



RIVERSTONE

Annual Homeowner Meeting

December 4, 2023

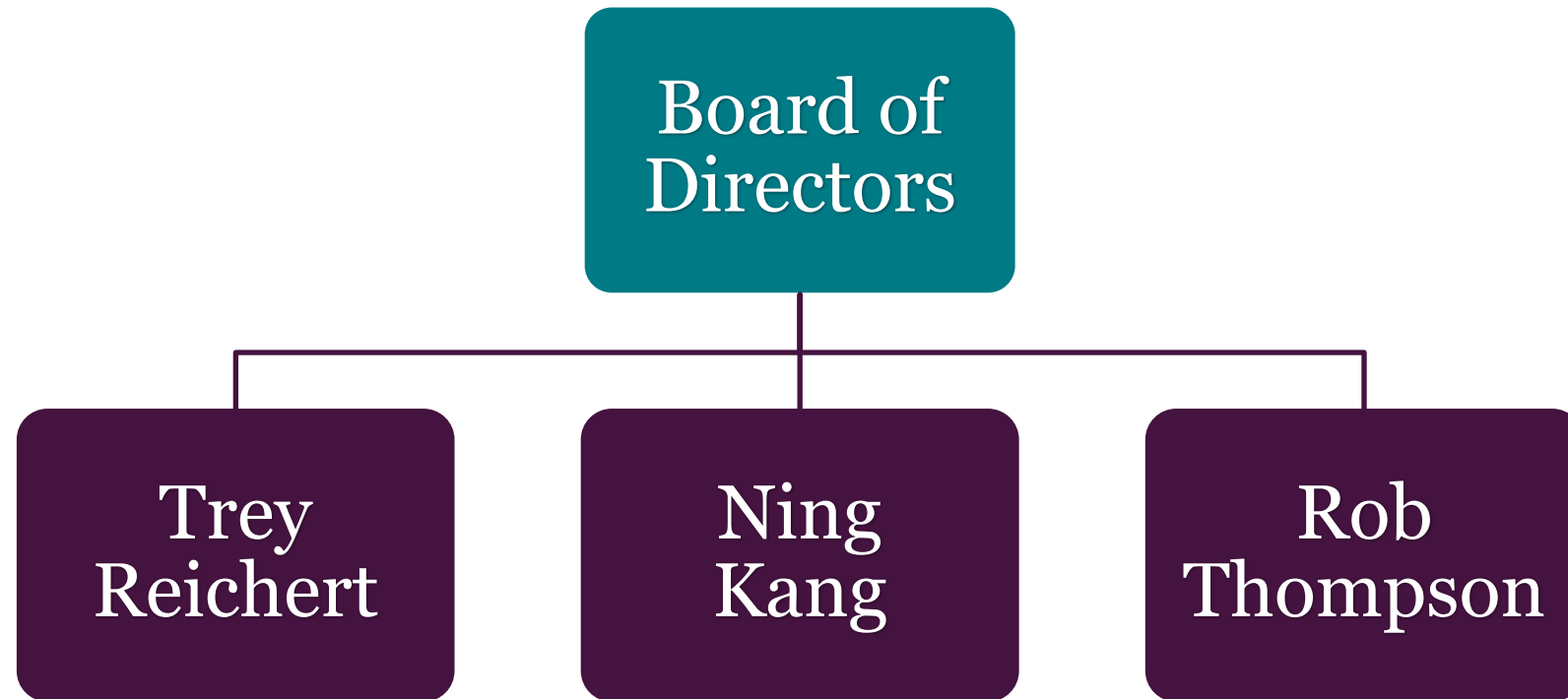


2023 Riverstone HOA Annual Meeting Agenda

- ❖ Call to Order, Welcome, & Introductions
- ❖ Approve 2022 Annual Meeting Minutes
- ❖ Developer's Update
- ❖ Riverstone Homeowners Association, Inc.
Overview
- ❖ Present Approved 2024 Assessments and Budget
- ❖ Questions & Answers



Riverstone Homeowners Association



The History of Riverstone



DEVELOPMENT UPDATE

Trey Reichert

Senior Vice President

Houston Land Development Operations
Johnson Development Corp.

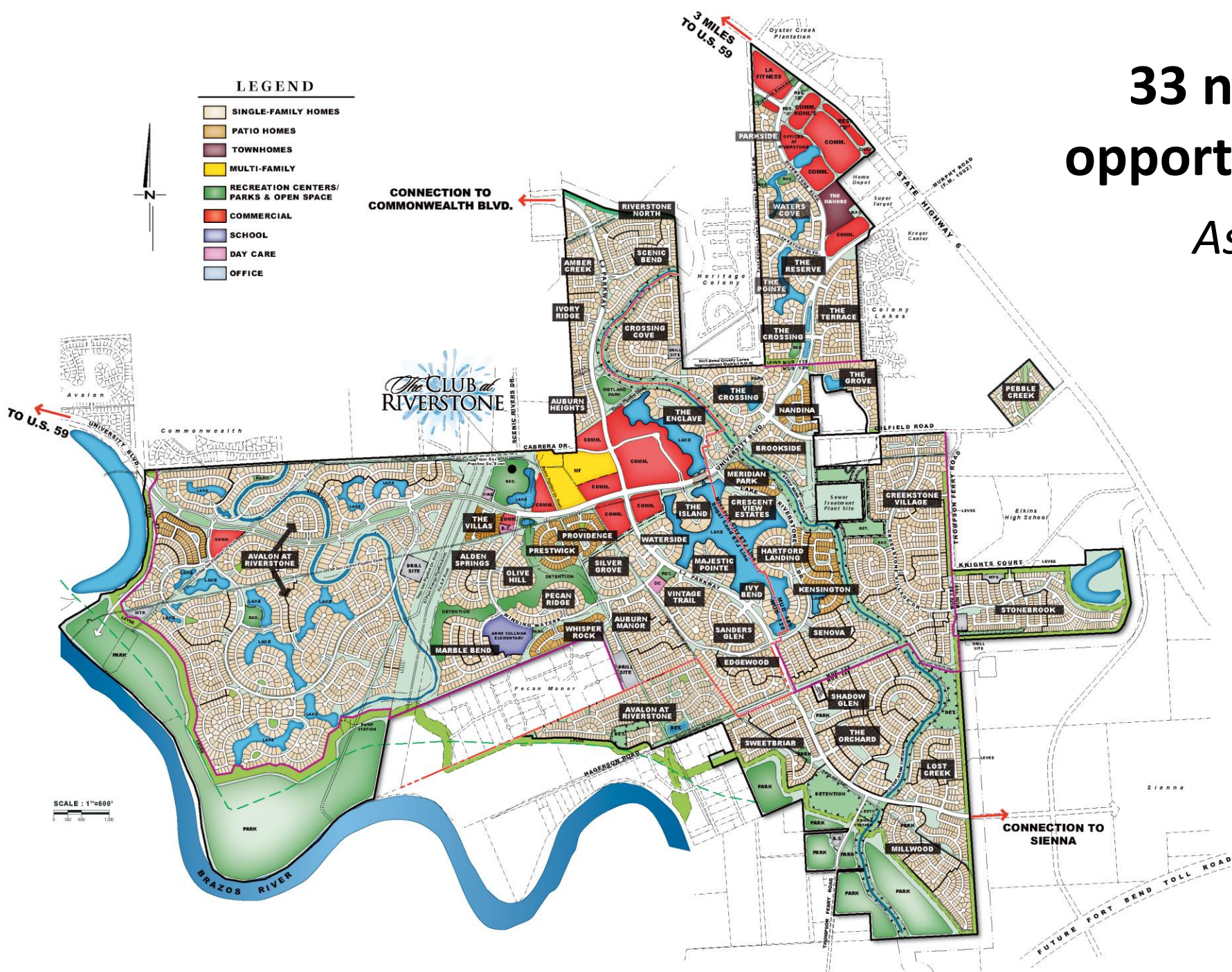
And

President

Riverstone HOA

33 new home sales opportunities remaining

As of 12/4/2023



AVALON

By the numbers



282 LOTS

Overall

281 reported sales

Average Sales Price:

\$763,279

Average SF: 3,622

Average \$/SF: **\$210.71**

2023

47 reported sales

Average Sales Price:

\$845,748

Average SF: 3,731

Average \$/SF: **\$226.67**

LAST SECTION IN RIVERSTONE



Future offices

KROGER

Future residential lots




CABRERA ROAD

LJ PKWY

UNIVERSITY BLVD

MONET ESTATES

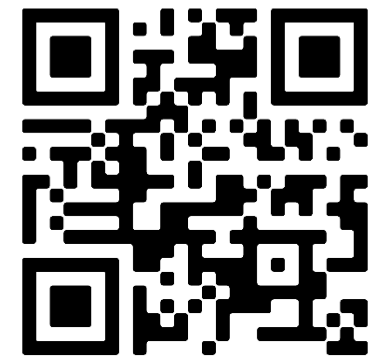
LOT SUMMARY

	30' x 95'	19 LOTS	59%
	40' x 95'	8 LOTS	25%
	55' x 95'	5 LOTS	16%

TOTAL 32 LOTS



Visit the website here





Riverstone Homeowners Association Overview

Jaime Villegas
General Manager

Riverstone Homeowners Association Staff



General Manager

Jaime Villegas

Community Relations

Ryan Evans

Community Relations &
Recreation Director

Damien Pennington
Community Relations &
Recreation Supervisor

Danelle Andel
Community Relations
Coordinator

Briana Davis
Front Desk Administrator

Finance

Felecia Alexander
Finance Manager

Mariona Code
Finance Assistant

Compliance

Sean Parker
Compliance Manager

Elisa Maldonado
Compliance Assistant

Aby David
Compliance Coordinator

Cristina Saucedo
Compliance Coordinator

Melissa Zavala-Arocha
Part Time
Compliance Coordinator

Erica Aguirre
Compliance Assistant

Risher Fitness & Tennis

Lindsay Marsh
Fitness Director

Giorgio Botto
Tennis Pro

Wayne Rollock
Assistant Tennis Pro

Operations

Julie Kveton
Operations Manager

Randi Miller
Operations Supervisor

Jose Zelaya
Maintenance Tech

Ivan Garza
Maintenance

Lucas Gomez
Part Time
Maintenance

Andrew Hooie
Gated Neighborhood
Maintenance Tech

Lifestyle

Solomon Delaney
Director of Fun

Barbara Mendoza
Lifestyle Coordinator

Riverstone Homeowners Association

Board of Directors

- Policy Making
- Long-Term Vision

Management

- Work Toward Achieving Board Vision
- Serve Our Residents
- Enforce Deed Restrictions
- Implement Policies
- Maintain Common Areas and Assets
- Provide Community Events

Volunteers

- Resident Committees:
 - Landscape Committee
 - Architectural Review Committee
 - Hearing Advisory Committee
 - Foundation Committee
 - Gated Neighborhood Committees
 - New Finance Committee



Riverstone Homeowners Association Compliance Overview

**Sean Parker
Compliance Manager**

2023 Compliance Department

Architectural Modifications

645 Applications Reviewed

Types of Applications Reviewed:

- Landscaping: 70
- Shade Structures: 68
- Basketball Goals: 50

Deed Restriction Violations

7,489 Total Violations Letters Sent To 2,937 Houses

Top Violations

- Trash Receptacle in View: 2,775
- Lawn Maintenance: 2,250
- Tree Maintenance: 923

Compliance Communications Information

- Targeted eblasts to specific neighborhoods on compliance issues.
- Numerous newsletter articles and information on compliance.
- The department fielded and responded to hundreds of phone calls and thousands of emails from residents and other persons.

Resident Committees

▶ **Architectural Review Committee –**

- ❖ Responsible for approving or disapproving applications made to it for proposed alterations, additions or changes to be made to the exterior of homes and/or any portion of the Lot itself.
- ❖ Committee has reviewed 645 applications thus far in 2023.

▶ **Hearing Advisory Committee –**

- ❖ Responsible for holding hearings for members of the Associations to determine if fines or other penalties should be imposed for violations of the Associations' respective dedicatory instruments.
- ❖ Committee has reviewed 39 compliance related deed restriction violations thus far in 2023.

If you are interested in volunteering on a Resident Committee, please email customercare@riverstone.com.



Riverstone Homeowners Association Operations Overview

**Julie Kveton
Operations Manager**

2023 Operations Department

- ▶ Major Landscape Enhancements
- ▶ Painting and Repairs to Wrought Iron Fences
- ▶ Monument Lighting - Hwy 6 & Riverstone Blvd
- ▶ Brick Wall Repairs/Replacements
- ▶ Concrete Repairs
- ▶ Monument Letter Painting
- ▶ Maintenance Yard Completed
- ▶ Purchased a Power Washing trailer & Stripper





LUKE is your
community assistant

Contact Us

George Culver
President, LUKE Applications
832.443.0076 (mobile)
gculver@getluke311.com
www.getluke311.com

LUKE is the **simple** and **easy** way for you to **report** the items in your community that need some attention.

Report items like potholes, signage, street-lights, overgrown landscaping, and sidewalk concerns.

No need to track down the correct service provider or the responsible entity. We will do that for you.



Simply **open**
the App



Confirm the
location



Describe the
item, take a photo
(we like those, they really help)



Tap
submit

That's it. We will take it from there.

*See other side for Work Order services to manage resident engagement.

Resident Committees

- ▶ **Landscape Committee** – Assists in the beautification of the community by identifying needed landscaping-related projects and priority areas. Coordinates yard of the month and the annual home holiday decorating contest. Helps identify areas that may not accurately reflect the pride of the community (i.e. littering) and works with staff to brainstorm ideas that promote taking pride in our community.
- ▶ If you are interested in volunteering on a Resident Committee, please email customercare@riverstone.com.



**Riverstone Homeowners
Association
Community Relations and
Recreation Overview**

Ryan Evans
Community Relations & Recreation Director

2023 Recreation Department

▶ Fitness

- ▶ Introduced New Fitness Programming
 - ▶ Offered Fearless Female Fitness for teens in Riverstone
 - ▶ Offered CPR/AED/First Aid Certification
 - ▶ Fitness/Wellness Events Throughout The Year
 - ▶ New Pilates and Barre programming
 - ▶ Renovations and upgrades to the Fitness Center and Flex Room



▶ Tennis

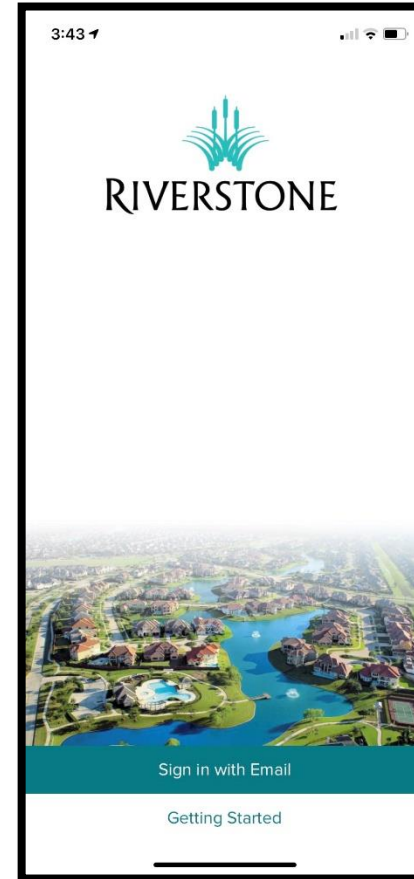
- ▶ Installation of new shade structures at The Club at Riverstone Tennis Courts
- ▶ Beginning construction of the Tennis Pro Shop

▶ Pools

- ▶ Introduced new Cantilever Umbrellas at the Water Park
- ▶ Introduced two new Cabana's at the Water Park
- ▶ Completed Creekstone Recreation Center Renovations to both the pool and parking lot.
- ▶ Worked With Pool Management Company to Minimize Staffing Shortages

2023 Community Relations Department

- ▶ Enhanced Use of Riverstone App (Stats Through Sept 30th)
 - ▶ 98% Adoption Rate
 - ▶ 7233 Total Active Resident Users
 - ▶ 8,265 Total Sessions Monthly
- ▶ Resident Communication
 - ▶ Assisted with frequent email communications for Riverstone residents.
 - ▶ Printed approx. 1,600 Resident Amenity Cards
 - ▶ Hosted a Wildlife Seminar with Texas Parks and Wildlife
- ▶ HOA Communication Outlets
 - ▶ Email Blasts
 - ▶ Website (www.Riverstone.com)
 - ▶ Monthly Newsletter (Riverstone Reflections)
 - ▶ Riverstone App
 - ▶ LED Board (University Blvd & Oilfield Rd)



Resident Committees

▶ **Foundation Committee –**

- ❖ Works alongside the HOA Staff and Board to review grant applications and select projects and programs believed to best reflect the needs and interests of the community. Foundation fees are primarily used to fund community events, health and wellness, technology, education, the environment, and enhancements to infrastructure within the community.

▶ **Gated Neighborhood Committee(s) –**

- ❖ Responsible for recommending service levels and providing input on reserve projects for their respective Gated Neighborhood (such as gate operations, landscaping, camera systems, etc.). They also provide input on annual Gated Neighborhood Assessment levels and annual budgets.

- ▶ If you are interested in volunteering on a Resident Committee, please email customercare@riverstone.com.

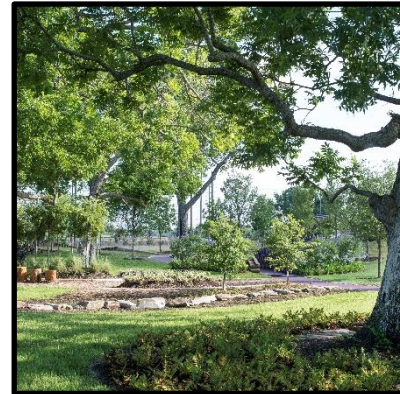


Riverstone Homeowners Association Financial Overview

Felecia Alexander
Finance Manager

2023 Finance Department

- ▶ Maintained a Collection Rate on Outstanding Assessments to Above 98.5%.
- ▶ Processed 374 Home Closings Through 11/15/2023
- ▶ Processed 835 Vendor Invoices Through 11/15/2023
- ▶ Diversified the Investments in the reserve fund and increased earnings from Investments by 32%.





Riverstone Homeowners Association

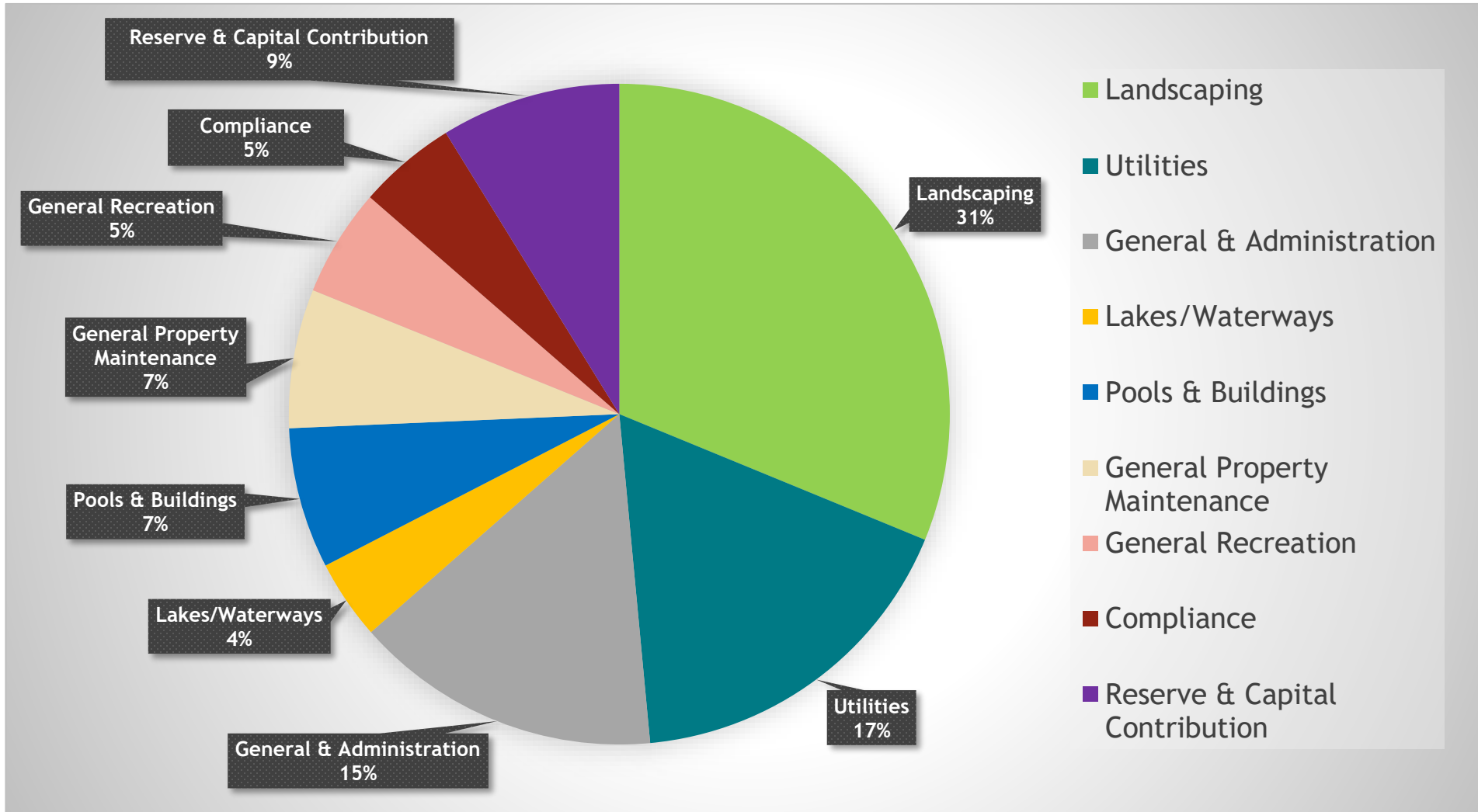
2024 Budget & Assessments

2023-2024 Operating Budget

		2023	2024
Income		BUDGET	BUDGET
Assessment Income		\$ 7,871,291	\$ 8,310,741
Other Income		\$ 909,406	\$ 783,685
Total Income		\$ 8,780,697	\$ 9,094,426
Expenses			
Common Areas		\$ 5,807,016	\$ 6,032,716
Recreation & Fun		\$ 462,954	\$ 476,683
Compliance		\$ 407,484	\$ 434,368
General & Administrative		\$ 1,327,975	\$ 1,356,483
Reserve & Capital Contribution		\$ 775,267	\$ 794,176
Total Expenses		\$ 8,780,697	\$ 9,094,426
Operating Income/Loss		\$ -	\$ -

Budgeted Assessment Income and Expenses do not include the separate Gated Neighborhood Assessments/Budgets.

Major Operating Costs



2024 Cost Per Unit

Residential Assessment Rate* **\$1,268**

<u>Expenses</u>	<u>Cost Per Unit</u> (6,523 Units)
Common Area	\$ 925
Recreation	\$ 72
Compliance	\$ 67
General & Admin	\$ 208
Reserves (from Assessment)	<u>\$ 122</u>
	\$1,394

*Non-Assessment Revenue Reduces Assessment Amount

Non-Assessment Revenue

Sources of Non-Assessment Revenue:

- Transfer Fees
- Certificate of Compliance & Resale Certificate Fees
- Collection-Related Fees
- Deed Restriction Fines
- Interest Earnings
- Reimbursement From Other Entities for Services
(Levee Improvement District, Riverstone Commercial POA, etc.)



Estimated 2024 Non-Assessment Revenue is \$783,685

Historical Assessment Rate

Year	Annual Assessment	Units
2014	\$ 895	3,211
2015	\$ 975	3,460
2016	\$ 1,015	4,280
2017	\$ 1,015	4,826
2018	\$ 1,050	5,540
2019	\$ 1,080	5,904
2020	\$ 1,090	6,116
2021	\$ 1,110	6,253
2022	\$ 1,110	6,408
2023	\$ 1,208	6,481
2024	\$ 1,268	6,543

2024 Assessment Payment Options

Electronic

- E-Check
- Credit Card
- Debit Card

Personal Check

Payment Plan

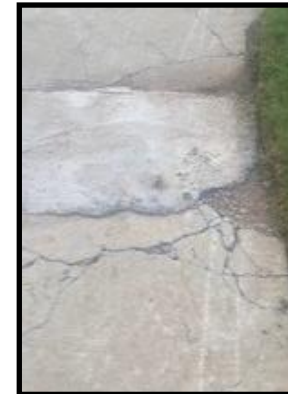
Personal Bill Pay

2024 Reserve Budget

Beginning Balance				2,907,614.00
<i>Reserve Income</i>				
Contributions				\$ 1,246,268.00
Interest on Reserve Accounts				\$ 50,086.03
Total Income				\$ 1,296,354.03
<i>Reserve Expenses</i>				
2024 Reserve Expenses				\$ (1,242,862.35)
Total Expenses				\$ (1,242,862.35)
Projected Ending Balance				\$ 2,961,105.68
<i>As of 12/31/2024</i>				

2024 Reserve Projects

- ▶ Tennis Pro Shop Construction
- ▶ Concrete & Sidewalk Replacements
- ▶ Landscaping and Irrigation Upgrades
- ▶ Fencing and Brick Wall Replacements
- ▶ Playground Equipment and Fall Surface
- ▶ Riverstone Recreation Pool Renovations
- ▶ Streetlight Banner Replacements
- ▶ Monument Lighting Upgrades
- ▶ Fitness Center Equipment Replacements



New Resident Finance Committee

- ▶ **Finance Committee** – Works alongside the HOA Staff and Board to review short and long-term investments of Riverstone HOA funds, Riverstone's HOA Annual Operating Budget, capital requirements, reserve studies, and insurance coverage.
- ▶ If you are interested in volunteering on a Resident Committee, please email customer@riverstone.com.



Riverstone Homeowners Association Lifestyle Overview

Solomon Delaney
Director of Fun

2023 Lifestyle Department

- **2023 Community Spirit Award (CAI)**

- **2023 – Calendar Events**

- **January 5th:** Back 2 School Breakfast
- **January 29th:** Casino Night
- **February 10th:** Chicago Under the Stars
- **February 25th:** Touch A Truck
- **March 13th – March 17th** Best Week Ever
- **March 2nd:** Health Fair
- **April 2nd :** Trip to Houston Rockets Game
- **April 15th:** Kid Fishing Tournament
- **May 13th:** Mother's Day Brunch
- **May 19th:** Bite Nite Friday
- **June 17th:** All Fore Dad Top Golf Trip
- **July 1st :** Red, White & Boom!
- **July 29th :**Summer Luau
- **August 18th:** Wine Tasting
- **September 13th:** Will Workshop
- **September 21st:** Bus Trip to Painted Churches
- **October 21st:** Wicked Fun Run
- **October 28th:** Trail Of Treats
- **November 15th:** Wreath Making Class
- **November 17th:** Holiday Market
- **December 16th:** Winter Wonderland

- **2023 Texas Festival & Events Association**

- 2 Golds
- 2 Silvers
- 2 Bronze

- **Riverstone Gives Back**

- Texas Gulf Coast Blood Center
- Fort Bend Women's Center
- Relay for Life
- Child Advocates
- The Brookwood Community
- East Ford Bend Human Needs
- Sole Loved
- Second Mile
- The Wildlife Center of Texas



Looking Ahead 2024

- **2024 Events**
 - National Night Out
 - October Fest
 - Diwali
 - Shows at the Hobby Center
 - Music in the Park
 - Tai Chi
 - Earth Day Project
 - Utilizing other facilities in the community
 - New Workshops
 - Club 55!
 - And More

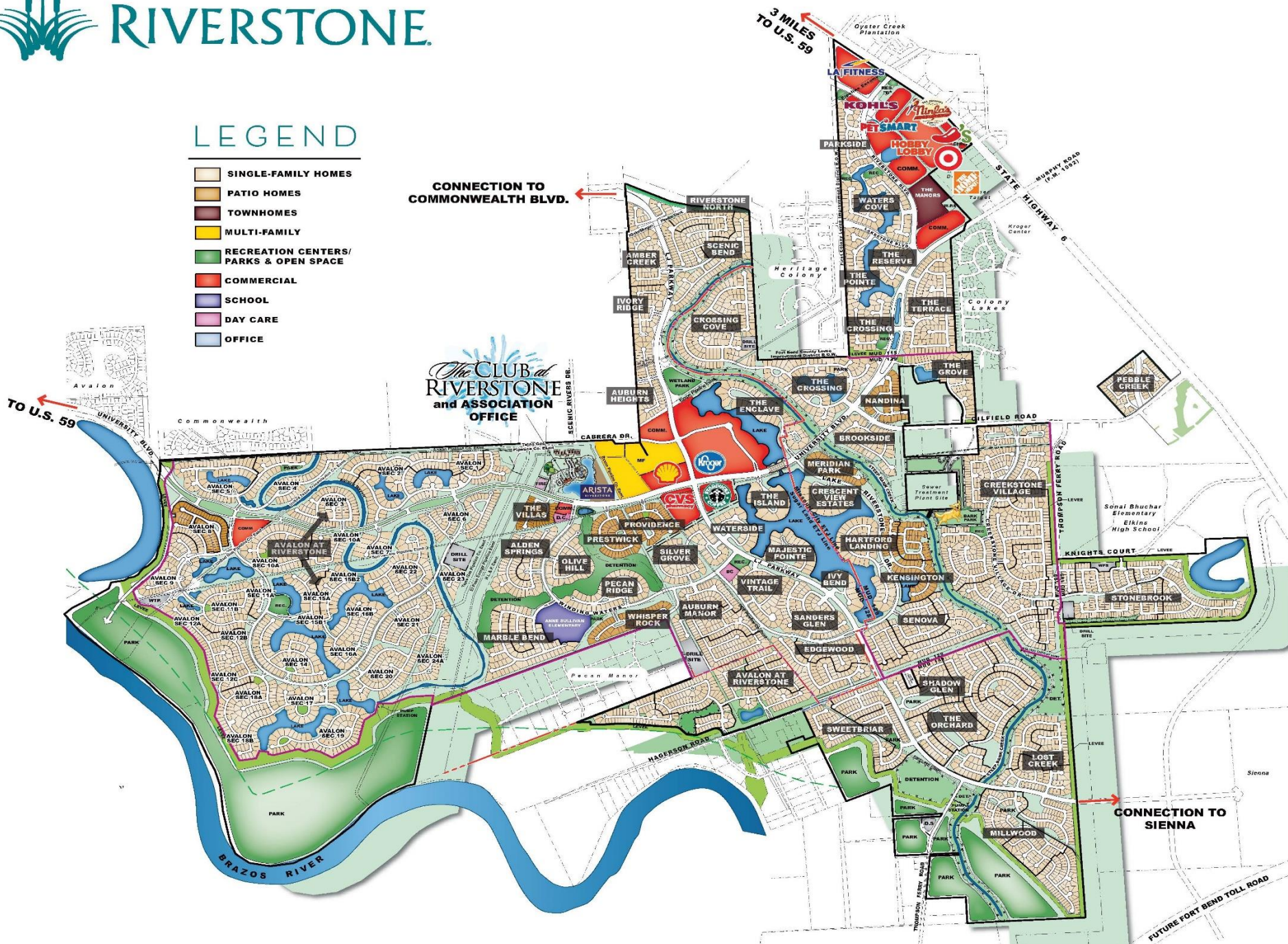
- **Cultural Advisory Group**
 - solomond@riverstone.com
 - 281-778-2038



Questions & Answers

LEGEND

-  SINGLE-FAMILY HOMES
-  PATIO HOMES
-  TOWNHOMES
-  MULTI-FAMILY
-  RECREATION CENTERS/
PARKS & OPEN SPACE
-  COMMERCIAL
-  SCHOOL
-  DAY CARE
-  OFFICE



CONNECTION TO
COMMONWEALTH BLVD.

*The Club at
Riverstone*
and ASSOCIATION
OFFICE


CONNECTION TO
SIENNA

3 MILES
TO U.S. 59

TO U.S. 59

FUTURE FORT BEND TOLL ROAD

**Thank You For
Attending!**

The background features abstract geometric shapes in teal and gold colors, primarily on the right side of the slide. The shapes are layered and semi-transparent, creating a modern, dynamic look. A thin white line also runs diagonally across the right side.