

Lakes of Brightwater

BEACON NEWSLETTER

FALL 2025

www.lakesofbrightwater.com



COMING EVENTS

HOA MONTHLY MEETINGS

Clubhouse at 6:00 pm
Wednesday, December 10
Wednesday, January 28
Wednesday, February 25

BRIGHTWATER GARDEN CLUB

Clubhouse at 6:30 pm
No December meeting
Monday, January 26
Monday, February 23

CAREGIVERS SUPPORT GROUP

Clubhouse at 6:30 pm
Thursday, December 18
Thursday, January 22
Thursday, February 26

CHILDREN'S HOLIDAY PARTY

Clubhouse, 2:00-4:00 pm
Saturday, December 6

NEEDLEWORKERS

Members' homes at 7:00 pm
Monday, December 1
Monday, January 5
Monday, February 2

NEIGHBORHOOD COFFEE

Clubhouse at 10:00-11:30 am
Monday, December 8

ELECTRONICS RECYCLING

Buffalo Run Park 9:00 am-noon
Saturday, January 24, 2026

NOTE: Crest Management offices will be closed November 27 and 28, December 24 and 25 and January 1 for the holidays.

BRIGHTWATER'S 2026 BUDGET

The Brightwater HOA Board of Directors meets in October every year to review the next year's projected expenses and draft a budget. This determines the property owners' assessment fee, which for 2026 is set at \$971, a 2.5% increase from 2025. Monies collected for the year cover maintenance for the landscape, lakes, Clubhouse and tennis courts. Pool management, administrative and professional services, utilities, and committee programs round out the majority of annual expenses, which unfortunately like many other things, has continued to increase.

Maintaining the HOA's common grounds is one of the larger expenditures and includes the two entrances, five parks and various greenbelts. Costs incurred are for irrigation, tree pruning and seasonal flowers in addition to mowing. Landscape beds are mulched and occasionally need to be replanted. The three playgrounds are inspected annually and identified repairs are made; kiddie mulch is added to bring the playgrounds up to recommendations. Costs for monthly lake management and dye applications for the two lakes are also budgeted.

The community pool is open during the summer months and for 2026, the Board has approved opening on the weekends in May which will lengthen the season. Costs are for pool management (scheduling lifeguards, cleanings and chemicals) and as needed equipment repair.

Brightwater's administrative duties are handled by Crest Management. They collect association dues, pay all the HOA bills, respond to residents' queries and concerns, schedule a monthly inspection of the neighborhood and work with the HOA legal firm. They prepare contractor bid packets and oversee the financials including preparation of the budget. Crest takes no action and makes no decisions without the consensus of Board members.

Residential fee statements have been mailed and payment is due by January 31, 2026. If you have not received yours or would like more information on the HOA financials, please contact Sunni at Crest Management.

Residents are always invited to attend the monthly Board meetings at the Clubhouse which are held at 6:00 pm on the fourth Wednesday of each month (date may fluctuate during the holiday months).

HOLIDAY DECORATIONS



The Brightwater Garden Club is again hosting a decorations competition for the holidays. The annual judging of homes with outdoor holiday decorations will consider design originality, creativity, lighting and the use of color in decorating. Recognition is given for individual homes, outstanding street, cul-de-sac or block and the Hall of Fame homes (those that have previously won three awards of 1st, 2nd or 3rd place). Decorations should be up by December 14 at 6:00 pm; judging will take place on December 15 and 16. Be sure your lights are turned on for the judging.





Brightwater Neighborhood Coffee

Join us for the final Coffee of the year and share in some holiday refreshments.

Monday, December 8
10:00 - 11:30am

This event is a great opportunity to find out what's going on in Brightwater. It's casual, so come as you are. Stay a few minutes or visit a little longer.

MISSOURI CITY POLICE REPORT

July-October, 2025

MCPD Crime Stats

- | | |
|---|---|
| <ul style="list-style-type: none"> 2 Accidents - Minor 3 Assaults 1 Assist Citizens 3 Disturbances - 2 (Persons); 1 (Noise) 1 Field Investigation 1 Fireworks 1 Found Property 3 Forgeries 1 Harassment 1 Lost Property | <ul style="list-style-type: none"> 1 Open Door or Window 1 Ordinance Violation 2 Parking Violations 1 Runaway 2 Solicitors 1 Suicide Attempt in Progress 2 Suspicious Activities 3 Suspicious Vehicles 1 Theft 22 Traffic Stops |
|---|---|



A resident found a set of keys, which included a car key, near a bench on the dock. If you lost yours in mid-September, please contact E. Bryant at 281-658-1413.



NEIGHBORHOOD WATCH

This summer, an abandoned bicycle was pulled from the lake and removed by the lake management company. This was the second occurrence in two months. A BNW volunteer reported a trash receptacle along Brightwater Drive was used for fireworks and the liner melted and had to be replaced. Teams reported commercial advertising signs in several yards and advertisements taped to mailboxes (neither are allowed). And several cars were noted as parked and not moved for weeks, so possibly abandoned.

A resident observed an elderly person who seemed confused. It was later learned they were a new resident to

Brightwater. The Missouri City Police Department encourages people to call police if they spot an individual who either seems lost or suspicious, as they have the resources to assist in these cases.

September was unusually quiet with no reports or inquiries from residents or volunteers and October was much the same.

In regard to Brightwater's Neighborhood Watch program, there are a dwindling number of volunteers for patrols due to health issues and relocations. If you would like more information about joining the BNW program, contact Diane Giltner at 281-499-0695.

NATIONAL NIGHT OUT



National Night Out was held on Tuesday, October 7 and Brightwater had eight blocks participate in this annual event: Dockside Court, Lakeside Meadow Court, Midstream Drive, Pebblestone Court, Star-

board Shores Court, Tradewinds Drive, Waterview Court and Westshore Court. Neighbors celebrated with neighbors, and staff from the City, Police Dept. and Fire Dept. shared in the night's festivities.



BRIGHTWATER GARDEN CLUB CELEBRATES 35TH YEARS

The Brightwater Garden Club, which has been meeting continuously since 1990, recently celebrated its 35th anniversary. The event included a display of garden club memorabilia and a slideshow documenting the activities of the club over the years, both within Brightwater (Yard of the Month, Holiday Lights judging, neighborhood beautification) and in the wider community.

The Brightwater Garden Club meets at the Clubhouse at 6:30 p.m. on the fourth Monday of the month, September through April. They meet on the third Monday in November and there is no December meeting. Each month offers a presentation on a wide variety of gardening topics by Master Gardeners, Texas Master Naturalists and local gardening gurus. All are welcome. For more information, contact Pam Allan, President, 832-439-8944.



Four past and current presidents of the Brightwater Garden Club were in attendance at the 35th anniversary celebration. L to R: Janet Love (founding president), Pam Allan (current president), Nancy Hudson and Joanne Downing



Monday January 26, 2026:
“Preparing Your Yard for Spring”
 Dany Milichik, Enchanted Forest

Monday February 23, 2026:
“Gardening Tips with Experienced Brightwater Gardeners”
 Nancy Schoepf, Ben Valdez, and Peter Allan

LANDSCAPE UPDATE

Several landscape beds have lost shrubs and will be refurbished next spring. This includes the Lexington entrance as the City-County’s street construction project has created a challenge not only for residents navigating entering and exiting the neighborhood, but also the landscape beds which were cleared of plant material. The existing roses were removed due to rosette virus and the lateral irrigation lines, broken during the excavation of the intersection, prevented new shrubs and flowers to be planted. According to the City, the project should be completed by third quarter, 2026.



In addition, the HOA went out to bid for a landscape company to replace I.M.S. The contract was awarded to Monarch Landscape and their crews will be on property beginning January 2026. Monarch is a platinum partner for Weathermatic irrigation systems, a controller brand the HOA has used with units installed in multiple locations on the common grounds.

The shade cover bid from McKenna Contracting for the Northshore playground was approved by the Board. The materials for the structure have been ordered and it should be constructed in a February/March time schedule.

NEEDLEWORKERS GROUP STILL STITCHIN' AFTER 25 YEARS

Elaine Smith has coordinated a group of Brightwater needleworkers since 2009. These residents, who bring their hand sewing, knitting, crocheting, cross-stitching or other needlework projects, meet ten months out of the year in members' homes. They enjoy the company of fellow stitchers, partake of refreshments and share their latest accomplishments. The group meets the first Monday of the month at 7:00 p.m. except for July and August. If you would like more information about this group, contact Elaine at 281-499-6660. Congratulations to her and the other members for reaching a noteworthy milestone.



AN END TO BRIGHTWATER NEWS?



In the last issue, we asked for volunteers for several committees, one of which was the Communications group. We had no one step up. The current Chair, Diane Mauricio, is stepping down effective the end of the year. It is doubtful that the newsletter or eBulletin will continue to be published.

If you were thinking of volunteering, now is the time to reach out to talk with one of the committee volunteers (page 7 or email info@lakesofbrightwater.com).

**Children's
Holiday
Party**

Saturday, December 6
2:00 - 4:00 p.m.

Cookie Decorating
Crafts Music
Refreshments

Brightwater
Clubhouse

Thinking of selling?
Call me. Brightwater Resident for 19 years.

SOLD

Laura Parks 832-499-2757

Each office independently owned and operated

YARDS OF THE MONTH



MAY
4019 Eastshore Circle



JUNE
4103 Eastshore Circle



JULY
4135 Midstream Drive



SEPTEMBER
4526 Northshore Court



OCTOBER
1822 Lakefront Drive



NOVEMBER
2110 Westshore Drive

DID YOU KNOW...

- ❖ Brightwater has an outside firm conduct an HOA Reserve Study every five years, key to future repair and replacement work to maintain Brightwater's amenities. Each of the physical assets has a life span that can be predicted. Due to wise planning and responsible stewardship of our funds, homeowners are not burdened with special assessment fees when unexpected expenses arise. The HOA maintains two reserve accounts, Capital and Operational. Capital reserves are used to replace big-ticket items such as playground equipment or the roof on the Clubhouse. Operational reserve funds are used for one-time maintenance projects not included in the annual budget or Reserve Study, e.g., replacement of electrical boxes.
- ❖ Two separate but complementary programs are offered by the Fort Bend County Sheriff's Office: Take Me Home and Project Lifesaver programs help find missing loved ones with cognitive disabilities. "Project Lifesaver" uses radio-frequency technology (like a wristband) to quickly locate individuals who have wandered, while the "Take Me Home" program is a confidential database of personal information that law enforcement can access to help find and identify individuals who may have difficulty communicating. Both programs are free and are available to eligible residents of Fort Bend County. Go to www.fortbendcountytx.gov for more information.
- ❖ The HOA website, lakesofbrightwater.com, has a multitude of information regarding the neighborhood. At the bottom of the Home page, check out the Calendar and Amenities. The Documents page offers Architectural Control Guidelines, links to home improvement applications, Clubhouse and Pool rental forms and the latest GFL trash schedule. Current and archive issues of the Beacon newsletter are under the Communications tab.

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

Beverly Griffin - At Large
832-768-2461
bgriffinfnp@comcast.net

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
Joanie Sharp
joans1218@aol.com

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

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

Brightwater eBulletin
To subscribe, email
d6mauricio@gmail.com

Brightwater Website
www.lakesofbrightwater.com

PARKING IN THE STREET

Some streets in Brightwater almost look like narrow one-lane roads due to the number of resident cars parked in the street.

Please be courteous and park in your driveway whenever possible. This will allow your neighbors, as well as delivery vans, GFL trash & recycling trucks and emergency vehicles, to more easily access the street.

ELECTRONICS RECYCLING

Saturday, January 24, 2026
9:00 am - Noon (or until trucks are filled)
Buffalo Run Park - 1122 Buffalo Run Boulevard



Missouri City Green will be holding its 12th annual electronic recycling event for the community. Residents who want to donate drive through designated lanes to recycle their unwanted, outdated and/or broken electronics. Please leave items in your vehicle's trunk to make it easier for volunteers to unload your donations.

Missouri City Green coordinates this important event with the City of Missouri City and their Parks & Recreation Department. Last year, approximately 475 people dropped off acceptable items, totaling almost 30,000 pounds of unwanted or broken electronics being kept out of landfills. For more information, email info@missouricitygreen.org or visit their website at <https://www.missouricitygreen.org>.

THE BRIGHTWATER BEACON

P.O. Box 2191

Missouri City, TX 77459

281.652.5802

PRESORTED STANDARD
U.S. POSTAGE PAID
PAMELA PRINTING CO.
77478