

Lakes of Brightwater



BEACON

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COMING EVENTS

HOA MONTHLY MEETINGS

Clubhouse, 6:00 p.m.

Wednesday, January 25

Wednesday, February 22

BRIGHTWATER GARDEN CLUB

Clubhouse, 6:30 p.m.

(No meeting in December)

Monday, January 23

Monday, February 27

BRIGHTWATER CANCER SUPPORT GROUP

Clubhouse, 6:30 p.m.

Thursday, December 8

Thursday, January 12

Thursday, February 9

For information, contact ramirezsusana51@gmail.com

NEEDLEWORKERS

Members' homes, 7:00 p.m.

Monday, December 5

Monday, January 2

Monday, February 6

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

CHILDREN'S HOLIDAY PARTY

Clubhouse, 2:00 – 4:00 p.m.

Saturday, December 10

NEIGHBORHOOD COFFEE

Clubhouse, 10:00 a.m.

Monday, December 12

www.lakesofbrightwater.com

FALL 2022

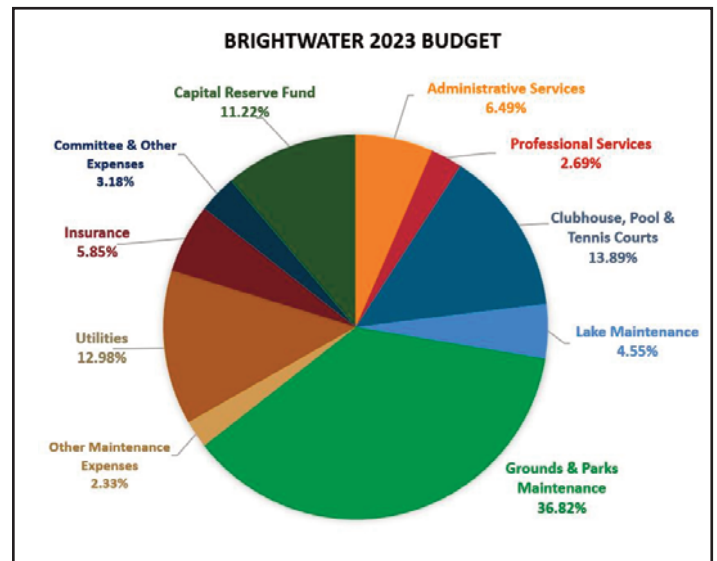
2023 Budget Is Approved

The Board had a challenging October meeting to discuss and formulate a budget for 2023. As so many things in today's world, HOA vendor expenses have risen. Insurance, pool and landscape management and communication expenses went up, but Directors looked for adjustments in other categories. The end result was a small increase in the HOA fees from \$815 to \$840 per household, a 3% rise from last year.

Included in the expenses for 2023 is a new Reserve Study, a project that is undertaken every five years. It will give the HOA a better picture of the condition and expected maintenance for the assets of the Association. Think of it as setting a shelf life for each amenity and recommending how much money should be set aside to maintain those assets.

The Board adopted next year's budget and Crest will send out statements with the new annual fee. Homeowners will have until January 31 to pay; after that date, accounts will be considered delinquent and will incur late charges.

Brightwater's assets -- the Clubhouse, pool, tennis courts, parks and common grounds -- continue to be maintained in a manner to provide service to our residents for years to come. Anyone who would like to review the approved budget may contact Sunni at Crest Management and request a copy.



Landscape Report

After a hot summer, the cooler months have finally arrived. It's time to think about making improvements to our landscaping. Beds were mulched in October, and Fall color plants were installed in early November. We removed green and yellow gingers from the greenbelt bed at Harbour Circle, and new plants will replace them. We have filled in the Drift Roses on both sides of the Lexington entrance, and several bench beds will be refreshed. We are removing the shrubs in the pool area to redesign the area for next pool season. Some new plantings will be done now, and the rest will be done in the Spring.

The fence and gates in Northshore Park have been repainted, and the park has been cleaned up. The Westshore Park fence will be painted and repaired shortly. All three playgrounds have been inspected and will have mulch added before the end of the year. Additional lighting enhances many of our outdoor areas.

Brightwater's holiday decorations are up to welcome the season.

New Vendors for Brightwater

The Board has chosen new vendors for various HOA assets. Contracts have been signed and beginning in January, 2023:

American Pool will be the pool management company, responsible for keeping the community pool clean and well maintained, as well as hiring lifeguards for the summer pool season.

Superior Lawncare will be the new landscape vendor for maintenance of all HOA common grounds, including mowing, irrigation, and seasonal color plantings. They will also assist with landscape bed improvements and design where needed.

Signature Cleaning will be responsible for cleaning the interior spaces of the Clubhouse and will clean the pool bathrooms during the summer season.

Sun Air Conditioning will service the HOA's Clubhouse a/c units on a twice-a-year basis, replacing filters and checking that both units are operating efficiently.

These companies have very good reputations and Brightwater should see excellent service from each.

Goodbye Bees

After repeated attempts to rid a tree in Northshore Park of its infestation of bees, it became necessary to call a professional.



Wearing protective gear and using appropriate equipment, the beekeeper was able to smoke out the bees.



Directory Distribution

The 2022 Brightwater Residential Directories were delivered by community volunteers going door-to-door. You must be listed in the directory to receive a copy. Contact Susan Ramirez, ramirezsusand51@gmail.com, if you have questions.

In Memory of Bob Higgins



Brightwater will dedicate the 2022 Children's Holiday Party to Bob Higgins, who served for years as Santa. Loving and kind to Brightwater's smallest residents, Bob knew how to make little people feel comfortable in unfamiliar surroundings with a big guy in a red suit. When his lap was empty, Bob went to the crafts table to chat with the kids about what they were making. Thank you, Bob, for many years of volunteering for Brightwater.

This year's Party will be at the Clubhouse on Saturday, December 10, from 2:00 – 4:00 p.m.



Brightlake Way



Midstream Drive



Westshore



Waterside Court



Pebblestone Court



Stillwater Drive

Continued on Pg 6



Trash Collection Schedule for Brightwater

	November	December	January	February
Garbage Pick-up – Blue bin provided by GFL, 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 GFL, 281-403-5800, www.missouricitytx.gov	1 st & 15 th & 29 th	13 th & 27 th	10 th & 24 th	7 th & 21 st
Yard refuse – in 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	1 st & 15 th & 29 th	13 th & 27 th	10 th & 24 th	7 th & 21 st

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 14 and December 15, and winners will be announced via eBulletin on December 16. **Make certain your lights are turned on for the judging.** The Winter 2023 "Beacon" will feature contest results.

"Beacon"

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

Newsletter Advertising

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

The Lakes of Brightwater is a deed-restricted community. A list of the "covenants, conditions and restrictions" can be found at lakesofbrightwater.com under Forms and Documents.

Yards of the Month



September
4110 Jetty Terrace Circle



October
1847 Lakewinds Drive



November
2206 Tradewinds Drive

A committee of Brightwater Garden Club members chooses Yards of the Month based on the following criteria: exceptional curb appeal, healthy and well-maintained landscaping, use of color, balanced blending of plants, and no obvious violations of the Brightwater Architectural Guidelines.

CREST PORTAL: To access up-to-date account information and electronic community forms, please visit www.crest-management.com. Click on Homeowner Login, enter your email address and the temporary password. You will then be able to personalize your password and access your account. If you have any issues during registration, or questions about the site, please contact the HOA Account Manager at sunni@crest-management.com.

Missouri City Police Department and...

July - September 2022 MCPD responded to numerous calls that were resolved, dismissed or disregarded. Those requiring action:

1	Accident - major	1	Open door/window
3	Assaults	2	Mental health issues
1	Burglary	1	Parking violation
1	Deaths - natural	1	Shots fired
2	Disturbance – noise	13	Suspicious activities
6	Disturbances – persons	3	Suspicious vehicles
5	Forgeries	1	Theft
1	Harassment	5	Traffic stops

CREST MANAGEMENT

Crest Management manages the day-to-day operations and accounts of the Brightwater Homeowners Association. If you have correspondence issues, questions or concerns, please contact the HOA account managers:

**Sunni, Brightwater Acct. Mgr.
Crest Management**

17171 Park Row, Suite 310
Houston, TX 77084
281-945-4615 Direct
281-579-0761 Main Office, ext. 615
281-579-7062 Fax
sunni@crest-management.com

For Architectural Control (ACC) applications:

Sandy, Assistant Manager

281-945-4614 Direct
281-579-7062 Fax
sandy@crest-management.com

Tammy, Accounting Rep.

281-945-4658
tammya@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
Water	281-499-5539

HOA Board of Directors

Diane Mauricio, President
281-208-1919
d6mauricio@gmail.com

Al Robinson, Vice President
281-499-9320
albertciara@aol.com

Ginger Wright, Secretary
713-906-7530
gwright17@icloud.com

Fangming Zhu, Treasurer
713-478-0490
fmzhu123@gmail.com

Joe Downing, Member at Large
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downing_j@yahoo.com

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Susan Ramirez, Editor
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ramirezsusan51@gmail.com

Brightwater eBulletin

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Brightwater Committees

Architectural Control

Dave Lemons
281-499-0146

Communications

Susan Ramirez
713-899-3471

Facilities

Open - TBA

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

- Lakewinds Park: Residents complained about young males playing loud music and littering. Police intervened and found they were not Brightwater residents.
- Lakecrest: Burglary suspect's vehicle was captured on neighbor's security camera. Police reported license plates were stolen and believe this is a group that targets individuals who have gone out for the evening.
- Lakeside Meadow Drive: Vehicle frequently speeding was reported to MCPD.

Vacation Watch – Call MCPD at 281-403-8700 or BCW at 281-499-0695





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Laura and Duane Parks
832-499-2757/ Lparks@kw.com
Brightwater Residents



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281-491-9100

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Stafford, TX 77477

Member: AICPA & TSCPA

Tips for the Holidays

- Record serial numbers.
- Don't leave shopping bags visible in your vehicle. Place them out of sight before reaching your destination.
- Be aware that deliveries left on your doorstep are a target for porch thieves.
- Don't display gifts where they are visible from a window or doorway.
- Don't advertise new electronics—break down and fold boxes to conceal contents.
- Always lock your car and home, even if you are away for only a few moments.
- If traveling away from home, arrange for someone to pick up newspapers and packages left outside.
- Leave a radio or TV on and some lights both inside and outside after dark. Criminals don't like bright places.

National Night Out



Dockside Court



Brightwood Street

Leading Orthopedic Care to **KEEP YOU MOVING**



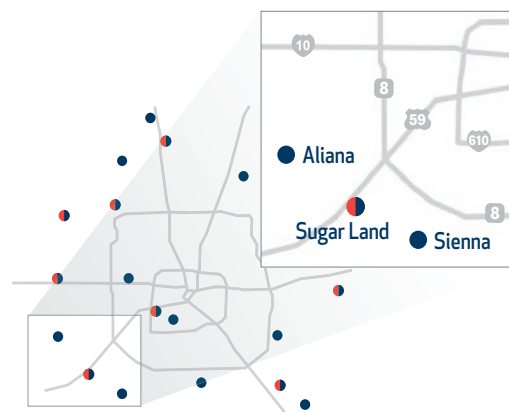
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