



LAKES OF BRIGHTWATER
MISSOURI CITY, TEXAS

July-Aug. 2010

Brightwater Reflections

Coming Events

HOA Monthly Meetings

Tuesday, July 20

Tuesday, August 17

Clubhouse, 6:00 PM

Middle School Pool Party

Monday, August 16

7—9 PM

Crime Watch Training

Monday, July 19

6:45-7:30 PM

Medical Reserve Corps

Training

Saturday, July 17

Public Safety Bldg.

9 AM-12:30 PM

Missouri City 2nd Annual

Hurricane Education/

Preparedness Town Hall

Tuesday, July 20

6:30-8:30 PM

M. C. Community Center

Look Inside For ...

- ◆ Regular Events
- ◆ Committee Reports
- ◆ Social News
- ◆ Yard of the Month
- ◆ Treasurer's Report
- ◆ Security Report
- ◆ Crime Watch Report
- ◆ Contact Directory

2010 HOA Annual Meeting Report

At the Annual Homeowners Association Meeting held Tuesday, June 8, residents in attendance or by proxy elected incumbents David Lemons and Manish Patel to the Board of Directors for a two year term. Diane Mauricio was recognized with a plaque for her many years of service to the HOA as past president, Newsletter editor and Landscape chair. Kent Hudson was thanked for his contributions on the Facility Committee in completing several large scale projects during his tenure as chair. He oversaw the replacement of the deck/pier and its lighting, replacement of the Clubhouse A/C and electrical sources, and numerous exterior painting, cleaning and repair projects. John Smith, of his own volition and independent of the HOA and MUD, diligently handled the Bulkhead Project completed over the last two years which resulted in 116 out of 144 bulkheads being replaced.

Meeting highlights included an update of facility improvements and repairs, landscape replacement from winter damage, and the new Crime Watch Program. It was noted that these projects were accomplished due to efforts of our community committees. David Lemons addressed the increase in HOA dues in relation to maintaining our assets and gave a detailed explanation of the HOA Reserve Study.

Missouri City representatives extended their workday to give informative presentations. Stacie Walker, Public Information Manager, discussed recently passed City propositions and crime reports publicized on local news. Councilman Robin Elackatt provided information related to City trash service and the smoking ban. He also stated his participation as Chair for the Sidewalk & Trash Disposal Receptacles sub-committees for City Council. He commended Brightwater for its community involvement and volunteerism. Idalia Gutierrez, Code Enforcement Officer, explained the process of neighborhood inspections and provided a list of violations that cause a homeowner's immediate citation to court.

Lt. Kevin Burleson, MCPD, responded to inquiries regarding crime, traffic and speeding. He stated he refers to the Brightwater Crime Watch when asked about initiating the program in other Missouri City neighborhoods. A police monitor was posted on Brightwater Drive for several days after the meeting.

Over 40 HOA committee members and volunteers were recognized for their active participation. They were credited with making Brightwater a vibrant neighborhood filled with energy and enthusiasm that brims with activity.

Homeowner's Forum included discussion on limited street lights; bulkhead repairs; speeding; fishing and boating in the lake; Northshore Park fence repairs; and pedestrian access along residents' property from an adjacent neighborhood.



The Scoop



Committee Reports

Regular Events

Neighborhood Coffee:

Will restart September 13 — the second Monday of the month from 10-11:30 AM at the Clubhouse.

Evening Needleworkers:

Our evening sewing group will resume on Monday, September 6. For more information, Call Elaine at 281-499-6660.

HOA Monthly Board Meeting:

Held the 3rd Tuesday of each month at the Clubhouse. Residents welcome at 6:00 PM.

Brightwater Garden Club:

Meets the 4th Monday, Sept—April, 6:45 PM at the Clubhouse. We invite you to join us September 27 for great programs and refreshments! For more information call Pres. Cathy Montoya (281-261-4770) or Membership Chair Betty Grant (281-261-5913).



Facilities and Grounds

Teamwork is required from all committees, especially Grounds and Facilities, to coordinate projects on the Entrances, Greenbelts, Parks and Playgrounds, Tennis Courts, Pool and Clubhouse areas for the betterment of Brightwater.

The following projects were completed so far this year: replacement and refurbishing of bollard lights along Brightwater Drive; repainting the Clubhouse interior; replacing pool expansion joints; repairing playground area at Northshore Park.

Future Projects being considered for 2010: Mechanical room rebuild; Northshore Park fencing, lighting and drainage; painting of stucco walls at Cartwright entrance area and Clubhouse exterior.

Communications

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. To subscribe, you need only send your email address to Allen Grant at ***brightwaterbulletin@comcast.net***.

Architectural Control

In 2010, the ACC Committee has processed over 50 requests for changes to home exteriors or property, many of them for roof replacement. Keep in mind that changes must be **approved in advance** by the ACC by submitting a "Request for Home Improvement Approval" to Crest Management.

You will need a Missouri City Permit for projects such as: concrete work; pools and spas; irrigation systems; room additions; re-roofing; windows; out buildings; patios and covers; and most electrical, plumbing or mechanical work. (This is not an all-inclusive list.) Both the approval and permits must be obtained by you and/or your contractor before work can begin. This approval and permitting process is mandated in the Deed Restrictions and Covenants of Brightwater — they are NOT optional.

Social

Pizza, music, and friends made the Middle School Pool Party a perfect way to kick off summer fun. At the July 4 Celebration, Sweetwater lifeguards provided games, prizes and sno-cones for a family-style afternoon celebration at the pool.

Upcoming: Middle School Pool Party for students entering grades 6-8, on Monday, August 16 at 7-9 PM.

The last day at the pool is Labor Day, Monday, September 6.

PUBLIC WORKS PROJECTS FOR BRIGHTWATER

Residents' concern about the dark areas along Westshore Dr. esplanade and the Clubhouse driveway on Brightwater Dr. was forwarded to Public Works. Approval was given to install additional streetlights.

In order to clearly mark the divided street at night, the nose of the Westshore Drive esplanade will be painted yellow.

The Post Office—Glenn Lakes replaced two unsightly mailboxes on Bayshore Drive.

End Summer with a Splash!

Middle School Pool Party

(Students entering grades 6—8)

Monday, August 16

7 to 9 PM

PIZZA & MUSIC

For more information call Diane Giltner

281-499-0695

Brightwater Reserve Study and Reserve Funds

Several years ago, the BOD authorized Reserve Advisors, Inc., an accredited firm specializing in properties studies, to assist them in developing a plan for maintaining Brightwater as a preferred place for families to live. The study began in May, 2008, and was accepted in May 2009 at a cost of \$4500. Its aims:

- ◆ Document all of Brightwater's current physical assets, not including future amenities
- ◆ Place a value on each asset as of July, 2008
- ◆ Estimate a reasonable remaining life for each asset
- ◆ Estimate a cost to replace the asset (including inflation) at its end of life
- ◆ Extend out 30 years

This study provides us an in depth schedule to replacements that we can use as a guide for years. It also provides a projection of the amount needed in our Reserve Accounts to fund these replacements as necessary.

At a summary level, they valued our assets at July 2008, at \$3,752,000.

- ◆ Clubhouse Elements—\$519,000
- ◆ Pool Elements—\$331,000
- ◆ All Other Property Site Elements—\$2,902,000

Fortunately, previous Boards created our current Reserves. It has not been necessary to impose assessments to fund recent projects or those in the near future. However, we are beginning to use those reserves because our basic maintenance operations consume most of our annual income from HOA Fees. Some larger projects are funded from our Reserve Funds and we are replacing little, if any, of those Reserves each year. This is the main reason our Annual Fees may be increased again. High Reserves eliminate the need for special assessments to replace our facilities as they wear out.

The Reserve Funds that we have are like an insurance policy — we pay some into the Reserve each year to eliminate the need for special assessments in the future.

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 – Directions and Maps – Event Calendar – Photo Gallery

YARD OF THE MONTH

June YOM: 2330 Reflection Court

This small cul-de-sac front yard packs a punch with its multicolored impatiens and occasional yellow lantanas. The front entry is flanked with elegant Lilies of the Nile, accompanied by neatly trimmed ligustrums. The lovely colors are accented by a backdrop of green liriopie and pittisporum. A skirt of multicolored impatiens, ajugas and begonias surround the tree bed and complete the yard's pleasing appearance.

July YOM: 4635 Lakeside Meadow Drive

Angel wing begonias, sago palms, liriopie, and hedges of boxwoods highlight the shaded front bed. White rocks encircle both the front bed and the tree beds which are filled to overflowing with lush impatiens in varied shades to give this yard a cool summer look.

Treasurer's Report—5/31/10

2010 Annual Maintenance Fees are 95% collected.

Total Assets: \$1,554,596 (Primarily FDIC insured CDs)

Inc/Exp	Actual	Budget	Variance
TYD Income	\$213,003	\$211,597	\$1,046
YTD Expenses	\$187,598	\$195,154	(\$7,556)
Surplus(Deficit)	\$ 25,405	\$ 16,083	\$8,602

Total Budget for 2010 is \$506,700.

2010 Major Capital or Operational Reserve Projects have cost \$14,638 so far.

Residents who would like more details on HOA finances can contact Crest and request a copy of past or current financials. Year-to-Date financial reports are always available at the monthly HOA meetings.

Crime Watch Training

Officer Dan Flagg will conduct a training session at the Clubhouse on July 19 at 6:45-7:30 pm. Interested resident can choose to be a substitute or commit to a 2-person team patrolling once a month for two hours. Teams choose the day and time convenient to their schedules.

SECURITY REPORT—May 2010

Total number of incidents requiring response in May—56. Of these, 54 were resolved, dismissed, or deemed false alarms. One case of harassment and one requiring referral to Child Protective Services remain open and active.

Many home address plates are not visible from the street due to tree branches or overgrown shrubbery and some do not have clearly marked curb addresses. This could impede a response by emergency personnel.

To report a criminal incident (after contacting the police), please send to lobsecurity@gmail.com or call Brightwater Crime Watch at 281-499-0695

CRIME WATCH REPORT



Summertime finds families with children and pets strolling along our lake. We don't expect to see an intolerable act of cruelty. A resident reports a vehicle intentionally driving into a group of ducks near the curb at Bayshore Drive, clipping one and dragging another under the vehicle for 5 blocks before turning onto Lakewinds. A description and license plate number was given to MCPD and found to be registered to a resident. Officer Dan Flagg urged the witness to file a report that will result in an arrest warrant for cruelty to animals. The apparent lack of remorse by this resident causes concern for walkers, children and pets.

Crime Watch patrols and off-duty MCPD officers on Brightwater Patrol were informed about individuals entering pool area during off hours, along with under-age teens drinking in the Lakewinds Park near the waterplant. Both activities are illegal and can result in arrest.

Vacation Watch—a monitoring check in addition to family and friends watching your home while you are away—has several homes listed. To register, contact Diane Giltner at 281-499-0695 or Rose Lindsey at 281-499-3981. MCPD contact is 281-403-8700.

Correction: The May/June report omitted a word in reference to cul-de-sac parking. It is illegal to park nose-in at curbs. Parking must be right tires must be to curb, even in a cul-de-sac.

CREST CONTACT NUMBERS

Rachel Schmutz with Crest Management is the Account Manager for the Brightwater Homeowners Association. If you have any correspondence, issues or questions, please direct those to her attention at:

**Rachel Schmutz, Brightwater Acct. Manager
Crest Management
17171 Park Row, Suite 310
Houston TX 77084
281-579-0761, ext. 618
281-579-7062 attn Rachel (fax)
Rachel@crest-management.com**

For Architectural Control (ACC) applications
**Michael Barrera, Agent for Brightwater HOA
281-579-0761 ext. 632
281-579-7062 attn Michael (fax)
Michael@.crest-management.com**

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

HOA Board of Directors

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dgiltner5@comcast.net

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281-261-2636
manishrupal@gmail.com

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ritamcmaho@aol.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

Facilities
Chair (open at this time)
Grounds
Betty Grant, Chair
281-261-5913

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

Community Contacts

Pool & Crime Watch
Diane Giltner
281-499-0695

Tennis
Joanie Sharp
281-499-3889

Clubhouse Rental
Joanie Sharp
281-499-3889
joans1218@aol.com

Security Report
Ruchira Paul
281-261-2200

 **Newsbites** 

Medical Reserve Corps: Ben Pfiffer will conduct the 100/700 training at the Public Safety Building on Cartwright on Saturday, July 17 at 9am-12:30pm as follow-up to the orientation at the April Coffee. For more information, contact Ben at Benp@homelandpreparedness.org or call 832-221-2655.

Missouri City Townhall: 2nd Annual Community Hurricane Education/Preparedness will be held at the Missouri City Community Center at 1524 Texas Parkway July 20, 6:30-8:30 pm. Pamphlets will be distributed along with a brief slideshow and audience Q&A.

Curb Addresses: Clearly marked numbers on your front curb can assist emergency personnel. Missouri City guidelines require 4 " black numbers in Gothic font on white background with reflective glass beads. (See our website for more detail.)

Duck Fatalities: Do not feed ducks in yards across from the lake. They are no match for drivers who hit them rather than slowing so they can waddle across Brightwater. It is unsettling to see a dead or injured duck—especially for our children. Feed ducks only on the grassy areas away from the Clubhouse, dock and pier.



The Brightwater Reflections

17171 Park Row, Suite 310

Houston, TX 77084

**PRSRT STD
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**Brightwater Crime Watch
Training Session
July 19, 6:45-7:30
Clubhouse**



July-August 2010

WE'RE ON THE WEB

PHONE NO. CONTACT 281-579-0761 EXT 618

WWW.LAKESOFBRIGHTWATER.COM

CREST MANAGEMENT - RACHEL SCHMUTZ