



LAKES OF BRIGHTWATER
MISSOURI CITY, TEXAS

November 2008

Brightwater Reflections

Holiday Decorations Contest!

Coming Events

HOA Monthly Meeting

December 16

January 20, 2009

Brightwater Garden Club

November 24

January 26, 2009

Children's Holiday Party

December 6

Morning Coffee

December 8

January 12, 2009

Souper Soup Social

January 25, 2009

Children's Valentine

Party

February 7, 2009

The Brightwater Garden Club Yard of the Month Committee will again be judging homes for holiday outdoor decorations and lighting, considering originality, creativity, and use of color, lights and decorations.

Awards are presented for 1st, 2nd, and 3rd place winners with the recipients receiving beautiful Certificates of Commendation from the Garden Club. Three Honorable Mention Award winners will also receive letters of congratulations. In addition, an Outstanding Street, Cul-de-sac, or Block Award will be given. Homeowners who have won for three years will be listed in the Hall of Fame.

The award winners will be published in the e-Bulletin and the January *Brightwater Reflections*. Each year more and more residents are making Brightwater a truly beautiful and festive place!

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

Hurricane Ike Damage Report

Brightwater fared better than some, but worse than others in damage from Hurricane Ike. The Clubhouse roof lost a number of shingles, the fence around the tennis court was bent, a lifeguard chair in the pool was damaged and numerous lights, including parking lot poles were affected by the storm. A couple of benches were broken, but by far the worse damage to the neighborhood was to our trees. We lost over a dozen with the most notable being the very large elm on Brightwater near Brightwood. Northshore Park sustained heavy damage and was temporarily closed until clean-up was completed. All in all, insurance coverage will help with costs to our facilities; the HOA's reserve funds will be used to cover the balance. Estimates for the total damage from Ike currently stand at \$32,000.

The HOA would like to thank the many residents who helped clean up both private property and our common areas after the storm. Although there are still many repairs to make, Brightwater is a great neighborhood with a wonderful community spirit!

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www.lakesofbrightwater.com

Regular Events

Neighborhood Coffee: Join us the 2nd Monday of the month from 10-11:30 AM at the Clubhouse for refreshments and a time to visit with your neighbors!

December 8: Goodie Swap! Come share some Holiday cheer! If you can, bring some of your own special treats and take home samples of everyone else's. (Bring a container!)

Evening Needleworkers: Meet the 1st Monday of the month. The next meeting is *December 1* — to know more, call Elaine at 281-499-6660.

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

Brightwater Garden Club: Meets the 4th Monday, Sept—April, 6:45 PM at the Clubhouse. *For details, call Pres. Carol deBoer (281-403-1044)*

Thanks to all who participated in our Pampered Chef Fundraiser — the proceeds are helping us to purchase Thanksgiving Dinner for the Fort Bend Women's Center.

Nov. 24—The BGC will decorate the Clubhouse for the Holidays.

Jan. 26—"Preparing for Spring" with Fort Bend Extension Service's Mark Countryman.



The Scoop



Communications Committee

E-Bulletin: The eBulletins are now being sent through Constant Contact, a third-party email distribution service. Emails are sent individually, so addresses are not seen by others on the distribution list. Constant Contact is required by law to include a Safe-Unsubscribe link in any email message sent through their system to allow recipients to opt out. Since residents must request being added to the distribution list, there should not be an instance when a recipient would need to use it. If the link is inadvertently pressed, reinstatement to the list is quite tedious and requires you to take certain steps. Allen Grant cannot reinstate you. If you prefer to be removed from the list, simply reply to the email and Allen will remove your email address immediately. (We have 403 email addresses.)

2008 Brightwater Directory: The Directory goes to the printer very soon, but, if you hurry, you can still call Betty Grant at 281-261-5913 to be included. Distribution will be in January. Look for pick-up dates in the e-bulletin and the January newsletter.

Security Report: Unfortunately, Brightwater had a number of burglaries in the last month. Homes on Lakeside Meadow and Lakewinds were broken into on October 24 and another home on Northshore Drive on November 3. Missouri City Police are investigating these crimes and emphasize the importance of calling them if you see any suspicious activity in your area. Although it is unsettling to hear about these incidents, Brightwater continues to be one of the safest neighborhoods in Missouri City.

The Board is researching the value of installing cameras at our entrances and should reach a decision by the first of the year.

Committee Changes

The Board approved dividing Operations into two committees—Facilities and Grounds. Facilities includes the Clubhouse, pool, tennis courts, parks, and signage while the new Grounds Committee will cover our landscaping, irrigation, and lakes.

Kent Hudson, Ops Committee chair, has done a great job handling numerous HOA improvement projects over the past 14 months and will continue as Facilities Chair. Mitch Roberts has worked hard since April as Landscape Lead coordinating with our landscape contractor and will serve through December. A new Grounds Committee chair will be selected in January.

Any resident who would like to serve on any of the HOA committees is welcome. We can use volunteers for both short-term/one-time projects and those that require more involvement. Feel free to contact our committee chairs or Board members for more information.

LOCAL CONTACTS

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

Facilities Committee

Clubhouse: Installed additional electrical outlets and shelves in closet, fixed leak in stairwell, renovated Clubhouse bathroom, and re-caulked all windows.

Boat Park: Replaced two bucket swings and tire swing, repaired loose and missing boards, stained and refinished entire structure, added gravel to park area.

Tennis Court: Reinstalled windscreen and repaired fence.

Electrical Changes: Added lighting capacity for holiday decorations.

Upcoming projects: Major repair and reconfiguration of Clubhouse A/C system, painting planter boxes, repairing pier, renovating kitchen, expanding Pool Pump House.

Social Committee

The Social Committee will be hosting the Second Annual **Children's Holiday Party** at the Brightwater Clubhouse on Saturday December 6 from 2 to 4pm. There will be games, prizes, holiday craft activities and refreshments. Santa will be on hand to hear each child's wish list. This is a perfect opportunity to have your child's picture taken with Santa for your holiday cards.

Families with young children are invited to join in the fun. Teens will have the opportunity to earn community service hours for school, church, or scout organizations.

Upcoming Events:

Super Soup Social — January 25, 2009, 1-3 PM

Children's Valentine Party — February 7, 2-4 PM

The Lakes of Brightwater

Social Committee's Second Annual



Children's Holiday Party

Saturday, December 6, 2008

2 pm - 4 pm

Brightwater Clubhouse

Come Join the Fun

*It's a great way to meet your neighbors
and share the holiday spirit!*

If interested in volunteering for the event, email

brightwater@crest-management.com

or call Diane Giltner 281 499-0695

Check our website for info on Board of Directors—HOA Committees—Important Community Contacts—
General Deed Restrictions – ACC Request Forms – Clubhouse Contracts – Clubhouse Inspection Form – By-
Laws – Tennis Court Rules – Pool Schedule – 2008 Directory Entry Form – Directions and Maps – Event Calendar

www.lakesofbrightwater.com

October 2008 Financial Update

Total Assets: \$1,377,525 (investments are primarily CD's, fully FDIC insured)
 Excess Revenue over Expenses: Jan 1- Oct 31, 2008 - \$72,765 *
 Annual budget: Jan 1 - Dec 31, 2008 - \$511,125
 Budget expenses: Nov 1 - Dec 31, 2008 - \$194,132

*Hurricane Ike expenses not yet included.

HOA 2009 Fees

Your Board of Directors has determined that dues for next year will remain as they were for 2008 at \$575 per home, allowing us to carry out normal operations for year 2009. However, it may not allow us to add to our Capital Reserve Fund.

Our recent Reserve Study indicates that a majority of our assets are reaching the end of their useful life and will need refurbishment or replacement over the next three years, with an estimated outlay of over \$350,000. Consequently, we should begin increasing our funding to our Capital Reserve Fund starting in 2009. Therefore, although we are not raising 2009 dues, it is very likely we will raise them by at least \$50 for year 2010. Be forewarned.

As you are aware, Hurricane Ike inflicted damage on Brightwater common facilities. We are currently working to

repair and cleanup these effects. We are also working with our insurance company to recover what we can. In a later issue, we will give you the cost of Ike but it looks like it could easily exceed \$35,000.

NOTE: Homeowners will receive their 2009 statements by the first of December. Please be aware the payments are due by January 31, 2009. After that date, homeowners are delinquent and will incur finance charges and possibly face legal action. Please respect that the Brightwater HOA needs all residents to pay to operate and maintain our neighborhood.

Residents who would like more details on HOA finances can contact Crest Management and request a copy of past or current financials.



October Yard of the Month
 Lon and Pam McGuffin
 4007 Eastshore



November Yard of the Month
 Larry and Karen Dominique
 4210 Lake Terrace

Grounds Committee

The Grounds Committee, as part of Operations, worked diligently with Legacy Landscaping and Eddie's Tree Service on the extensive clean up after Hurricane Ike. Now its own committee, the team has been enhancing our entrances and Clubhouse planters, adding shrubs and perennials to give those areas more color and texture. The committee members also updated other beds along Brightwater Drive. The winter plantings are now in and the neighborhood is looking quite festive for the holidays.

Thanks to the chair, Mitch Roberts, for coordinating this committee. Kudos to Betty Grant, Nancy Hudson, Sharon and Dave Lemons and Joanie Sharp for designing and being hands-on with landscape bed refurbishment. Our appreciation also to Allen Rankin for assisting in irrigation issues. The team hopes to continue improving the common areas next year so look for an even prettier Brightwater in the months to come.

Finally, a sincere thank you to Kent Hudson for his oversight on this team when it was part of Operations.

REMINDER: A revised Missouri City Ordinance requires residents to remove all political signs within three days of the election.

HOA Board of Directors

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

Diane Giltner, Vice Pres.
281-499-0695
dgiltner5@comcast.net

Elise Harmon, Secretary
281-499-3097
eharmon47@hotmail.com

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Brightwater Website
www.lakesofbrightwater.com
Don Moore, Webmaster
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

Finance
Woody Woodson, Chair
281-208-1137

Facilities
Kent Hudson, Chair
281-403-9269

Grounds
Mitch Roberts, Chair
713-927-7216
mitch@leessupply.com

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. Joanie Sharp
281-499-3889



Newsbites



Volunteer Recognition: As the year ends, the HOA wants to thank the following volunteers for serving on our committees. Without them, the improvements, communications, and added events and activities you've seen since July, 2007 would not be possible. Special thanks to: Jennifer Bates, Charles Brod, John Burroughs, Irene Chao, Cheryl Corbin, Jonathan Dizon, Diane Giltner, Allen Grant, Betty Grant, Elise Harmon, Howard Hochman, Dave Hopgood, Kent Hudson, Nancy Hudson, Prem Kolla, Cindy Laursen, David Lemons, Sharon Lemons, Rose Lindsey, Diane Mauricio, Joseph Mauricio, Abbey McDonald, Rita McMahan, Jim Mercer, Cathy Montoya, Don Moore, Amin Mukhi, Manish Patel, Rupal Patel, Ruchira Paul, Allen Rankin, Mitch Roberts, Joanie Sharp, John Smith, Barry Wilson, Jan Woodson and Woody Woodson.

Ike Repairs: We realize that repairing storm damage is difficult due to insurance claims and current supply and demand, therefore, no HOA citations will be issued until January 2009. Please help us get Brightwater looking better than before the storm!

Walkers and Bikers: It is against the law to walk in the roadway when a sidewalk is available, and violators can receive a citation. Bicycle riders must obey all traffic laws when on the road. This includes stopping at stop signs and having bike lights at night. Bikers can receive citations for any traffic violations.



The Brightwater Reflections

17171 Park Row, Suite 310

Houston, TX 77084

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Last Call for Directory!!!

November 2008 Newsletter

WE'RE ON THE WEB

281.579.0761

WWW.LAKESOFBRIGHTWATER.COM

CREST MANAGEMENT - KAREN JANCZAK