



RIVERSTONE

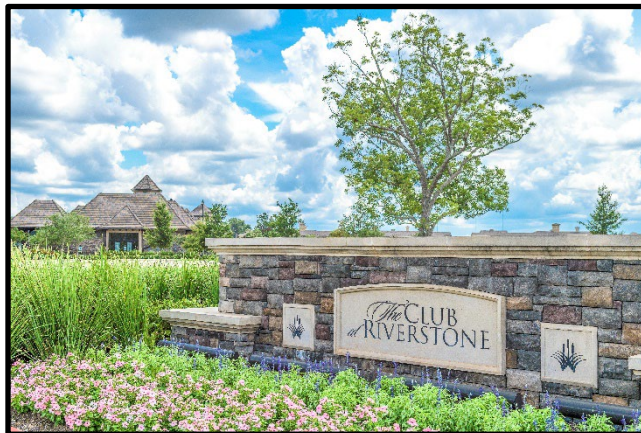
Annual Homeowner Meeting

December 1, 2022

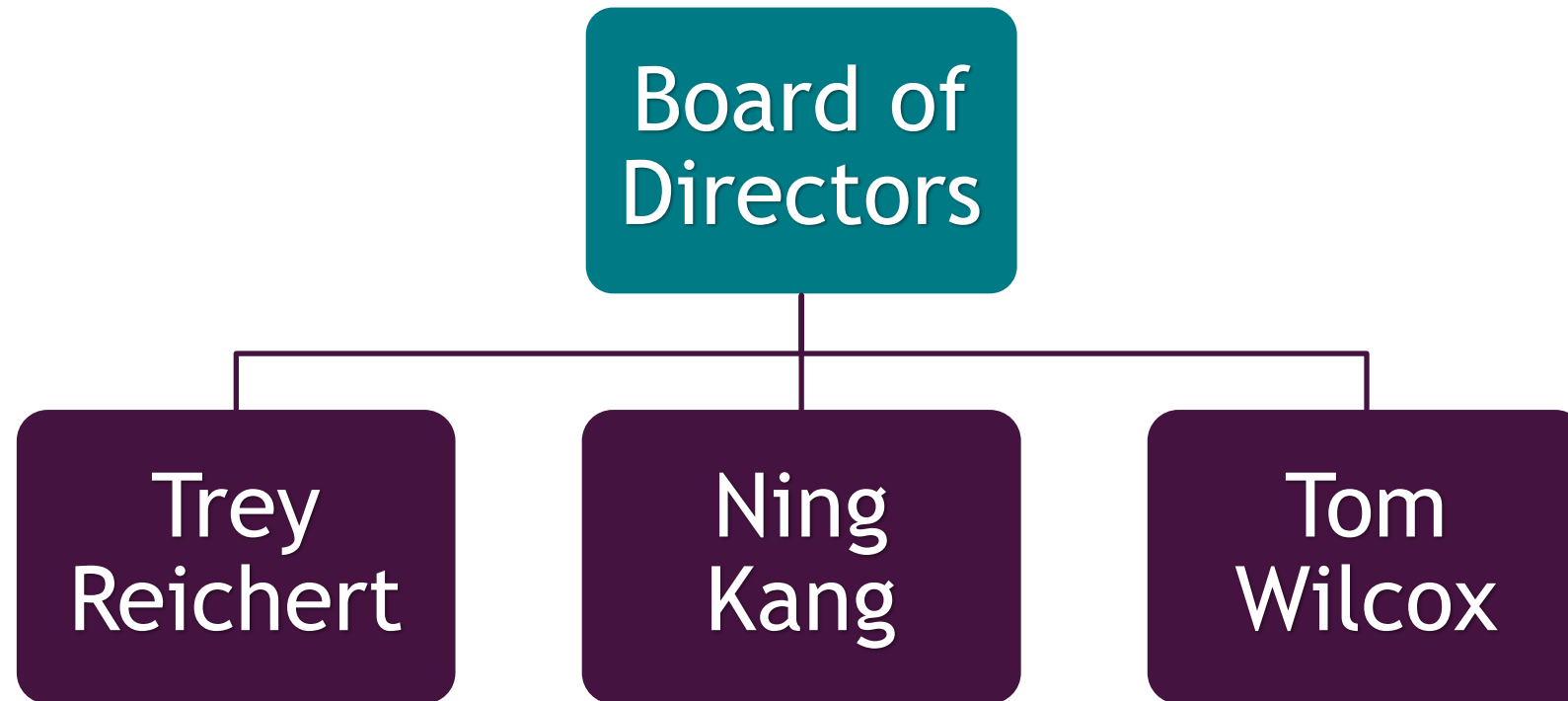


2022 Riverstone HOA Annual Meeting Agenda

- ❖ Call to Order, Welcome, & Introductions
- ❖ Approve 2021 Annual Meeting Minutes
- ❖ Developer Update
- ❖ Riverstone Homeowners Association, Inc. Overview
- ❖ Present Approved 2022 Assessments and Budget
- ❖ Questions & Answers



Riverstone Homeowners Association



DEVELOPMENT UPDATE

Trey Reichert

Vice President and General Manager

Riverstone by Johnson Development Corp.

And

President

Riverstone HOA

Residential Data as of 11/30/2022

Total homes planned in Riverstone:	6,548
Total occupied homes:	6,432
Remaining until full build-out:	116

AVALON AT RIVERSTONE

Hageron Road tract



HAGERSON ROAD

Photo taken 11/30/2022

AVALON

By the numbers



282 LOTS

Overall

232 reported sales

Average Sales Price:

\$734,560

Average SF: 3,599

Average \$/SF: **\$204.11**

2022

68 reported sales

Average Sales Price:

\$857,365

Average SF: 3,664

Average \$/SF: **\$234.02**

COMMERCIAL DEVELOPMENT





Remaining
developer
property

Future offices

5.39 ACRES
(Sold on 6/1/22)

KROGER

3.1 ACRES
(owned by developer)

* Future residential lots

CABRERA ROAD

2.89 ACRES
(Sold in 2016)

LJ PKWY

UNIVERSITY BLVD

Photo taken 11/30/2022



Riverstone Homeowners Association Overview

Jaime Villegas
General Manager

Riverstone Homeowners Association Staff

General Manager

Jaime Villegas

Community Relations

Nick Deacon
Community Relations &
Recreation Director

Danelle Andel
Front Desk Administrator

Melissa Zavala-Arocha
Front Desk

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

Operations

Julie Kveton
Operations Manager

Randi Miller
Operations Coordinator

Jose Zelaya
Maintenance Tech

Ivan Garza
Maintenance

Lifestyle

Solomon Delaney
Director of Fun

Barbara Mendoza
Lifestyle Coordinator

Fitness & Tennis

Lindsay Marsh
Fitness Director

Giorgio Botto
Tennis Pro

Wayne Rollock
Assistant Tennis Pro



Riverstone Homeowners Association

Board of Directors

- Policy Making
- Long-Term Vision

Management

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

Volunteers

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

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 668 applications thus far in 2022.

▶ **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 52 compliance related deed restriction violations thus far in 2022.

▶ **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.

Resident Committees

- ▶ **Landscape Committee** – Assists in 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 which 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.
- ▶ **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.
 - ❖ Committees were established in September 2022. Out of the 11 Gated Neighborhood Areas, 9 have resident volunteers providing important feedback.
- ▶ If you are interested in volunteering on a Resident Committee, please email customercare@riverstone.com.

2022 Compliance Department

Architectural Modifications

668 Applications Reviewed

Types of Applications Reviewed:

- Basketball Goal
- Swimming Pool/Spa
- Landscaping
- Solar Panels/Screens/Film
- Outdoor Kitchen
- Patio Covers/Shade Structures
- Storage Shed
- Patio Extension
- Generators

Deed Restriction Violations

4,782 Total Violations Letters Sent To 2,937 Houses

Top Violations

- Lawn Maintenance: 1,769
- Trash Receptacle in View: 1,405
- Driveway/Sidewalk Maintenance: 827

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.

2022 Operations Department

- ▶ **Major Landscape Enhancements** – Residual damage from the 2021 winter storm, compounded with the 2022 drought caused the community to lose a significant amount of plant material. Major plant replacement projects have been completed in several neighborhood entrances, major boulevards, parks and other areas throughout the community.
- ▶ **Hog Fences** – Installation & Repairs
- ▶ **Brick Wall Repairs/Replacements**
- ▶ **Street Sign Replacement**
- ▶ **Power Washing/Roof Cleaning**
- ▶ **Irrigation Upgrade Phase 1**



2022 Recreation Department

▶ Fitness

- ▶ Welcomed New Fitness Director, Lindsay Marsh
- ▶ Introduced Fitness Programming
 - ▶ Three Complimentary Group Exercise Classes Per Week
 - ▶ Fitness/Wellness Events Throughout The Year
 - ▶ Water Fitness Series (June to September)



▶ Tennis

- ▶ Upgraded Lights at The Club at Riverstone Tennis Courts
- ▶ Installed New Windscreens on All Riverstone Tennis Courts
- ▶ Striped An Additional Tennis Court for Pickleball Play



▶ Pools

- ▶ Hired Seasonal Recreation Team Members to Improve Customer Service at Community Pools
- ▶ Completed The Waterpark at Riverstone Renovations
- ▶ Worked With Pool Management Company to Minimize Staffing Shortages

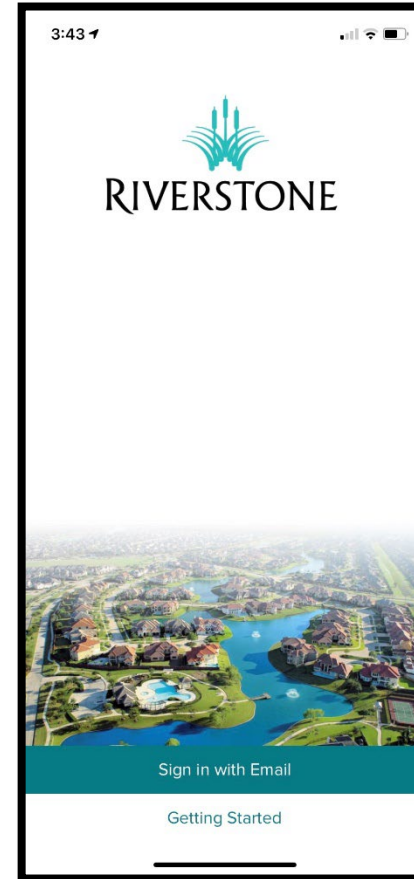
▶ Addition of Sand Volleyball Court (located at The Club at Riverstone)

▶ Successful Summer Camp & Winter Camp Offerings



2022 Community Relations Department

- ▶ Enhanced Use of Riverstone App (Stats Through Sept 30th)
 - ▶ 91% Adoption Rate
 - ▶ 9,663 Total Active Resident Users (15% increase over 2021)
 - ▶ 12,774 Total Sessions Monthly (42% increase over 2021)
- ▶ Resident Communication
 - ▶ Assisted with frequent email communications for both overall community and gated neighborhoods.
 - ▶ Printed approx. 1,500 Resident Amenity Cards
 - ▶ Established Gated Neighborhood Committees
- ▶ HOA Communication Outlets
 - ▶ Email Blasts
 - ▶ Website (www.rshoa.org)
 - ▶ Monthly Newsletter (Riverstone Reflections)
 - ▶ Riverstone App
 - ▶ LED Board (University Blvd & Oilfield Rd)



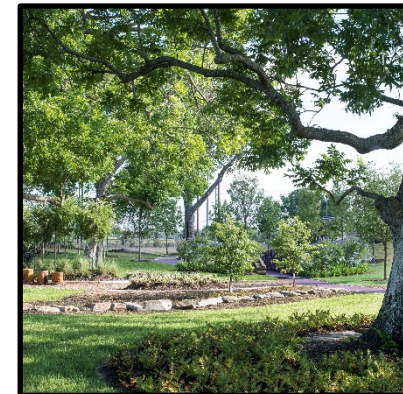
2022 Lifestyle Department

- ▶ **Launched Club55!** – Events Organized Specifically for Residents 55 Years Old or Better
- ▶ **2022 – All Events Returned to In-Person!**
 - ▶ **January 15th:** Health & Fitness Fair
 - ▶ **January 29th:** Casino Night
 - ▶ **February 5th:** Father Daughter Dance
 - ▶ **February 26th:** Touch A Truck
 - ▶ **March 20th:** Houston Rockets Resident Trip
 - ▶ **March 26th:** Riverstone 20th Birthday Bash
 - ▶ **April 23rd:** Crawfish Boil
 - ▶ **April 30th:** Kid Fish
 - ▶ **May 6th & 7th:** Mother's Day Flower Bar
 - ▶ **May 13th:** Bite Nite Friday
 - ▶ **June 18th:** Father's Day Top Golf Resident Trip
 - ▶ **July 2nd:** Red, White & Boom!
 - ▶ **August 19th:** Scotch & Cigar Night
 - ▶ **September 18th:** Mother & Son Dance
 - ▶ **October 29th:** Trail Of Treats
 - ▶ **November 17th:** Tree Lighting
 - ▶ **November 18th:** Holiday Market
 - ▶ **December 17th:** Winter Wonderland



2022 Finance Department

- ▶ Maintained a Collection Rate on Outstanding Assessments to Above 98.5%.
- ▶ Processed 374 Home Closings Through 11/30/2022
- ▶ Processed 835 Vendor Invoices Through 11/21/2022
- ▶ Recovered over \$104K from Fort Bend County for Property Taxes for the Years 2017-2019 That Were Improperly Billed.





Riverstone Homeowners Association

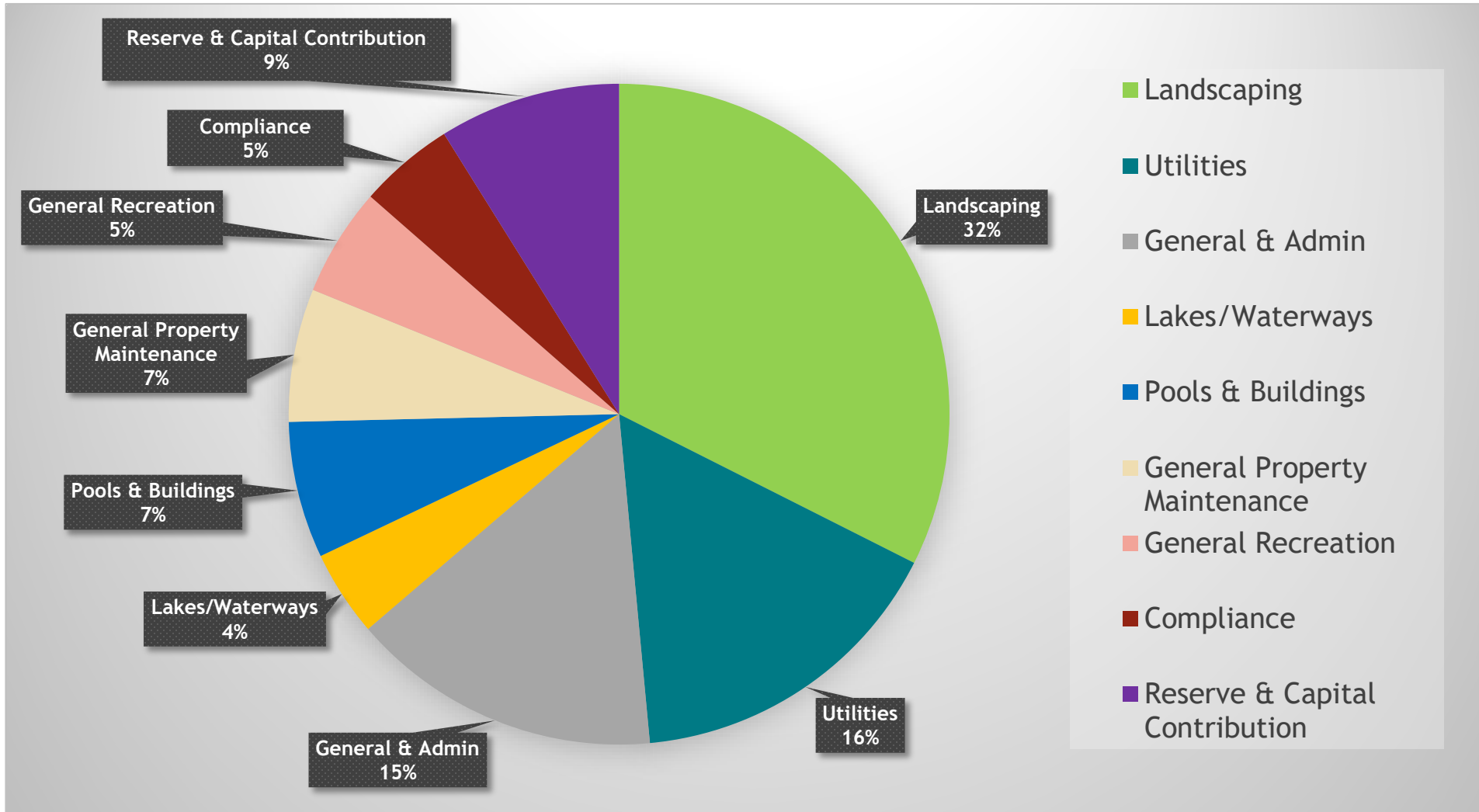
2023 Budget & Assessments

2022-2023 Operating Budget

	2022	2023
	BUDGET	BUDGET
Income		
Assessment Income	\$ 7,160,970	\$ 7,871,291
Other Income	\$ 787,297	\$ 909,406
Total Income	\$ 7,948,267	\$ 8,780,697
Expenses		
Common Areas	\$ 5,141,073	\$ 5,807,016
Recreation & Fun	\$ 405,340	\$ 462,954
Compliance	\$ 377,776	\$ 407,484
General & Administrative	\$ 1,004,274	\$ 1,327,975
Reserve & Capital Contribution	\$ 1,019,804	\$ 775,267
Total Expenses	\$ 7,948,267	\$ 8,780,697
Operating Income/Loss	\$ -	\$ -

Budgeted Assessment Income and Expenses Do Not Include the Separate Gated Neighborhood Assessments/Budgets.

Major Operating Costs



2023 Cost Per Unit

Residential Assessment Rate* **\$1,208**

<u>Expenses</u>	<u>Cost Per Unit</u> (6,481 Units)
Common Area	\$ 896
Recreation	\$ 71
Compliance	\$ 63
General & Admin	\$ 205
Reserves (from Assessment)	<u>\$ 120</u>
	\$1,355

*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 2023 Non-Assessment Revenue is \$909,406

Historical Assessment Rate

Year	Annual Assessment	Units
2013	\$ 895	2,849
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

2023 Assessment Payment Options

Electronic

- E-Check
- Credit Card
- Debit Card

Personal Check

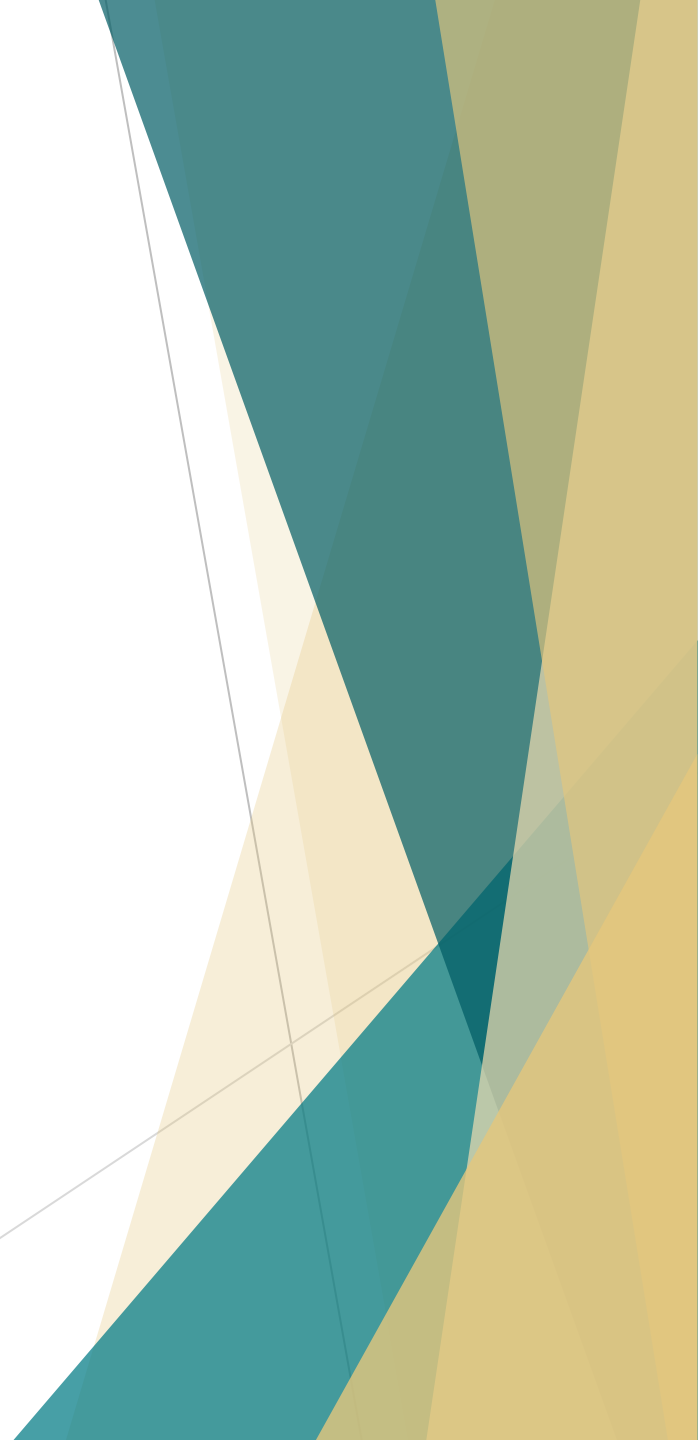
Payment Plan

Personal Bill Pay

2023 Reserve Budget

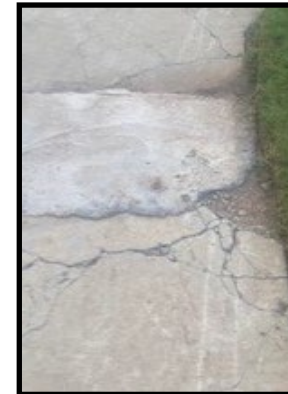
Beginning Balance				3,398,037.00
<i>Reserve Income</i>				
Contributions				\$ 961,938.50
Interest on Reserve Accounts				\$ 32,193.00
Total Income				\$ 994,131.50
<i>Reserve Expenses</i>				
2023 Reserve Expenses				\$ (2,067,901.00)
Total Expenses				\$ (2,067,901.00)
Projected Ending Balance				\$ 2,324,267.50
<i>As of 12/31/2023</i>				

Looking Ahead To 2023



2023 Reserve Projects

- ▶ Concrete & Sidewalk Replacements
- ▶ Landscaping and Irrigation Upgrades
- ▶ Fencing and Brick Wall Replacements
- ▶ Playground Equipment and Fall Surface
- ▶ Creekstone Village Pool Renovations
- ▶ Streetlight Banner Replacements
- ▶ Monument Lighting Upgrades
- ▶ Fitness Center Equipment Replacements

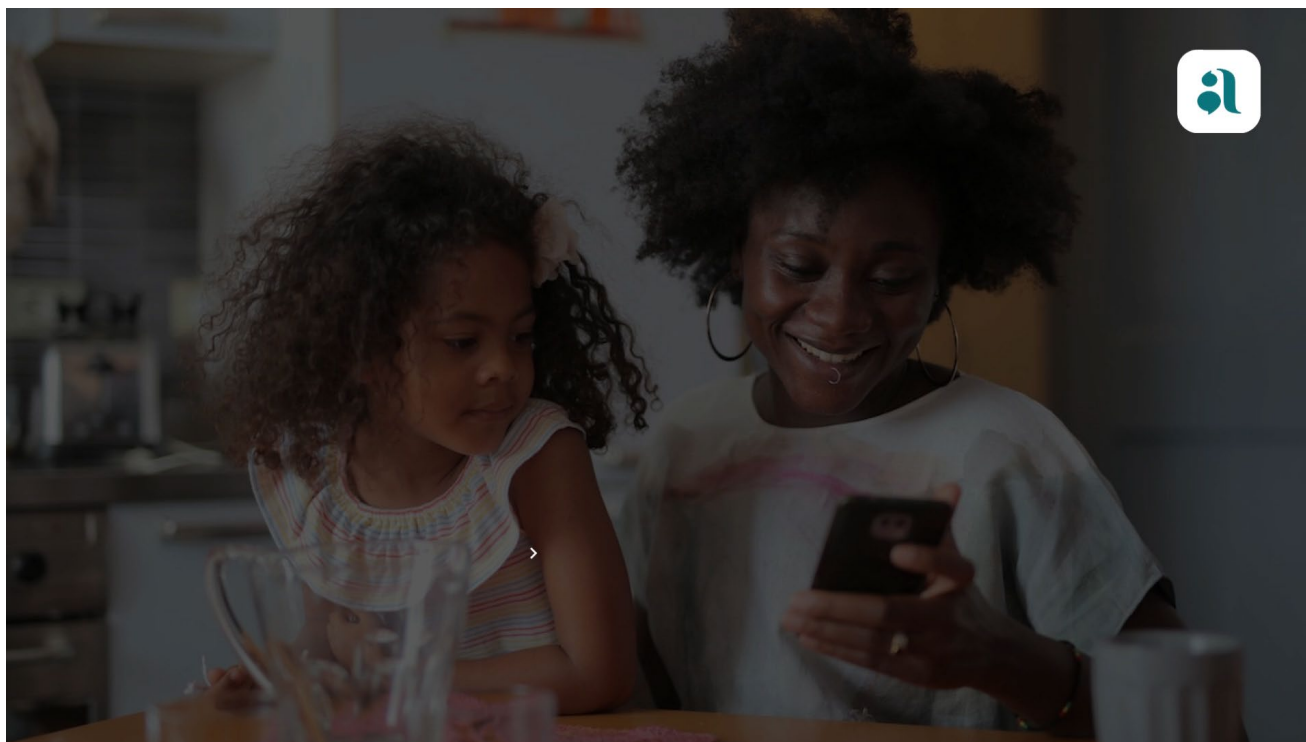


Looking Forward to 2023

- ❖ Launch Riverstone App Mobile Access Feature
- ❖ Assess Additional Hog Fencing Locations & Mitigation Efforts
- ❖ Evaluate Additional Reforestation & Landscape Enhancements
- ❖ Expand Collaboration with Gated Neighborhood Committees
- ❖ Establish New Resident Taskforce (Cultural Event Advisory)
- ❖ Establish New Resident Committee (Finance Advisory)
- ❖ Evaluate Current and Potential Future Amenities
 - Tennis Court Pro Shop
 - Butterfly Garden
 - Lap Lane Pool Adjustments
- ❖ Begin Phase Two of Community Irrigation Upgrade

Riverstone App Mobile Access

Powered by Alosant



Coming January 2023!

Retiring HOA Board Member

Thank You for
Over 20 Years of
Service & Dedication
to the Riverstone
Community!



Tom Wilcox

**Welcome to Our New
HOA Board Member,
Rob Thompson!**



Questions & Answers



LEGEND

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



**RIVERSTONE
INFORMATION
CENTER**

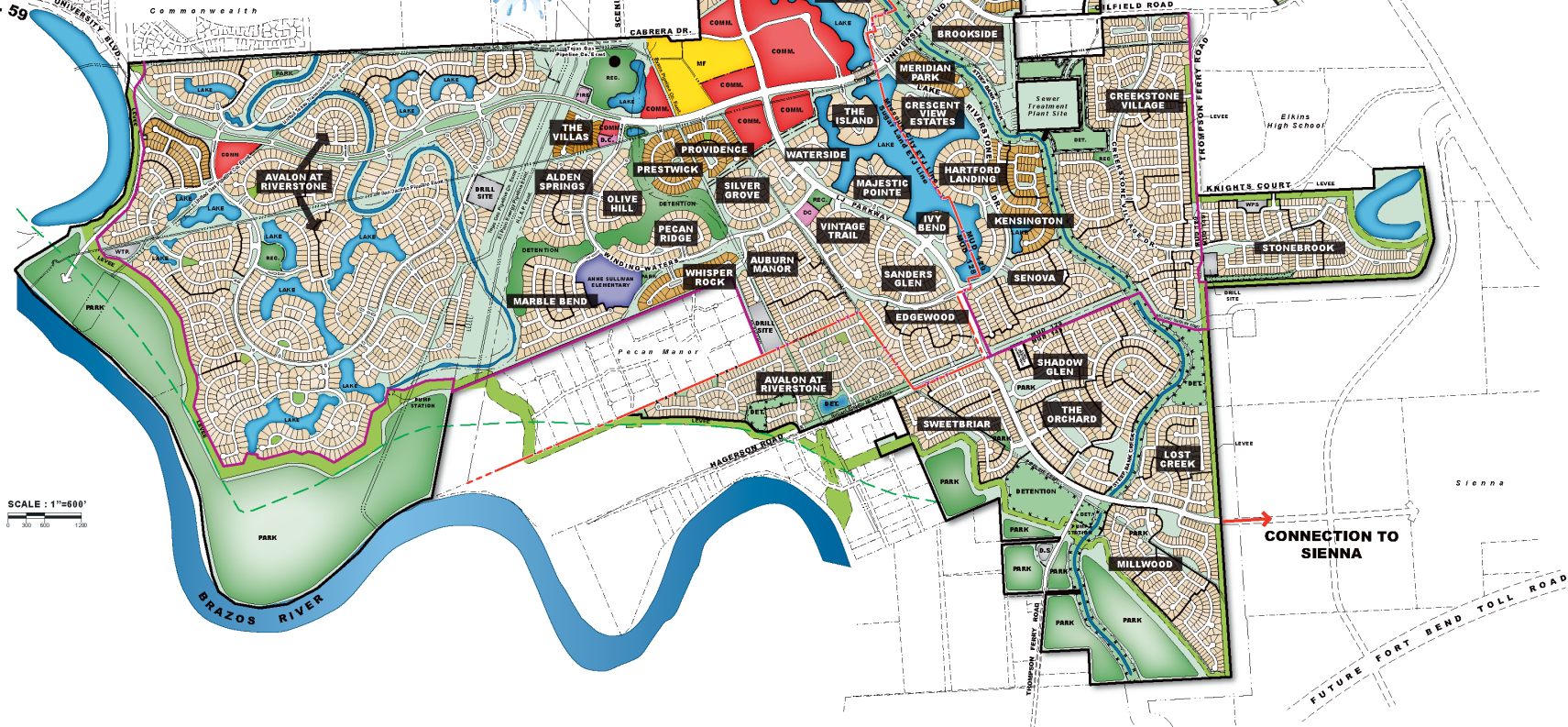
CONNECTION TO
COMMONWEALTH BLVD.

3 MILES
TO U.S. 59

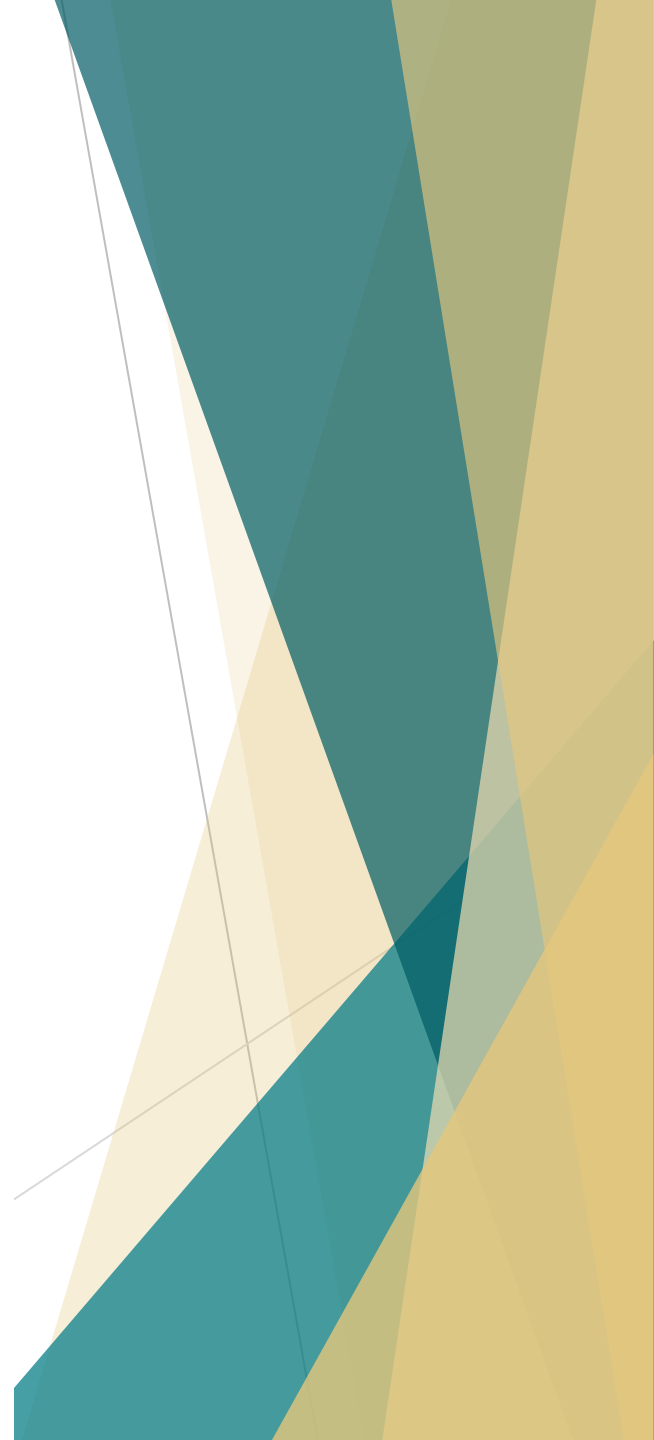
CONNECTION TO
SIENNA




*The CLUB at
RIVERSTONE*



SCALE : 1"=600'



**Thank You For
Attending!**

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