

**July, August and September, 2009**

In the period including July, August, and September of 2009, the Missouri City Police Department responded to calls or complaints from Brightwater residents concerning city ordinance violations, animal-related incidents, disturbances, assaults, criminal mischief, suspicious activity, requests for unspecified assistance, and burglar alarms.

There were 54 calls in July; 29 in August, and 31 in September. Of these, all but three were resolved without charges, dismissed, or deemed false alarms. One domestic disturbance case remains open, one was referred to another agency without police action, and one was a major traffic accident.

In view of the above data, Brightwater remains a safe neighborhood. However, residents are encouraged to contact the MCPD regarding all suspicious or threatening activity as well as for other security related matters. The new volunteer Neighborhood Crime Watch patrol adds another layer of monitoring to Brightwater in addition to the current off-duty police patrol.

For reporting violations of city ordinances, please contact Missouri City's Code Enforcement Department; for neighborhood deed restriction violations, call Crest Management.

Police: Emergency - 911; Non-emergency - 281-403-8700

Missouri City Code Enforcement: 281-403-8600

Crest Management : 281-579-0761

## HOLIDAY DECORATION CONTEST

The Brightwater Garden Club Yard of the Month Committee will once again be judging homes for outdoor Holiday decorations. Lighting, originality, creativity and use of colors and decorations are considered in selecting the winners.

1st, 2nd, and 3rd Place, and six Honorable Mention winners will have signs placed in their yards and receive certificates from the Garden Club. Homeowners who have won for at least three years will be recognized as being in the Hall of Fame.

There will also be an award for Outstanding Street, Cul-de-Sac or Block.

Winners will be published in the January Newsletter, the eBulletin, and on the HOA Website.

*Judging begins December 8 and all decorations must be completed by December 15 to be eligible*

### HOA Board of Directors

**Diane Mauricio, President**  
281-208-1501  
kelsicks@verizon.net

**Diane Giltner, Vice Pres.**  
281-499-0695  
dgeltner5@comcast.net

**Rita McMahon, Secretary**  
281-208-5849  
ritamcmaho@aol.com

**Dave Lemons, Treasurer**  
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Davidlemons1940@aol.com

**Manish Patel, At Large**  
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**Brightwater Website**  
[www.lakesofbrightwater.com](http://www.lakesofbrightwater.com)  
Don Moore, Webmaster  
[info@bdmarketing.com](mailto:info@bdmarketing.com)

### Brightwater Committees:

**Architectural Control**  
Chair, (open at this time)  
Call Dave Lemons  
281-499-0146

**Communications**  
Ruchira Paul, Chair  
281-261-2200

**Facilities**  
Kent Hudson, Chair  
281-403-9269

**Grounds**  
Betty Grant, Chair  
281-261-5913

**Projects & Planning**  
Joseph Mauricio, Chair  
281-208-1501

**Social**  
Chair (open at this time)  
Call Diane Giltner  
281-499-0695

### Community Contacts

**Pool** Diane Giltner  
281-499-0695

**Tennis & Clubhouse**  
Joanie Sharp  
281-499-3889

**Crime Watch**  
Rose Lindsey  
281-499-3981

<b>Police &amp; Fire Emergency:</b>	<b>911</b>
<b>Police</b>	281-403-8700
<b>Fire</b>	281-403-4300
<b>City Hall</b>	281-403-8500
<b>Animal Control</b>	281-403-8707
<b>Code Enforcement Hotline</b>	281-403-8560
<b>Gas Services</b>	713-659-2111
<b>Mail Delivery</b>	281-208-1832
<b>Electricity Problem</b>	713-207-2222



# Newsbites



**New Missouri City Newsletter** - The City published its first newsletter, "Show Me Missouri City," this fall and it was mailed to all City residents. Some in Brightwater did receive it, but many of our homeowners have indicated they did not get it. If you missed it, go to [www.missouricitytx.gov](http://www.missouricitytx.gov) and click on "Newsletter" to see the current Fall issue. It includes City news, contacts, a calendar of events and helpful tips.

**Prescription Assistance** - Fort Bend County has introduced a [discount card program](#) to help consumers cope with the high price of prescription drugs. The free cards may be used at any participating retail pharmacy. The discount card is not insurance. Any county resident can use this program; even if you have insurance for prescription drugs, you may still benefit from the card, since it may save you money on prescription drugs your existing plan does not cover. For more information, go to [www.co.fort-bend.tx.us](http://www.co.fort-bend.tx.us).



*The Brightwater Reflections*

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*Brightwater Crime Watch team members gathered at the Clubhouse August 31 with McGruff, the Crime Dog for the Kick-Off Rally.*



# November-December 2009 Newsletter

WE'RE ON THE WEB

281.579.0761

[WWW.LAKESOFBRIGHTWATER.COM](http://WWW.LAKESOFBRIGHTWATER.COM)

CREST MANAGEMENT - KAREN JANCZAK