

Lakes of Brightwater

FALL 2020

BEACON

COMING EVENTS

HOA MONTHLY MEETINGS

(Virtual meetings until further notice. See eBulletins for updates.)

Wednesday, November 18

Wednesday, December 16

(Note date changes above.)

Wednesday, January 27

Wednesday, February 24

BRIGHTWATER GARDEN CLUB

(Meetings suspended until further notice.)

BRIGHTWATER CANCER SUPPORT GROUP

(Virtual meetings)

Wednesday, December 2

Wednesday, January 6

Wednesday, February 3

For information, contact
ramirezsusana51@gmail.com

NEEDLEWORKERS

(Virtual meetings)

Monday, December 7

Monday, January 4

Monday, February 1

For information, contact
skmcclure@gmail.com

CHILDREN'S HOLIDAY PARTY

Unfortunately, there will be no party at the Clubhouse this year for Brightwater's youngsters. It's another sad event casualty due to concern for everyone's health and safety.

The "Beacon"

The Lakes of Brightwater subdivision newsletter is published four times a year, in January, April, August and November.

HOA Budget – Where Does Your Money Go?

Staying within a budget is important, especially for an association run by money from its members. Every October, the HOA Board is tasked with developing and approving a budget for the following year. Last month, the 2021 version was finalized, and the following components make up the annual Brightwater financials.



The greatest HOA expense is for landscaping. The nearly 800 homes here have a larger area of common grounds than do most subdivisions of this size. Maintaining the two entrances, five parks and assorted greenbelts includes costs for irrigation, tree pruning and seasonal flowers in addition to mowing. As some landscaped areas age, plant beds need to be redone, as evidenced by the Cartwright entrance.

Having wonderful amenities in Brightwater also carries associated costs. The Clubhouse is more than 30 years old, and as with residential homes, must be maintained. Interior and exterior upgrades, general cleaning and repairs are included in the annual budget. The lighting, tennis courts and pool require maintenance, and during the summer season (with the exception of 2020) monthly costs increase for pool lifeguards.

Other categories that benefit residents have smaller budgets. These include communications tools such as the newsletter, website and e-Bulletin to social activities like children's parties, parades and National Night Out to name a few.

Add in the required costs of HOA management, insurance, legal representation, utilities, taxes and contributions to the Reserve Fund, and the budget for 2021 comes to \$634,125.

The annual fee for Brightwater residents will remain at \$795, a competitive rate compared to surrounding neighborhoods. Residential fee statements will go out this month, and payment is due by January 31, 2021. If you would like more information on the HOA financials, please contact Heather at Crest Management.

This Issue: Brightwater HOA Budget | Volunteer Because... | YOMs | Trash Schedule | MCPD Report | Halloween

Volunteer Because You Care

Fact: If Brightwater hired professionals to do all the work being done by community volunteers, annual homeowner fees would increase substantially. Have you resisted volunteering because you didn't want to get drawn into a big-time commitment? A number of positions require only 2-3 hours per month. Check out the committees below and consider offering your time and talents. Brightwater can benefit from your skills and experience, and you'll enjoy the rewarding camaraderie of neighbors working to make our community a better place to live.



Photo courtesy Peter Allan

Architectural Control Committee

In partnership with other committee members, review submitted applications to ensure residents' proposed work/project is in compliance with ACC Guidelines and HOA Deed Restrictions. *(2-3 hours/month)*

Communications Committee

Website monitor – Enhance Brightwater's public image by reviewing and making suggestions for updates to the Brightwater website, www.lakesofbrightwater.com. *(2-3 hours/month)*

Directory staff – Follow up with Brightwater residents to achieve 100% participation in the *Lakes of Brightwater 2021 Residential Directory*. Help to complete data collection for the new Directory. *(project will last a few months)*

Grounds Committee

Playground & Parks – Ensure a fun and safe environment by monitoring the three Brightwater playgrounds plus a park once a month. Check that the equipment and grounds are in good condition and report needed maintenance or tree trimming. *(2 hours per month)*

Landscape Review – Keep an eye on our landscape by perusing the condition of Brightwater's landscape plants to confirm they are healthy and happy with their environment. Note any irrigation areas needing adjustment or repair. *(2-3 hours per month)*

Operations Committee

Electrical – Be a night watchman for the HOA common areas to ensure that decorative poles, wall signs and bollard lights are all working. *(2-3 hours/month in the evening)*

Facilities Maintenance – Attentive to detail? Make an external visual review of HOA assets (Clubhouse, Pool, Tennis Courts and Pavilion) to determine if there is an obvious need for maintenance or other repairs. *(2 hours/month)*

Projects and Planning Committee

Become involved in the future of Brightwater. Work as a team with other committee members to review and revise short and long-term project plans for Brightwater. Projects in discussion include an electronic marquee (digital signage to display Brightwater announcements) and renovating the pavilion. *(2-3 hours/month)*

Social Committee

Social Committee – Assist in planning and running events to bring neighbors together. There are a variety of family-friendly ones to choose from: Diversity Dinner, National Night Out, Neighborhood Coffee, Santa's Holiday Open House, July 4th Parade and Halloween Parade. *(will vary)*

Neighborhood Watch

Provide another set of eyes and ears for the Missouri City Police Department by joining this program which has been active in Brightwater for 11 years. Volunteers attend an informative training session before patrolling in two-person teams for 1.5 hours monthly. *(2 hours/month)*

Brightwater Garden Club

The Brightwater Garden Club monthly meetings are temporarily suspended.

Yards of the Month



August
1806 Shoreline Drive



September
4203 Admiral Court



October
1822 Lakefront Drive

Landscaping Report

In the next few weeks, trees will be trimmed throughout Brightwater with a more extensive trimming early next year. Expect to see new seasonal color plantings soon. And, of course, the Holiday décor is right around the corner. The Landscape Committee is working with Westco Grounds Maintenance Company, Inc., to develop a coordinated plan for Brightwater entrances, the Clubhouse, parks and beds. Some plantings will begin this year, and more will be done next spring. There may be some bare spots for a while depending on the availability of selected plants. The gradual removal of aging trees will make way for planting hardier ones as needed.



Mini National Night Out

Neighbors on Stillwater Drive were not deterred from celebrating National Night Out 2020. They got together to catch up on neighborhood news and enjoyed ribs, chicken, potato salad, chips, cookies and soda. Good neighbors enrich the community!



Trash Collection Schedule for Brightwater

	November	December	January	February
Garbage Pick-up – Blue bin provided by WCA, 281-403-5800, www.missouricitytx.gov	Every Tuesday and Friday	Every Tuesday and Friday	Every Tuesday and Friday	Every Tuesday and Friday
Recycling – Gray bin provided by WCA, 281-403-5800, www.missouricitytx.gov	3 rd & 17 th	1 st , 15 th & 29 th	12 th & 26 th	9 th & 23 rd
Yard refuse – in CLEAR biodegradable bags; branches tied in bunches or personal garbage container of leaves, grass, etc.	Every Tuesday	Every Tuesday	Every Tuesday	Every Tuesday
Bulk Waste – Regular garbage bags of yard waste; large trash items that do not fit in garbage bins	3 rd & 17 th	1 st , 15 th & 29 th	12 th & 26 th	9 th & 23 rd

Holiday Decorations

From Santa on a roller coaster to thousands of lights wrapped round and round live oak trees, Brightwater homes attract carloads of sightseers during the holiday season. The Brightwater Garden Club's Holiday Awards Committee considers design originality, creativity, and the use of color in determining winners of decorating awards. Recognition goes to individual homes, an outstanding street, cul-de-sac or block. **This year, judging will begin on December 14, and winners will be announced in an eBulletin soon after. Make certain your lights are turned on for the judges.**

By Thanksgiving, community entrances, the Clubhouse and Brightwater Drive will be decorated to catch everyone's eye.

Newsletter Advertising
Grow your business! Advertise in the "Beacon." For advertising rates, please contact Prepared Publications at 281-652-5802 or info@preparedpublications.com

For information on trash and recycling, go to www.missouricitytx.gov.

Halloween in Brightwater



12th Annual Operation Thanksgiving Stuff the Squad Cars and Fire Trucks Saturday, November 21 – 10:00 a.m.

Contacts: Diane Giltner – 281-499-0695
Nancy Schoepf – 832-859-4759

Join Brightwater in supporting the Missouri City Police and Fire Department Food Drive to benefit local food pantries. Please leave canned food and non-perishable food items in a bag or box on your porch by 10:00 a.m. for pick up. If preferred, food donations can be dropped off the week prior at Nancy's house, 4019 Bay Shore Drive. Eleven stuffed squad cars and two fire trucks will deliver food to area pantries.

Missouri City Police Department and...

July – September 2020 MCPD responded to numerous calls that were resolved, dismissed or disregarded. Those requiring action:

1	Animal bite	8	Ordinance violations
4	Assist citizens	1	Parking violation
1	Criminal mischief	7	Suspicious activities
1	Criminal trespass	2	Suspicious vehicles
2	Disturbances - person	1	Theft
1	Fireworks ordinance	1	Traffic complaint
1	Forgery	13	Traffic stops
2	Harassments	1	Unauthorized use of a motor vehicle
1	Missing person		

The Lakes of Brightwater is a deed-restricted community. A list of the "covenants, conditions and restrictions" can be found on the subdivision's website under Forms and Documents.

Website Address
www.lakesofbrightwater.com

CREST MANAGEMENT

Heather Esteban 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:

**Heather Esteban, Brightwater Acct. Mgr.
Crest Management**

17171 Park Row, Suite 310
Houston, TX 77084
281-945-4630 Direct
281-579-0761 Main Office, ext. 630
281-579-7062 Fax
heathere@crest-management.com

For Architectural Control (ACC) applications:

Brionna, Assistant Manager

281-945-4663 Direct
281-579-7062 Fax
brionna@crest-management.com

Janae, Accounting Rep.

281-945-4620
janae@crest-management.com

Police and 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 Problems	713-207-2222

HOA Board of Directors

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Communications

Susan Ramirez
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Facilities

Bob Higgins
713-569-3382

Grounds

Nancy Hudson
832-656-1686

Lighting/Electrical

Dave Lemons
281-499-0146

Social

Diane Giltner
281-499-0695

Community Contacts

Neighborhood Watch

Diane Giltner
281-499-0695
dgiltner5@comcast.net

Clubhouse Rental/Tennis

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

Pool

Angela Harris
281-773-5139

Brightwater Neighborhood Watch Report

- Recurring complaints of loud and speeding vehicles. Police warnings and citations issued to offending drivers.
- Improperly parked cars (front end to curb) in cul-de-sacs.
- Residents rescued loose dog from small lake and another one from leash entanglement in bushes of vacant house.

Safety Tips

Pedestrians – Walk *only* on sidewalks along the lake and throughout the neighborhood.

Cyclists – Ride single file with traffic along curbs, and come to complete stop at stop signs. Use lights after sundown.

Vacation Watch – Contact MCPD, 281-403-8700, and Neighborhood Watch, 281-499-0695.



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Laura@Lonestar-team.us



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POWER WASHING

- Is Your Home **GREEN** with Algae?
- Is Your Driveway, Patio or Pool Deck **BLACK** with Mildew?
- Have You Gotten One of **THOSE** Letters from Your HOA?
- Have the Spider Pods and Mud Dobbers Taken Over **YOUR** Home?

281-277-4013



Photo courtesy J. D. Ling

WE'RE STILL HERE

for Your Orthopedic Care



COVID-19 UPDATE – We are committed to you, even during these challenging times. Our orthopedic specialists are available to safely see patients **virtually** or **in person**, as needed.



VIDEO VISITS
for new and existing patients



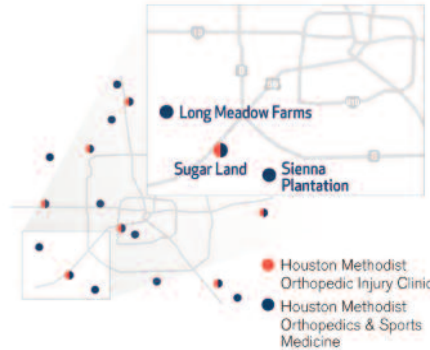
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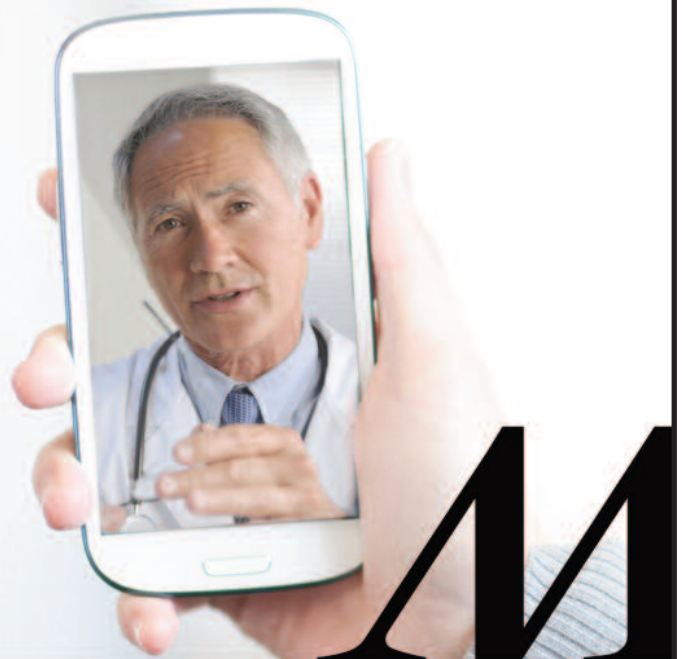
Virtual and in-person DOCTOR APPOINTMENTS

We're still here for you

Even during these challenging times, Houston Methodist doctor offices are open and seeing patients who need our care. Though your appointment may not look like a typical appointment, our providers may see you via video visit, telephone or in person, when needed. Rest assured, we are taking every precaution to ensure we can safely see you and meet all your health care needs.

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THE BRIGHTWATER BEACON

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