

Lakes of Brightwater



FALL 2021

BEACON

Brightwater 2022 Budget

To subscribe for free Brightwater eBulletins, email your name and street address to ramirezsusana51@gmail.com

COMING EVENTS

HOA MONTHLY MEETINGS

(Watch eBulletins for meeting locations.)

(No meeting in December)

Wednesday, January 26

Wednesday, February 23

BRIGHTWATER GARDEN CLUB

(Watch eBulletins for meeting locations.)

(No meeting in December)

Monday, January 24

Monday, February 28

BRIGHTWATER CANCER SUPPORT GROUP

(Watch eBulletins for meeting locations.)

Thursday, December 9

Thursday, January 13

Thursday, February 10

For information, contact ramirezsusana51@gmail.com

NEEDLEWORKERS

Members' homes, 7:00 p.m.

Monday, December 6

Monday, January 3

Monday, February 7

For information, contact Elaine Smith, 281-499-6660, emchabert@comcast.net

The "Beacon"

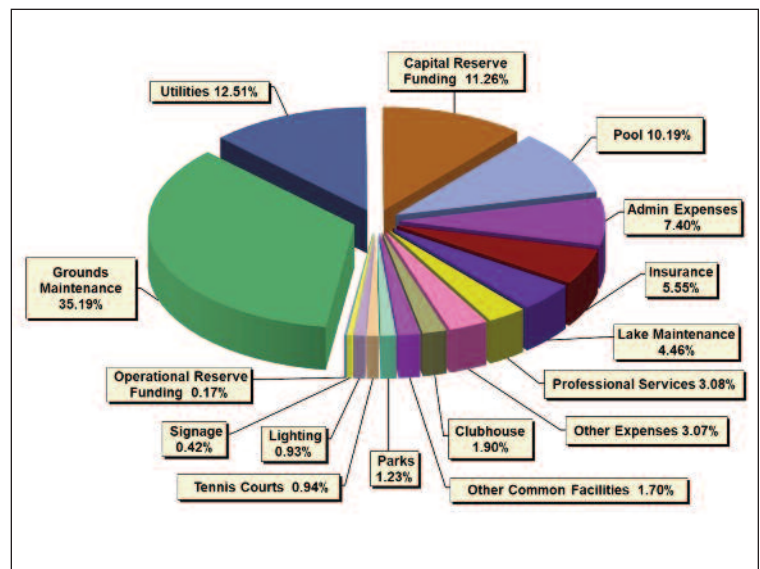
The Lakes of Brightwater newsletter is published four times a year, in January, April, August and November.

Website Address

www.lakesofbrightwater.com

The Brightwater subdivision of 795 homes offers many neighborhood amenities -- a Clubhouse, two tennis courts, a community pool, five parks, two lakes and a greenbelt along Brightwater Drive. All of these amenities contribute to making Brightwater an excellent neighborhood in which to live. Assets require maintenance just as a residential home needs upkeep. The HOA also carries costs of insurance, utilities, legal counsel, committee activities, as well as pool, landscape and association management. A yearly allocation is made to the Association's Capital Reserve Fund, an account that addresses and prepares for the repair and/or replacement costs of Brightwater's assets over the long term.

The HOA Annual Budget covers the above expenses, offset by the collection of each homeowner's fees. As residents are experiencing increased costs due to inflation and supply chain issues, so the HOA is faced with a rise in prices -- 10% increases in insurance and pool management to name two. To that end, and to ensure a balanced budget, the decision was made to set the 2022 annual fee at \$815, an increase of \$20. This still puts Brightwater on a competitive footing with similar neighborhoods in our area.



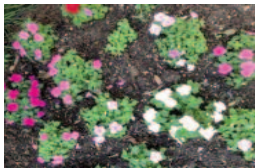
Breakdown of HOA Expenses

The 2022 Brightwater budget, approved at the November 17th Board meeting, totals \$647,233. Homeowners can expect their HOA statements in the coming weeks, and the deadline for payments is January 31, 2022.

Anyone interested in seeing a detailed budget document may email Heather Esteban, the Brightwater Account Manager at Crest, heathere@crest-management.com.

This Issue: Brightwater Budget | National Night Out | Directory | Trash Schedule | Yards of Month | MCPD Report

Landscape Report



Fall is the time of year to reevaluate what has thrived, what has survived, and what needs to go. The February Freeze was not kind to Brightwater, and it took time to see which plants would recover. There is evidence of regrowth from some of the older shrubs, but many were casualties. Some replacement plants did not thrive and will be replaced. The landscaping at both entrances is still being tweaked, and the Clubhouse planters continue to wait for the right shrubs which are in short supply. The butterfly garden on Frost Lake between Lakewinds and Mainsail has matured considerably but is still missing some of its plants. When complete, it will be an asset to Brightwater, butterflies and bees.

Fall is also the time to focus on our trees. Many of the trees along the lake and near the Clubhouse will get a healthy trim. In December, several more Bradford pears will be removed. They have been lovely trees, but are not aging well. Some are diseased and, for safety reasons, need to come down. The Landscape Committee has recently purchased nine new trees, and they will be planted soon: two crape myrtles, three Chinese Fringe trees, one Shumard Oak, two Drummond Maples and one Little Gem Magnolia.

Holiday decorations will be turned on the week of Thanksgiving, and Brightwater will look festive once again!

National Night Out

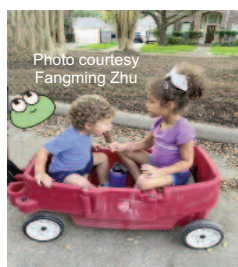


Photo courtesy Fangming Zhu
Morgan and Olivia share an ice cream bar



National Night Out (Against Crime) was cancelled in 2020 due to the pandemic. It began its comeback in Brightwater in 2021 with three block parties on October 5, 2021. Residents on Midstream, Westshore and Stillwater welcomed Missouri City Mayor Robin Elackatt, City Councilman-District C Anthony Maroulis, and Brightwater's own Diane Giltner. Diane organizes National Night Out and is in charge of the community's very successful Neighborhood Watch program which has existed in

Brightwater for 12 years. Happy faces seem to reflect gratitude that Brightwater has a consistently low crime rate compared to other neighborhoods.





The Oyster Creek Office Condo project has broken ground.

Residential Directory Update

Last call for Directory forms!!! Due to delays in rounding up forms, the Directory is now projected to be completed soon after the beginning of 2022. **Only those residents who participate by being listed will receive a copy of the 65-75 page booklet.** Contact Susan Ramirez, ramirezsusan51@gmail.com, for details.

Electronic Registration for Tennis

The online tennis registration project hit a snag this summer, but appropriate software has been identified and a company retained for this service. Residents who have a current tennis key will be uploaded into the system. We plan to trial test the program software and hope to have registration instructions to players before the end of the year. Please ensure you have signed up for the eBulletin as upcoming notifications will use that communication tool.

Frontier Project

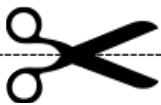
The installation of FiberOptic high-speed Internet cabling has been completed in Brightwater. However, conclusion of the project has been delayed due to a shortage of sod grass needed to restore work sites to their pre-project appearance.

Lake Water

Brightwater lakes have recently appeared cloudy and brown after lots of rain. The blue color will return once the lakes are again dyed; the HOA contracts for monthly lake maintenance and bio-safe dye packets are added periodically through the year as needed.

Tree Trimming

Trees have finished their growing season, and City ordinance requires property owners or residents to trim trees, bushes and other foliage. According to the regulation: "No tree branch shall hang lower than 13 feet over the roadway. No tree branch shall hang lower than 8 feet over the sidewalk. All trees, bushes, shrubs and other types of foliage shall not obstruct visual sight of street signs or illumination from street lights." Many residents have trimmed their trees. For those who have low hanging tree branches, be a good neighbor and get them trimmed!



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	2 nd , 16 th & 30 th	14 th & 28 th	11 th & 25 th	8 th & 22 nd
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	2 nd , 16 th & 30 th	14 th & 28 th	11 th & 25 th	8 th & 22 nd

Yards of the Month

Holiday Decorations

The Brightwater Garden Club's Holiday Awards Committee will conduct its annual judging of homes for outdoor holiday decorations. Design originality, creativity, lighting and the use of color in decorating are all considered in selecting the winners. Recognition will be given for individual homes, outstanding street, cul-de-sac or block. **Decorations will be judged beginning at sundown on December 13, and winners will be announced via eBulletin after December 15. Make certain your lights are turned on for the judging.** The Winter 2022 "Beacon" will feature contest results.

Clubhouse

The Clubhouse is available again for renting to residents. The HOA Board enacted COVID restrictions that limit the capacity to 30 people with social distancing and masks recommended. Anyone who uses the Clubhouse should leave it in a clean condition to avoid additional charges for cleaning.

Newsletter Advertising

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September
1826 Sea Breeze Court



October
1731 Northshore Drive



November
4019 Bayshore Drive

The Brightwater Garden Club chooses a special yard each month, with the exception of December when holiday decorations take center stage. The location awarded becomes the Yard of the Month for 30 days. Garden Club members scour the neighborhood in search of residents who have worked hard to enhance their yards with colorful plant designs. One of the yards featured in this issue was created by tenants who love the property as if it were their own. Can you guess which one it is?

Missouri City Police Department and...

July – September 2021 MCPD responded to numerous calls that were resolved, dismissed or disregarded. Those requiring action:

2	Accidents	1	Indecent exposure
1	Animal call	3	Ordinance violations
2	Assaults	1	Parking violation
1	Burglary	4	Suspicious activities
1	Death - natural	1	Suspicious vehicle
2	Forgeries	1	Traffic complaint
3	Harassments	12	Traffic stops

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:

Katie, Assistant Manager
281-945-4663 Direct
281-579-7062 Fax
katie@crest-management.com

Hannah, Accounting Rep.
281-945-4620
hannahs@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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Facilities
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Grounds
Nancy Hudson
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Lighting/Electrical
Dave Lemons
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ramirezsusans51@gmail.com

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

Pool
Angela Harris
281-773-5139

Brightwater Neighborhood Watch Report

Neighbor reported landscape debris from another location is often left curbside. Volunteer reported recycling bin and heavy trash left curbside for three weeks.

Multiple complaints and concerns about Frontier fiber optics projects.

Complaints of dimly lit area near residences due to tree branches obscuring streetlight.

From a concerned resident: "The mornings are dark when I leave for work going down Brightwater Drive. I see many walkers and runners in the street dressed in dark clothing making them very difficult to see. Some couples walk down the middle of the street wearing their AirPods.

"Please add some reflective material to your clothing and a light to your hat, or move to the sidewalk along the lake for the safety of drivers and exercisers."



Living in Brightwater makes us your local Real Estate specialists!

Laura and Duane Parks - 832-499-2757

Laura@Lonestar-team.us



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- 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 Jie Willey

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