



LAKES OF BRIGHTWATER
MISSOURI CITY, TEXAS

July—Aug. 2009

Brightwater Reflections



Coming Events

Monthly HOA Meetings

Monday, July 13

Tuesday, August 18

Splash Day

Saturday, July 4

4—6 PM at Pool

Middle School Pool Party

Monday, Aug. 17

7—9 PM

Last Day at Pool

Labor Day

Monday, Sept. 7

10 AM to 6 PM

HOA 2009 Annual Meeting

Diane Mauricio

Residents in attendance or by proxy for the Brightwater Annual Meeting, held Tuesday, June 16, elected Diane Giltner, Diane Mauricio and Rita McMahon to the Board of Directors. Outgoing Board member Elise Harmon was recognized for her years of service to the HOA and wished the best in her future endeavors.

Meeting highlights included an overview of past projects, including facility upgrades and improvements, Hurricane Ike repairs, and the completion of an HOA reserve study. Noted changes over the past year were a new law firm to represent Brightwater (Bartley & Spears) and new landscape contractors (HLS) and pool management/maintenance (Sweetwater). A formal collection policy was recently completed (see page 3) and the new Neighborhood Watch Program is in the kick-off stage.

HOA committees, chairs and members who served this past year were recognized with over 35 names announced. These volunteers are an integral part of why Brightwater continues to be a strong, vibrant community. Residents were invited to contribute their time, if only a few hours per month, to HOA activities.

Missouri City representatives were then introduced. Elsa Malakoff Maxey, the City's Communications Coordinator, encouraged residents to tune in to MCTV, Channel __ on cable or now on the city's website, www.missouricitytx.gov. She subsequently introduced Lt. Kevin Burluson of the Missouri City Police Department who updated attendees on the Community-Oriented Policing program under new Chief Joel Fitzgerald. Finally, Idalia Gutierrez gave a short presentation on recent inspections sweeps and the violations which could result in a direct-to-court summons (see page 4 for more information on these.)

A Homeowners' Forum wrapped up the meeting with discussion on street parking, mosquito spraying, neighborhood patrols and code enforcement directives.

Look Inside For ...

- ◆ Regular Events
- ◆ Yard of the Month
- ◆ Committee Reports
- ◆ Newsbites
- ◆ Social News
- ◆ Neighborhood Watch Update
- ◆ HOA Collection Policy
- ◆ Missouri City Code Violatons
- ◆ Contact Directory



Splash Day

Saturday, July 4

4:00 to 6:00 PM at the Pool

GAMES! SNO-CONES! FUN!

www.lakesofbrightwater.com



The Scoop



New Board Member

We welcome our new HOA Board member, Rita McMahon. Rita and her husband, Michael, have been Brightwater residents since 2004. Rita, a teacher at Dulles High School, is an active member of our Social Committee and has been instrumental in getting Brightwater students involved in our neighborhood events. She is interested in keeping Brightwater a vibrant and competitive community.

Regular Events

Neighborhood Coffee: Begins again in September. Join us the second Monday of the month from 10 to 11:30 AM at the Clubhouse.

Evening Needleworkers: Meet the 1st Monday of the month—Will resume in September. To know more, call Elaine at 281-499-6660.

HOA Monthly Board Meeting: Held the 3rd Tuesday of each month, except for the June Annual Meeting, at the Clubhouse. Residents welcome at 6:30 PM

Brightwater Garden Club: Meets the 4th Monday, Sept—April, 6:45 PM at the Clubhouse. Join us for great programs and refreshments! Our September 28 Speaker will be Bob Patterson from Southwest Fertilizer talking on "Caring for the Established Yard." Our October 26 program will feature the WR&E Wildlife Center.

Pres. Carol deBoer 281-403-1044.

Communications Committee

Ruchira Paul, Chair

brightwaterbulletin@comcast.net After a brief hiatus, Allen Grant has resumed his job of editing the eBulletin. He reports that there are now over 450 recipients of the just-in-time eBulletins regarding events, meetings, security issues, Brightwater-related information, and Lost and Found. In most cases, your email inquiries are forwarded to the HOA Board or the appropriate committee chair for comment.

The Brightwater Reflections Newsletter will now be published every other month—January, March, May, July, September, and November—in order to better cover neighborhood news and events.

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. Those not picked up by the end of summer will be sent to Crest Management and you will have to pay to have them mailed to you.

Security Report: Since the April Newsletter, there has been only one security violation. On June 1, there was a burglary reported to the Police in the 3400 block of Lakeside Meadow. The police found evidence of a forced entry through a rear window. The intruders fled when they became aware of the maid's presence. The case is open and under investigation. For additional security news, subscribe to [Brightwaterbulletin@comcast.net](mailto:brightwaterbulletin@comcast.net).

Social Committee

Diane Giltner, Acting Chair

The **Fine Arts Show** held in March was a huge success! We had a great crowd to see the works of Brightwater artists. Everyone enjoyed the event and were duly impressed by the their talented neighbors!

This spring, the **Community Garage Sale**, aided by perfect April weather, attracted a lot of buyers to our Clubhouse parking lot. Participants went home a little richer and a lot less cluttered. Thanks to the Brightwater Garden Club for facilitating this popular event for our residents.

The **Pool Opening**, as always, was a happy event and the ice cream treats made it even sweeter.

The **Middle School Pool Party** was so popular with over 50 kids attending, we are repeating it in August!

UPCOMING EVENTS:

July 4 Splash Day Pool Party: Saturday, 4 to 6 PM

Middle School End-of-Summer Pool Party: Monday, August 17, 7 to 9 PM

Last Day at the Pool: Labor Day, Monday, September 7

Grounds Committee

Betty Grant, Chair

The Grounds Committee is pleased with all our common areas: grass, trees, and plants are in their summer glory. A French drain and new grass are in place near the new decking at the Clubhouse. Both monuments and the planter box have new color plants to keep Brightwater looking good until fall. We continue to work on our irrigation system to accommodate the difficulties due to the drought. A little rain would be helpful!

Facilities Committee

Kent Hudson, Chair

Getting ready for summer made for a really busy period! Special thanks to the pool crew (Diane Giltner, Joseph Mauricio, Joanie Sharp, and Linda Higgins) for their efforts and to Al Langdon for taking on Lighting/Electrical for Brightwater! Also, thanks to Joanie Sharp who is now Team Lead for the Clubhouse. (Initial contact for booking Clubhouse rentals is still Sam Simmons at Crest Management, 281-579-0761, ext.630.)

Projects completed since April 2009: Completed total redo of Clubhouse air conditioning; corrected long-standing parking lot drainage problem; refurbished table, bench and trash bin at Breezeway Park; added new trash bins at pier, Tennis Courts, Lakewinds Park; fixed stucco wall at planter box; repaired lights at Pool, Clubhouse, Pavilion, and Brightwater Drive; refurbished and resurfaced pier and benches; rewired and powder-coated pier bollard lights; replaced pool drinking fountain; painted pool gates and entry; purchased new chairs for Clubhouse; lowered pool diving board and added hand rails to avoid injuries.

Pending projects: Refurbishing lights in parking lot; installing new security lights at Northshore Park; painting the interior of the Clubhouse.

Architectural Control Committee

David Lemons, Acting Chair

Summer is here and homeowners are making changes to their homes for many reasons — functionality, aesthetics, or both. Are you adding a pool, replacement windows, repainting, replacing a fence, etc.?

Reminder: Your Board of Directors reminds you that if you are making changes that affect the outside appearance of your home or property, you must submit a [Request for Home Improvement Approval](#) prior to beginning the work. The changes you can make to your property are controlled by conditions set forth in the Brightwater Homeowners Association Architectural Control (ACC) Guidelines.

The purpose of these guidelines is to preserve the natural setting and beauty of our properties. They also establish and preserve a harmonious and aesthetically pleasing design for the Lakes of Brightwater and to protect our property values, subject to restrictions set forth in the Declaration of Covenants, Conditions, and Restrictions.

You can get a Request for Home Improvement form on our website or call Crest Management at 281-579-0761 to have a copy sent to you. Read the request form carefully, fill in the particulars of your project and attach the supporting documents and samples requested on the form. Also, include any additional information you think will help us evaluate your request. You must submit the completed request form and any supporting documents, etc. to Crest Management, 17171 Park Row, Suite 310, Houston, TX 77084.

New HOA Collection Policy

As part of the change in legal counsel, the Board decided to formalize a collection policy for payment of Brightwater HOA fees. The policy outlines the process for payment and the timeline for handling homeowners in arrears. A copy of the policy will be mailed with 2010 invoices this coming December, but will also be posted on the website shortly.

In summary, annual dues need to be paid by January 31. Reminder letters, along with accruing charges, are sent during the subsequent 90 days and after that, delinquent accounts are submitted to the HOA attorney for collection. Legal fees are added accordingly and account balances can quickly add up. Brightwater depends on every resident meeting his/her financial obligation to the Association. Please pay promptly.

CONGRATULATIONS TO OUR YOM

WINNERS!

April Yard of the Month 4306 Lakefront Court



May Yard of the Month 4210 Lake Terrace Court



June Yard of the Month 4111 Starboard Shores Dr.



Missouri City Code Violations

As of May 18, 2009, Missouri City property owners who violate any of the housing codes listed below may find themselves cited directly to court:

- ◆ Grass or weeds higher than nine inches
- ◆ Junk or abandoned vehicles, including those that have been inoperable for 72 consecutive hours and those with expired license plates or inspection stickers
- ◆ Trash or debris piled in the yard or street, trash containers left out before or after designated times for trash collection, or trash containers that are left visible from a public or private roadway
- ◆ Vehicles parked on grass
- ◆ Storm-damaged structures, including downed fences
- ◆ Pools that have not been properly maintained

For more information or questions about violations, contact Code Inspector Idalia Gutierrez at 281-403-8600 or igutierrez@missouricitytx.gov.



Middle School

Pool Party

Monday, August 17

7 to 9 PM

PIZZA and MUSIC!

 For more information call

Diane Giltner

281-499-0695

Neighborhood Crime Watch Ready to Begin

Thanks to a number of our volunteers working within the community and with the Missouri City Police Department, we are ready to kick-off the Brightwater Crime Watch. In the coming weeks, you will see participants' vehicles sporting a Crime Watch sign. An official Crime Watch notice posted at our entrances states that all suspicious activity will be reported immediately to our police department.

We are pleased with the enthusiasm of our neighborhood's response to this opportunity and we are optimistic that summer mischief will be curtailed by the presence of resident patrols in Brightwater.

For those interested in participating in this effort to add to our community image and safety, please contact Rose Lindsey at 281-499-3891.

HOA Board of Directors

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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
281-499-3891



Newsbites



Volunteer Recognition: Our sincere thanks to Elise Harmon for her remarkable nine years of serving on the HOA Board! We appreciate her dedication to Brightwater!

We also wish to thank Ruchira Paul for graciously filling in for Allen Grant in publishing the *Brightwater eBulletin* during his well earned break. Editing the *eBulletin* requires a lot of time and these volunteers deserve our thanks.

New Mo. City Police Chief: Lt. Joel L. Fitzgerald, Sr., a 17-year veteran of the Philadelphia PD, has been named the new Police Chief for Missouri City. We welcome him to our fair city!

New Fence on Brightwater at Lexington: The east fence will be replaced in a few weeks. Lexington Colony has agreed to share the expense with us.

“Call Before You Dig” Hot Line: If you plan any digging—tree planting or removal, swimming pool or other landscape excavation—remember to call for this service. It is safe, it is free, and it is the law. Call 811 before you dig.

New City Council Representative: Our new District C Representative is Robin J. Elackatt. He can be reached at 281-403-8500 or at relackatt@missouricitytx.gov.

GRP Fee Notice: The MUD will be sending out notification to all residents concerning increases in the Groundwater Reduction Plan (GRP) fee. Look for it to arrive soon!



The Brightwater Reflections

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Houston, TX 77084

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WE'RE ON THE WEB

281.579.0761

WWW.LAKESOFBRIGHTWATER.COM

CREST MANAGEMENT - KAREN JANCZAK
