

Lakes of Brightwater

BEACON NEWSLETTER

WINTER 2025

www.lakesofbrightwater.com



COMING EVENTS

HOA MONTHLY MEETINGS

Clubhouse at 6:00 pm
Wednesday, February 26
Wednesday, March 26
Wednesday, April 23

BRIGHTWATER GARDEN CLUB

Clubhouse at 6:30 pm
Monday, January 27
Monday, February 24
Monday, March 24
Monday, April 28

CAREGIVERS SUPPORT GROUP

Clubhouse at 7:00 pm
Thursday, January 23
Thursday, February 27
Thursday, March 27
Thursday, April 24

CHESS CLUB

Clubhouse at 4:00 pm
Sunday, February 9
Sunday, March 9
Sunday, April 13

NEEDLEWORKERS

Members' homes at 7:00 pm
Monday, February 3
Monday, March 3
Monday, April 7

HOLIDAY 2024 DECORATIONS

Brightwater once again shown with cheery color in December. The Garden Club's holiday decoration judging committee, which has the challenging job of selecting some of the brightest and best decorated homes and yards, selected the following winners:

1st place - 4110 Jetty Terrace Circle - The beautiful decorations at this



house highlighted the gifts of the season, both the gifts we share with loved ones and the gift of the nativity. An angel shined down on the manger while

another stood watch providing the classic Christmas scene. Santa Claus, reindeer, bright lights, decorated boxes, and holiday figures helped to make this yard shine. A candy cane walkway, lit windows and trees and a large Merry Christmas finished out this merry display.

2nd place - 1822 Sea Breeze Court - The welcoming decorations includ-

ed lovely wreaths on the double front doors and glittering lights and icicles ringing the archway. Two large oak trees were lit amidst a holiday display of reindeer, decorated trees and a lamppost. Bright lights bordered the gardens and walkways and snowflakes edged the entire roof, completing the festive design!



Winners cont'd on page 2...

The Brightwater Caregivers Support Group meets on the fourth Thursday of every month. Lead by Laura Arellano-Davis, Chaplain at the Texas Institute of Rehabilitation and Research, the group is open to anyone taking care of a loved one with a serious illness. Contact Susan Ramirez at ramirezsusan51@gmail.com for additional information.

The Brightwater Cancer Support Group was founded seven years ago and has been attended by nearly 50 individuals. Fortunately, the need for the group has declined recently, and it will take a break until there is an increase in requests for it. The Group will continue its educational speakers program.

HOLIDAY 2024 DECORATIONS *(cont'd from cover page)*



3rd Place - 4114 Eastshore Circle - Visitors were welcomed by this elegant display of lights edging the gardens and doorways. A brightly lit wreath, holiday trees, and a seasonal message of "Noel" helped to make the season bright. In addition, the side yard featured a family of deer waiting for Santa.

HONORABLE MENTION

1718 Brightlake Way
1851 Brightlake Way
4002 Brightwood St.
4106 Brightwood St.
4115 Eastshore Circle
4714 Lakeside Meadow Dr.
4735 Lakeside Meadow Dr.
4742 Lakeside Meadow Dr.
1710 Lakewinds Dr.
1822 Lakewinds Dr.
4127 Midstream Dr.
4519 Northshore Ct.
4302 Waterlily Ct.

HALL OF FAME

1711 Brightlake Way
4111 Harbor Point Dr.
4322 Lakeside Meadow Dr.
4747 Lakeside Meadow Dr.
1706 Lakewinds Dr.
1902 Lakewinds Dr.
1839 Northshore Dr.
1826 Sea Breeze Ct.
1806 Shoreline Dr.
1710 Starboard Shores Ct.

BEST BLOCK

1834-1851 Brightlake Way

BEST CUL-DE-SAC

Sea Breeze Court



The HOA annual dues, which are used to maintain and improve Brightwater common property and assets, are delinquent after January 31, 2025. To avoid late fees, please pay the assessment; if you have any questions, contact Sunni at Crest Management, 281-945-4615.

Seasonal decorations must be removed no later than four weeks after any holiday date per the ACC Guidelines.

GFL trash and recycling cans should be placed at the curb no closer than four feet (4') apart to facilitate pick-up by the company trucks.

MISSOURI CITY POLICE REPORT

November-December, 2024

MCPD Crime Stats

- | | |
|-------------------------|-------------------------|
| 1 911 | 1 Harassment |
| 1 Arrest Warrant | 2 Missing Persons |
| 4 Assist Citizens | 1 Ordinance Violation |
| 1 Assist Other Agency | 3 Suspicious Activities |
| 1 Civil Standby | 1 Theft |
| 2 Deaths - Natural | 9 Traffic Stops |
| 2 Disturbances - Person | 1 Welfare Check |
| 3 Forgeries | |



IMPORTANT INFO

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 Account Manager
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 Direct
tammya@crest-management.com

IMPORTANT CONTACTS

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	281-403-8560
GAS SERVICES	713-659-2111
MAIL DELIVERY	281-208-1832
ELECTRICITY PROBLEMS	713-207-2222
WATER (MUD #42)	281-499-5539

HOA BOARD OF DIRECTORS

Ginger Wright - President
713-906-7530
gwright17@icloud.com
Joe Downing - Vice President
281-499-9942
downing_j@yahoo.com
Kimberly Duck - Secretary
281-615-3444
kimberlyduck5@aol.com
Brett Williams - Treasurer
713-291-3800
brett@saxonfinancialgroup.com
At Large - open

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 COMMITTEES

Architectural Control
Open

Communications
Diane Mauricio
d6mauricio@gmail.com

Facilities
Open

Grounds
Diane Mauricio
d6mauricio@gmail.com

Lighting/Electrical
Joseph Mauricio
281-208-1818

Social
Diane Giltner
281-499-0695

BRIGHTWATER BEACON

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To subscribe, email
d6mauricio@gmail.com

Brightwater Website
www.lakesofbrightwater.com

ADVERTISING IN THE BEACON

We are accepting ads for the Spring issue, which will be mailed in April, 2025. Advertisements must be camera-ready artwork and of high resolution. They can be sent digitally to d6mauricio@gmail.com.

Ad prices are as follows:

Business card - \$100

1/4 page - \$175

1/2 page - \$300

How's the Real Estate Market?

Brightwater sales
numbers for
2024

Laura Parks
832-499-2757



14

Number of
houses sold in
2024

\$142.00

Average
price per
sq/ft

65

Average days on
market



Updated Jan 6th 2025. Information taken from HAR.

kw SOUTHWEST
KELLER WILLIAMS, REALTY

Each Office Is Independently
Owned and Operated

NEIGHBORHOOD WATCH

BNW November - December



A resident complained about a privacy issue after spotting a drone over their property. Sgt. Argueta, MCPD Liaison to Brightwater, invited Officer Hausler to speak at the December HOA meeting re drones, their use and restrictions. He indicated the MCPD uses drones in an official capacity, i.e., investigating criminal activity, searching for a missing person. However, an HOA, public safety dept. or city government cannot restrict airspace movement. If a drone is flying in the area, it is legal contingent on certain Federal Aviation Administration (FAA) rules. All drones over 0.55 lbs must be registered with the FAA, drones must be flown below 400 feet and must be kept within the visual line of sight of the operator. Texas state law governs when it is lawful to capture an image using an unmanned aircraft and outlines the criminal offense of invasive visual recording. For more information, go to <https://guides.sll.texas.gov/recording-laws/drones>.

Updating five streetlights in Brightwater to LED bulbs continues. Councilman Anthony Maroulis noted the City's Public Works Dept. is working with CenterPoint to complete the conversions in the first quarter of 2025. Streetlights are located east of Brightwater Dr. on Lakeside Meadow Dr., Waterwood and Stillwater.

A TikTok Challenge was reportedly in play as both a Starboard Shores Dr. resident and Lakewinds family member reported young individuals backing up to their front doors, kicking them and running away. These incidents were reported to MCPD with Capt. Burleson noting "Brightwater residents definitely need to call us when things like this happen. It gets us out in the neighborhood and if it is just kids playing pranks, they see us respond and hopefully stop from doing it again. If we catch them, we explain the dangers and potential crimes if they continue these activities."

Easement behind Lakewinds was damaged. A gas pipeline easement runs parallel to the MUD water plant and partially behind Lakewinds. A neighbor reported a pole and chain acting as a barrier behind Lakewinds Park was damaged during the holidays, leaving deep tire ruts. MCPD and MUD #42 personnel were notified.

CHILDREN'S HOLIDAY PARTY



LANDSCAPE UPDATE



I.M.S. Landscape Services is Brightwater's new 2025 contractor for maintenance of the HOA common property. During the winter months, I.M.S. will be on property every other week; beginning in March, they service the HOA every week mowing, weeding beds, working on turf maintenance and handling irrigation audits and repairs.

The Grounds Committee planted several beds with perennials at the end of last year and have plans to upgrade bench landscape beds with replacement or more hardy specimens this spring. Any resident who would like to join the Grounds Committee is welcome to volunteer.

Contact Diane Mauricio at d6mauricio@gmail.com or Nancy Schoepf at nschoepf@gmail.com.

SUMMARY OF 2024 HOA PROJECTS

- Two new A/C units were installed in the Clubhouse.
- New light fixtures replaced old ones in the Clubhouse and the decorative streetlights along Brightwater Drive were cleaned and painted.
- Bridge railings on Brightwater Drive near Frost Lake and the outfall on Lakefront were cleaned and painted.
- New electric service was installed at Lakewinds Park and tree lights were added.
- Repairs were made to reapply fallen tiles at the entrance walls and Clubhouse planter box.
- New plantings and pavers were added around the pool.
- A new water fountain was added to the entrance to the pool area.
- New trash cart screening was installed in the pool area.
- Wrought iron fence sections were cleaned and painted around the pool.

PROJECTS SLATED FOR 2025

- Renovation of the second floor of the Clubhouse to include new windows, new flooring and repairs to the wall-boards which had incurred several leaks. This project has been delayed several times due to unsatisfactory contractor bids.
- A digital marquee sign planned for installation at the Clubhouse.
- Purchase of new pool furniture.
- Wi-Fi for the Clubhouse to replace previous out-of-date equipment and service.
- Plans for a shade/storage structure to replace the old pavilion.
- Installation of new electric service across Brightwater Drive to facilitate digital irrigation controller(s).
- A new shade cover for Northshore playground to offset the loss of a burr oak that had shaded the play area.

BRIGHTWATER GARDEN CLUB

Brightwater Garden Club invites residents interested in plants, landscaping and/or general gardening to attend an upcoming meeting. Held at the Clubhouse on the 4th Monday of the month, 6:30 p.m., they are a wonderful opportunity to socialize with other gardeners.

Monday, February 24 - "Easy Care Succulents" by Carrie Sample, TX Master Naturalist

Monday, March 24 - "Pet Friendly Gardening" by Tricia Bradbury, Ft Bend Master Gardener

Monday, April 28 - "How to Create a Tranquil Garden" by Arti Bansai, Ft Bend Master Gardener

DID YOU KNOW...

- Effective January 1, 2025, the City's GFL waste collection price increased from \$15.35 to \$15.70 per month (the cost is included in the MUD #42 water & sewer bill). Collection services include twice per week for garbage, weekly for yard waste and every other week for recycling and bulk waste. Holiday tree pickup during the month of January is also included on bulk waste collection days. Check out the 2025 GFL Schedule included in this newsletter.
- Edible Earthfest is scheduled for March 15, 9:00 am-noon at the Fort Bend YMCA, 4433 Cartwright Road. This free, popular event is held next to the Edible Arbor Trail located along the west side of Oyster Creek. Attendees will learn about the Trail, explore environmental education booths, enjoy activities for kids, and fill up on giveaways such as fruit and plants. Mark your calendars.
- The Brightwater HOA has its own Facebook site? It's another way to keep up with neighborhood announcements and share resident posts. Join now at www.facebook.com/groups/lobtexas
- One of Missouri City's amenities is its Recreation and Tennis Center, located at 2701 Cypress Point Drive, just off Cartwright. The facility includes tennis courts, cardio and weight room, a gymnasium, kid zone and batting cages. Also available are treadmills, bikes, rowing stations, free weights, group fitness such as yoga and pickleball, tennis lessons and league play and more. For more information about costs and membership, call 281-403-8637 or visit www.missouricitytx.gov/280/Recreation-Tennis-Center.

THANKSGIVING FOOD DRIVE

Brightwater volunteers collected four carloads of canned and other non-perishable food from residents' homes to donate to Missouri City's Police and Fire Thanksgiving Food Drive. The collected food was distributed to support local shelters, churches, and individuals in need. Thanks to our residents who participated in this worthy cause!



Brightwater Trash Schedule – 2025

JANUARY						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

FEBRUARY						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

MARCH						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23/30	24/31	25	26	27	28	29

APRIL						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

MAY						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

JUNE						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

JULY						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

AUGUST						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24/31	25	26	27	28	29	30

SEPTEMBER						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

OCTOBER						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

NOVEMBER						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23/30	24	25	26	27	28	29

DECEMBER						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			



Garbage, Recycling, Yard refuse, Bulk waste



Garbage, Yard refuse



Garbage

Garbage – Black bin provided by GFL, 281-403-5800, www.missouricitytx.gov

Recycling – Green bin provided by GFL, 281-403-5800, www.missouricitytx.gov

Bulk waste – Regular garbage bags of yard waste; large trash items that do not fit in garbage bins

Yard refuse – In clear biodegradable bags; branches tied in bunches or personal trash container of leaves, grass, etc.

THE BRIGHTWATER BEACON

P.O. Box 2191

Missouri City, TX 77459

281.652.5802

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