



APRIL 2026

Letter from the President

In this publication, you will find answers to many frequently asked questions, along with very important information. Spring has arrived in River Plantation, and summer will be here before we know it. We are pleased to welcome many new homeowners to RP. I have already had the opportunity to meet several of you and encourage everyone to take time to introduce yourselves to your neighbors. Building relationships within our neighborhood helps strengthen our community. Your Board has been actively preparing for the summer season and is looking forward to the many events planned for our residents.

Charleston Pool: As many of you know, the RPCIA Board secured the Charleston Pool through a lease agreement. Restoration work has been underway, and we are excited to bring this valued amenity back to our community. In addition to preserving a part of River Plantation's history, the pool will enhance property values and serve as an additional option when the Sports Park pool reaches capacity.

Road Improvements: Commissioner Riley has secured a grant to repair our neighborhood roads. We are currently working to confirm a start date for paving projects within River Plantation.

Coffee with Friends: Eleven years ago we began a monthly gathering called Coffee with Friends. Residents are invited to stop by for a complimentary cup of coffee and a donut. This informal setting provides an opportunity to ask questions, learn about community updates, meet neighbors, and explore volunteer opportunities. Attendance has reached more than 50 residents at times, and it is always a pleasure to connect with members of our community. Please check the RP calendar for upcoming dates and times.

Management Company Update: This past year presented challenges with management companies. We initially transitioned away from Crest Management due to delays in receiving financial reports during their accounting system conversion. Unfortunately, subsequent management companies were unable to effectively meet the needs of River Plantation. We have since returned to Crest Management after they addressed these concerns and committed to improved service. We are confident that this partnership will better serve our community. Contact information for Crest Management can be found in this publication. The RPCIA Board sincerely apologizes for any inconvenience experienced during this transition.

Assessments: *Crest Management has been diligently working to get all of our accounts up to date. If you have seen a delay in receiving your billing, please do not worry. The 4th Quarter dues will be sent out soon and there will be no late fee for the 2026 Fourth Quarter dues only.*

Our fiscal year runs from July through June, and statements are mailed quarterly. Timely payment of assessments is essential, as these funds support the maintenance of our community and its amenities. Late payments will incur additional fees. If you are experiencing financial difficulty, please contact us to discuss a payment plan—this option is far more preferable instead of incurring attorney fees. By registering with Crest Management, homeowners can review account history, receive notices, and access additional services. We appreciate those who have worked diligently to keep their accounts current.

Please remember that your Board consists entirely of unpaid volunteers who dedicate their time—often balancing family and work responsibilities—to serve this community. Their commitment helps make River Plantation the wonderful place it is today. We encourage residents to take a moment to thank them for their service.

There is always room for improvement, and we continue working toward that goal. Everyone can help by taking pride in and maintaining their property. If you are interested in volunteering, we would be happy to have you join us.

Thank you for your continued support, and we hope you enjoy this publication.

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CREST MANAGEMENT

ADAM BRUCE - Manager
 Phone: 281-945-4728
 E-mail: adamb@crest-management.com

CHRISTINE - Assistant Manager
 Phone: 281-945-4731
 E-mail:



COMMUNICATION:

Many residents ask questions on social media forums; however, the information shared there is often inaccurate.

For reliable answers, please contact your Management Team directly. Open communication with residents is extremely important to us.

If you have questions, ideas, or concerns, we want to hear from you. You may place written correspondence in the drop box located at the back of the RPCIA red building or email us at rpcia@consolidated.net.

The Crest Team should be your first source for questions. Their typical response time is within 24 hours, and often sooner.

COMPLIANCE ...

As we head into Spring and Summer, the Board would like to share a brief reminder of the community standards outlined in the River Plantation governing documents. These guidelines help maintain the appearance, safety, and property values of our neighborhood.

Homeowners are encouraged to take this time to review their property and address any items that may need attention, including:

- ◆ **Home Exteriors:** Exterior surfaces should be clean and well maintained, free of peeling paint, mildew, or visible deterioration. Damaged siding, trim, doors, windows, shutters, fences, decks, gutters, driveways, and walkways should be repaired promptly.
- ◆ **Landscaping & Drainage:** Lawns should be regularly mowed, edged, and weeded. Yard waste should be properly removed and stored out of street view. Drainage ditches and structures must be kept clear and operational.
- ◆ **Trash & Storage:** Trash containers and yard debris must be stored out of public view except during approved pickup times. Open storage of materials, equipment, or debris in visible areas is not permitted.
- ◆ **Vehicles & Parking:** Inoperable, unregistered, or unsightly vehicles may not be stored in visible locations. Trailers, RVs, boats, and commercial vehicles must be stored in garages or out of view and may not be habitually parked on streets, lawns, parks, or cul-de-sacs.
- ◆ **Short-Term Rentals:** As a reminder, short-term rentals are not permitted within the community and are in direct violation of your governing documents.

COMPLIANCE & INSPECTIONS

As a reminder, all properties are subject to monthly compliance inspections. If a concern is identified, homeowners will be notified and given the opportunity to address the issue in accordance with the governing documents.

This communication is intended as a friendly seasonal reminder, and we appreciate everyone's cooperation in keeping River Plantation a well-maintained and welcoming community.

DID YOU KNOW?

We're excited to now offer paperless billing through Crest Management. By going paperless, you'll receive your statements faster, keep everything organized digitally, and do your part to reduce paper!

Getting started is easy!

You can opt in during registration or switch anytime by updating your account settings. It's quick, simple, and just one more way we're making things easier for you!



Your Community Needs You!!!

Volunteers are the heart of this community, and without you, some of our events would just not be possible. If you're interested in helping out, please email us at:

rpcia@consolidated.net

ACC ...



IMPORTANT...If you plan to make changes to the exterior of your home, such as adding a deck, fence, new roof or just painting, please remember to submit your proposed changes/improvements to the Architectural Control Committee before you begin the work.

scroll down and click on - **“Architectural Change Requests”** and it will bring you to the website to apply. You will need to follow the instructions. Thank you for taking care of your home and making RP beautiful.

Approval from the ACC means that your project is in compliance with the covenants of RP. The ACC exists to protect the community standards upon which we all agreed when we purchased our home in River Plantation.

To apply for approval you may go to Crest Management and apply on our website at rpcia.com and click HOME,



Parks & Parking



Due to the drought and leaf cutter ants, we have lost many trees and vegetation. We are beginning to work on bring our parks back to their glory. When you park on the grass in the parks, it kills the grass and no one wants to look at dirt. Please park in your driveways. The parks are also not a dumping ground for limbs and debris from homeowner yards. Protecting our parks is essential to restoring and maintaining their beauty. Habitual violations may result in towing, so we ask all residents to respect these rules.

Respecting our community helps us to keep property values up.

Coffee WITH FRIENDS

CHECK THE CALENDAR @ CREST MANAGEMENT

8-11 am

451 River Plantation Dr.

DO YOU HAVE QUESTIONS REGARDING THE COMMUNITY, WANT TO MEET NEW FRIENDS OR JUST SIT ...

PLEASE COME BY AND HAVE A **FREE** CUP OF COFFEE AND A DONUT.

WE LOOK FORWARD TO SEEING YOU!

MOSQUITOS



- IF YOU ARE BEGINNING TO EXPERIENCING LOTS OF THESE PEST, MOW TALL GRASS, CHECK YOUR SURROUNDINGS AND REMOVE ALL SOURCES OF STANDING WATER, EMPTY GARBAGE CANS, DOG BOWLS, BIRDBATHS, ETC.
- MOSQUITOS CAN LAY EGGS IN JUST A SMALL BOTTLE CAP OF WATER.
- PLANTING LEMON GRASS AROUND YOUR YARD WILL HELP.



Please Slow Down

Our precious children are out waiting for the bus and playing with friends on/around our streets. Please keep a watchful eye and reduce your driving speed throughout the neighborhood.



Our Volunteers are Superstars...



THESE ARE JUST A FEW OF THE MANY "SUPERSTARS" WHO WORK BEHIND THE SCENES TO MAKE OUR EVENTS SUCCESSFUL AND KEEP OUR COMMUNITY LOOKING ITS BEST.



PROTECTING RP

Our security chair has analyzed the peak times for crime in RP and has adjusted the times when the Constables will be protecting our neighborhood. Patrolling RP is in full force, just because you do not see them, does not mean they are not around.

We have had quite a bit of vandalism and we are thankful for all the cameras that are catching these individuals.

If you see someone suspicious or need help, please call 911 or Sherriff Department @ 936-760-5800.



Please remember to keep your contact information updated with Crest Management..

When you register on the Crest Management website you will be able to view your account history, view the RP documents, receive email announcements, etc.

Statements, notices and other official mailings are sent to your home address of record.

All other communications are sent via email and posted on social media. This includes announcements, newsletters, reminders and other items of interest.

Make sure we have current telephone and email addresses.

CREST MANAGEMENT

Adam Bruce - Manager

adam@crest-management.com

Christine - Assistant Manager

christines@crest-management.com



You may send emails to the Board. Our email address is as follows: rpcia@consolidated.net

POOL TAGS

POOL TAGS ARE READY ...

Property Owners only, may pickup pool tags on :

**April 25th & May 16th @
Coffee w Friends**

YOUR ACCOUNT MUST BE IN GOOD STANDING.

RP POOLS OPEN...

MAY 23, 2026

POOL HOURS ARE:

CLOSED MONDAYS

TUESDAY TO SATURDAY 10 AM.-8:00 PM

SUNDAY 12 NOON - 8:00 PM

POOLS WILL BE OPEN

MEMORIAL DAY

10 AM—8 PM

RIVER PLANTATION 2026 SWIMMING POOL POLICY

**Pool hours are: Closed Mondays
Tuesday thru Saturday 10 a.m. - 8:00 p.m.
Sunday 12 noon - 8:00 p.m.**

ONLY THE HOMEOWNER OF THE PROPERTY IS ALLOWED TO OBTAIN POOL TAGS.

TENANTS WILL NEED TO CONTACT THEIR OWNERS/LANDLORD DIRECTLY. to receive pool tags.

Please review and adhere to the following guidelines for pool use this season:

- * **LIFEGUARDS ARE IN CHARGE AT ALL TIMES.**
- * **Pool Tags are required to enter and use the pool facilities. When entering the pool, the tag holder must present the current year's tag and sign in on the lifeguard's log. Tag holder may be asked to present Identification.**
- * **Homeowners must be in good standing with the RPCIA to receive pool tags. Only property owners will receive tags.**
- * **One physical address is issued a total of (4) pool tags for the season.**
- * **Pool tag owners are allowed (2) guests per household. THIS IS SUBJECT TO THE MAXIMUM SAFE CAPACITY OF THE POOL.**
- * **If renting/leasing the home, you must obtain the pool tag from your landlord.**
- * **Only 30 swimmers at one time will be allowed to use the pool.**
- * **No one under the age of thirteen (13) is permitted without an adult in the pool.**
- * **No foul language at any time, no aggressive behavior with the lifeguards.**
- * **No smoking or vaping.**
- * **No alcohol.**
- * **Swim-wear is required. (No jeans, cutoffs, etc.).**
- * **No Diving.**
- * **No wrestling, dunking or horseplay.**
- * **Floating devices must be approved by lifeguards & are at the lifeguard's discretion.**
- * **No glass containers.**
- * **No running in the pool area!**
- * **No dogs in the pool area.**
- * **Everyone must abide by the rules.**
- * **If in doubt, refer to #1.**

Guidelines are in place and the Board and/or Lifeguards reserve the right to close the pool and eject anyone not adhering to the guidelines or rules at any time for any reason. Violation of these guidelines or rules can result in the loss of pool privileges.

If you need assistance, please contact **Christine S. with Crest Management at 281-945-4731, E-mail: christines@crest-management.com, or email us: rpcia@consolidated.net.**

Thank you for your cooperation in advance, RPCIA
Board of Directors



River Plantation

2026 EVENTS CALENDAR

ALL DATES AND TIMES SUBJECT TO CHANGE. PLEASE CHECK THE COMMUNITY CALENDAR ON CREST HOMEOWNER PORTAL FOR THE LATEST INFORMATION.



FEBRUARY

21st - Coffee with Friends
9am-11am

MARCH

10th - Board Meeting Executive 6PM
Open session 7PM

14th - Pj's & Pancakes
9am-11am

APRIL

4th - Easter Event
10am-1pm

11th - Spring Community Garage Sale

14th - Board Meeting Executive 6PM
Open session 7PM

MAY

12th - Board Meeting Executive 6PM
Open session 7PM

16th - Shredder Day 9am-12pm

16th - Coffee with Friends 9am-11am

JUNE

9th - Board Meeting Executive 6PM
Open session 7PM

20th - Kids Craft Day

JULY

3rd - Fireworks
9:30pm

4th - Independence Day Celebration & Parade

14th - Board Meeting Executive 6PM
Open session 7PM

AUGUST

1st - Back to School Pool Party

11th - Board Meeting Executive 6PM
Open session 7PM

SEPTEMBER

8th - Board Meeting Executive 6PM
Open session 7PM

26th - Coffee with Friends 9am-11am

OCTOBER

10th - Fall Community Garage Sale

13th - Board Meeting Executive 6PM
Open session 7PM

17th - Shredder Day 9am-12pm

NOVEMBER

10th - Board Meeting Executive 6PM
Open session 7PM

14th - Family Movie Night

DECEMBER

6th - Santa at the Gazebo 1-3pm

SPECIFIC DETAILS FOR EACH EVENT WILL BE SHARED AS THE EVENT GETS CLOSER, THROUGH FLYERS AND ANNOUNCEMENTS.

The calendar is constantly changing, we add events, cancel events due to weather, etc. The calendar is posted and kept up to date regularly. You may review the calendar at our Crest Management Page.

EMERGENCY NUMBERS

* "911" FOR EMERGENCIES

* SHERIFF DEPARTMENT @ 936-760-5800

* CANEY CREEK FIRE & RESCUE @ 936-231-3527

* CONSTABLES @ 936-539-7854



FM Tennis Academy

SUMMER TENNIS INFORMATION

TENNIS LESSONS PRICES

Alim Mambetov & Chris Faulman

1 hour Private \$80 Non Resident \$70 Resident

½ hour Private \$45 Non Resident \$40 Resident



JUNIOR CLASSES

Tiny Tots \$180 (two days a week)

Intermediate \$380 (three days a week)

Racquets, Stringing, & equipment 10% Discount for all RP Residents

Junior Group Lessons offered and Trying out is FREE

Please contact us at:

217-891-5379 (Call or Text)



RPCIA

451 RIVER PLANTATION DRIVE
CONROE, TEXAS 77302



TO: