



RIVERSTONE

Annual Homeowner Meeting

December 2, 2025

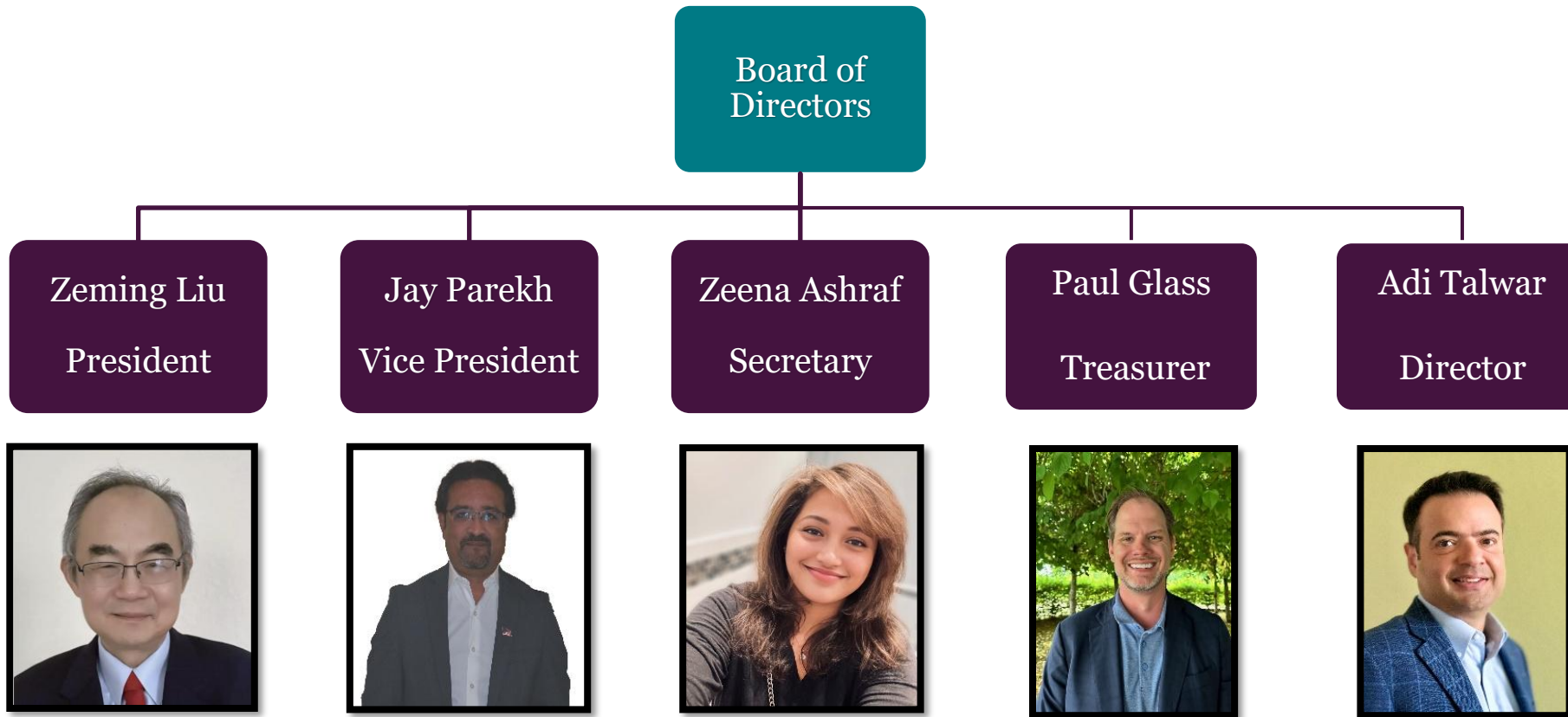


2025 Riverstone HOA Annual Meeting Agenda

- ❖ Call to Order, Welcome, & Introductions
- ❖ Accept 2024 Annual Meeting Minutes
- ❖ Riverstone Homeowners Association, Inc.
Overview
- ❖ Present Approved 2026 Assessments and Budget
- ❖ Questions & Answers



Riverstone Homeowners Association



2025 Riverstone HOA Elections

Thank you to our Election Candidates for participating in the 2025 Board Election.



Olga Ashcheuloua



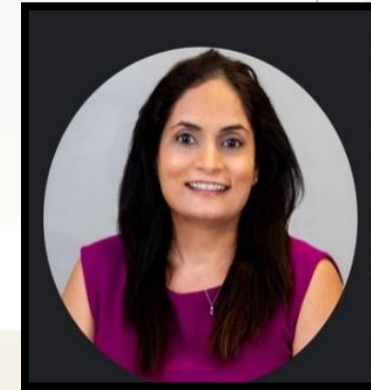
Paul Glass



Feiyu Liu




Naveed Merchant



Alpana Patel

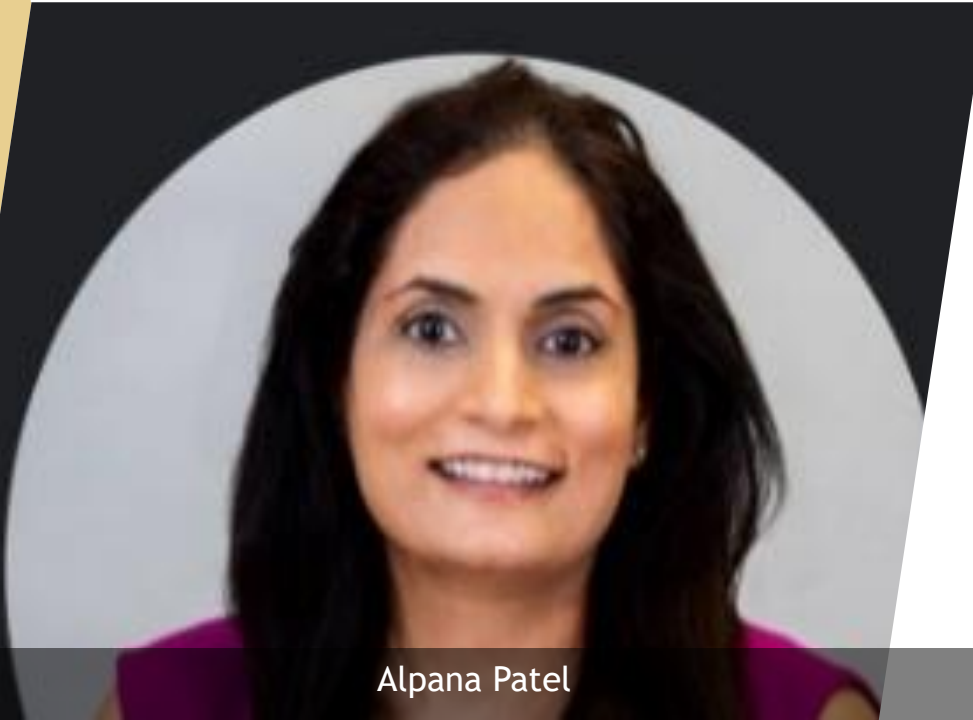
 VOTE

A portrait of Feiyu Liu, a man with short dark hair, wearing a dark patterned shirt. The background is a blurred blue and white.

Feiyu Liu

Congratulations to Our Newly Elected Board Members

Thank you to all residents who
participated in this year's Board
Election.

A portrait of Alpana Patel, a woman with long dark hair, wearing a purple top. The background is a blurred grey and white.

Alpana Patel

2026 Board of Directors



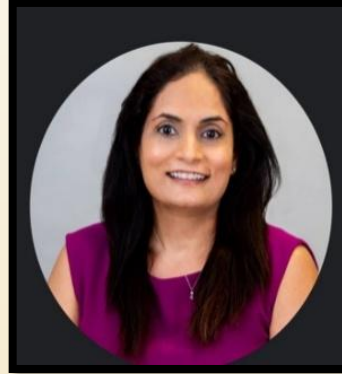
Zeming Liu



Jay Parekh



Zeena Ashraf



Alpana Patel



Feiyu Liu

Riverstone HOA looks forward to collaborating with our two newly elected Board members. Their insights and commitment will help guide our efforts as we continue serving the Riverstone community throughout the year ahead.



Thank You for Your Service to the Riverstone Community



Paul Glass



Adi Talwar

Riverstone HOA extends our sincere appreciation to Paul Glass and Adi Talwar for their service, leadership, and dedication to our community. Thank you both for the time, energy, and care you invested during your service on the Board of Directors.



To our resident committee volunteers,

Thank you for your time, dedication,
and partnership throughout the year.
Your commitment strengthens our
community, and we truly appreciate
everything you do. Together, we
continue to make Riverstone a better
place for everyone.

Resident Committees



- ▶ **Modification Sub 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.
- ▶ **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.
- ▶ **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.
- ▶ **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 customercare@riverstone.com.

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

Leyla Mottu
Community Relations
Coordinator

Renda Summers
Front Desk Administrator

Finance

Felecia Alexander
Director of Finance and HR

Mariona Code
Finance Assistant

Sunil Patel
Staff Accountant

Compliance

Sean Parker
Compliance Manager

Elisa Maldonado
Compliance Coordinator

Aby David
Compliance Coordinator

Melissa Zavala-Arocha
Compliance Coordinator

Erica Aguirre
Compliance Assistant

Risher Fitness & Tennis

Thomas Stovall
Fitness Director

Giorgio Botto
Tennis Director

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

Gavin Hunter
Part Time
Maintenance

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

Services the HOA Does *Not* Provide

Law Enforcement & Public Safety

- ▶ Security Patrols
- ▶ School Zone Enforcement
- ▶ Traffic Control on Public Roads
- ▶ Noise Enforcement
- ▶ Vehicles Parked on Public Roads
- ▶ Wildlife Management
- ▶ Traffic Markings & Public Road Repairs

Utilities, Homeowner & Government Responsibilities

- ▶ CenterPoint Streetlight Repairs
- ▶ Trash & Recycling Services
- ▶ Easement Permitting
- ▶ Mosquito Abatement

2025 Compliance Department

Architectural Modifications

Applications Reviewed: 778

Types of Applications Reviewed:

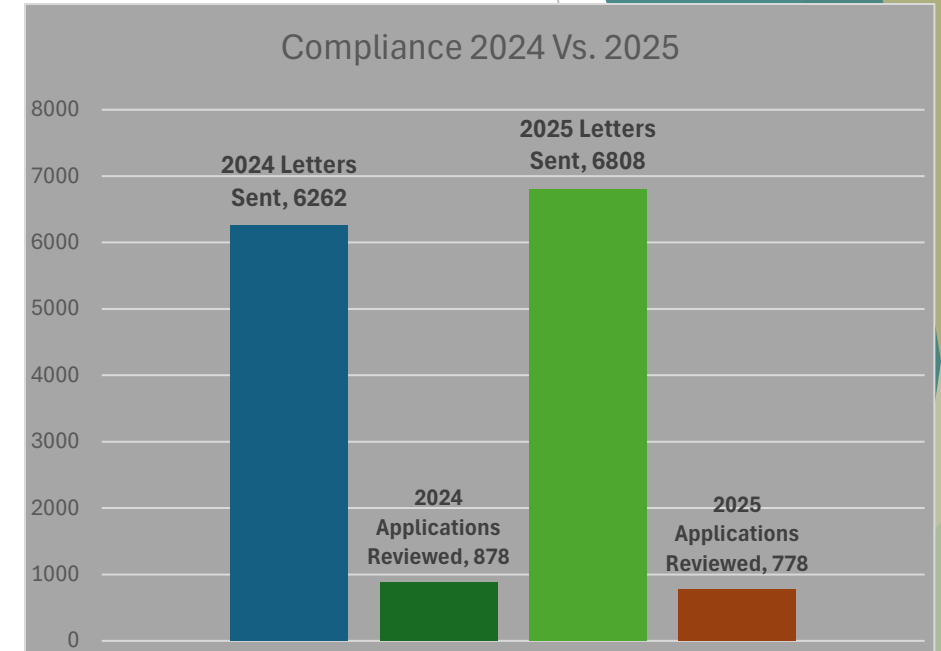
- Landscaping: 137
- Shade Structures: 61
- Generators: 50

Deed Restriction Violations

6,808 Total Violations Letters Sent

Top Violations

- Lawn Maintenance: 2,169
- Tree Maintenance: 1,319
- Trash Receptacle in View: 1,035



Compliance Communications Information

- Distributed targeted email communications to designated neighborhoods addressing specific compliance matters.
- Published multiple newsletter articles and informational pieces focused on compliance guidelines and updates.
- Managed and responded to a high volume of inquiries, including hundreds of phone calls and thousands of emails from residents and others.

2025 Operations Department

- ▶ **Arias Wish - collaborated with Make-A-Wish and planted 100 trees throughout Riverstone.**
- ▶ **Various landscaping upgrades**
- ▶ **Added a Light to the Volleyball court**
- ▶ **Seasonal Banner Replacement**
- ▶ **Park improvements throughout Riverstone**
- ▶ **Monument Light Upgrades**
- ▶ **Tree Reforestation throughout the community**
- ▶ **Iron Fence Painting**



LUKE: Let Us Know Everything

398 resident request items were submitted this year



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.



Scan to access the Operations page
(LUKE downloads & resources)

LUKE continues to support the Operations Team by helping track, prioritize, and resolve resident-reported issues quickly and efficiently across the community.

2025 Recreation Department

► Fitness

- Introduced New Fitness Director Thomas Stovall
- Introduced Sunrise Sweat Programming

► Racquet Sports

- Opening of the Racket Club
 - The building hosted Rally in the Rue and Carnival of Courts
 - Construction of Dedicated Pickleball Courts

► Pools

- Introduced upgrades to the Waterpark and Riverstone Boulevard Restrooms.
- Worked With Pool Management Company to Minimize Staffing Shortages
- Installation of new shading at the Waterpark for 2026
- Installed new Decking at the Waterpark

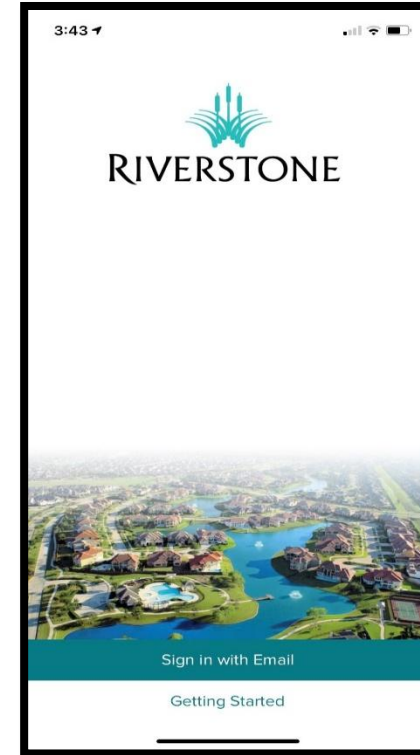
► Volleyball Court


- Introduced new play border to contain sand
- Introduced new lighting for extended play sessions



2025 Community Relations Department

- ▶ Enhanced Use of Riverstone App (Stats Through Sept 30th)
 - ▶ 93% Adoption Rate
 - ▶ 7,901 Total Active Resident Users
- ▶ Resident Communication
 - ▶ Assisted Riverstone residents via email, phone, or walk-in
 - ▶ Printed approx. 1,478 Resident Amenity Cards
 - ▶ Introduction of QR Code Surveys at Events and Amenities
 - ▶ Introduction of Surveys on Eblasts
 - ▶ Introduction of New Resident Welcome Packet
 - ▶ Improved Communications on the Association
- ▶ HOA Communication Outlets
 - ▶ Email Blasts
 - ▶ Website www.Riverstone.com
 - ▶ Monthly Newsletter Riverstone Reflections
 - ▶ Riverstone Reflections received 3 Gold Medals at the TFEA Awards
 - ❖ Best Printed Materials
 - ❖ Best Cover Design
 - ❖ Best Event/Organization E-Newsletter





Riverstone Homeowners Association 2026 Budgets and Assessments

Felecia Alexander
Director of Finance and Human Resources

2025 Highlights - Finance Department

Maintained a Collection Rate on Outstanding Assessments to Above 98.8% up .5% from last year.

Processed 172 Home Closings Through 11/24/2025

Processed 728 Vendor Invoices Through 11/24/2025

Diversified the Investments in the operating fund and increased earnings from Investments by \$40k over last year

Added a Full time Staff Accountant

2025-2026 Operating Budget

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

	2025 BUDGET	2025 PROJECTED	2026 BUDGET
Income			
Assessment Income	\$ 8,619,988	\$ 8,618,500	\$ 8,771,556
Other Income	\$ 765,669	\$ 846,981	\$ 883,307
Total Income	\$ 9,385,657	\$ 9,465,481	\$ 9,654,863
Expenses			
Common Areas	\$ 6,090,361	\$ 6,066,114	\$ 6,443,433
Recreation & Fun	\$ 588,084	\$ 636,225	\$ 607,271
Compliance	\$ 491,046	\$ 445,369	\$ 497,878
General & Administrative	\$ 1,460,934	\$ 1,397,533	\$ 1,606,282
Reserve & Capital Contribution	\$ 755,232	\$ 755,232	\$ 500,000
Total Expenses	\$ 9,385,657	\$ 9,300,473	\$ 9,654,863
Operating Income/Loss	\$ -	\$ 165,007	\$ -

Key Contributors to 2026 Budget



Increase for Landscaping Contracted Services



Increased costs for both Water and Electricity

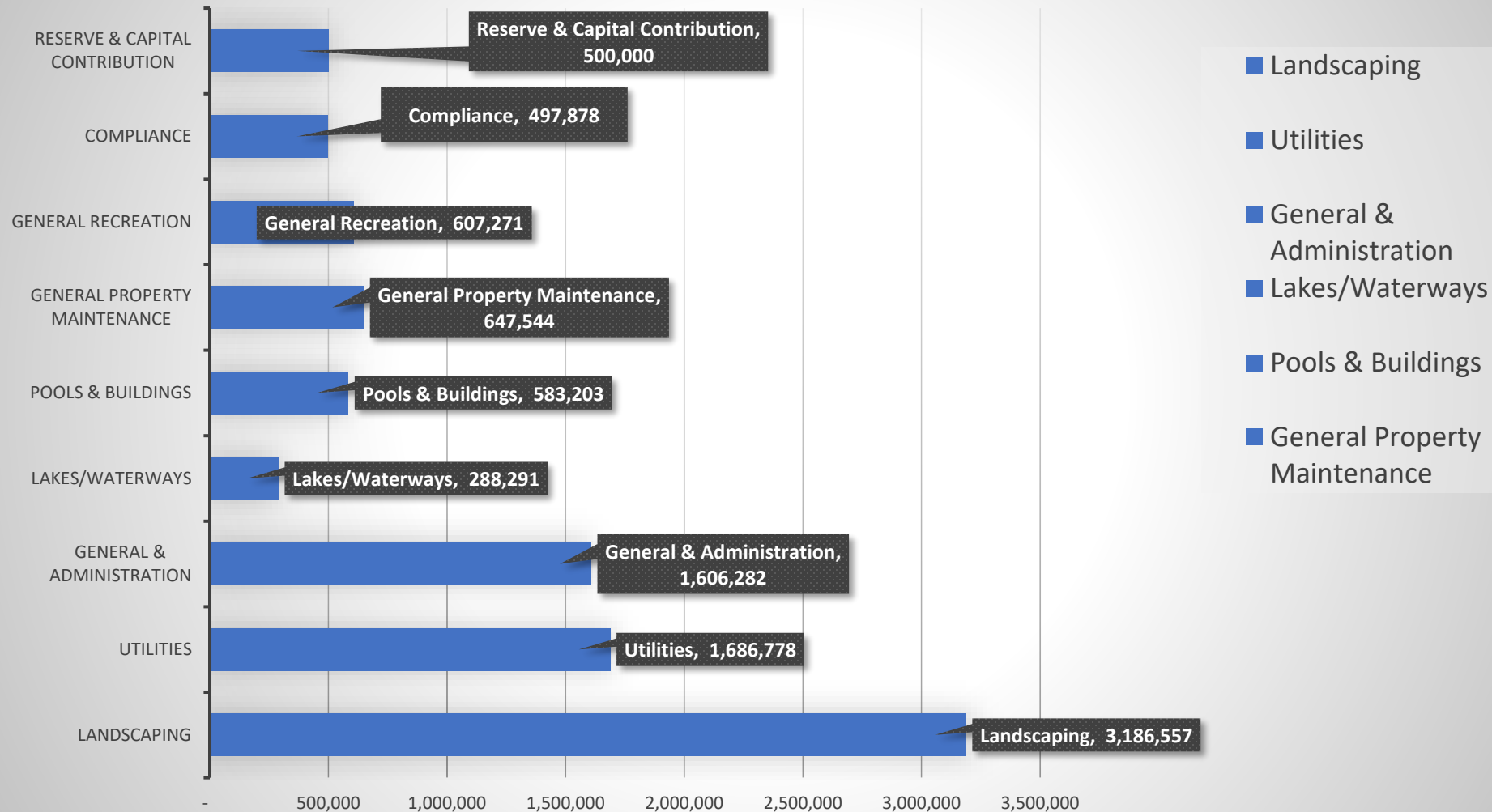


10-15% inflation for Insurance premiums



Additional staffing for Operations and Fitness contracted services

Where do your Assessment Dollars Go?



2026 Cost Per Unit

Residential Assessment Rate* **\$1,330**

<u>Expenses</u>	<u>Cost Per Unit</u> (6,562 Units)
Common Area	\$ 982
Recreation	\$ 93
Compliance	\$ 76
General & Admin	\$ 245
Reserves (from Assessment)	<u>\$ 76</u>
	\$1,472

*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 2026 Non-Assessment Revenue is \$883,307

	Annual	% Change
Year	Assessment	from PY
2017	\$ 1,015	0.00%
2018	\$ 1,050	3.45%
2019	\$ 1,080	2.86%
2020	\$ 1,090	0.93%
2021	\$ 1,110	1.83%
2022	\$ 1,110	0.00%
2023	\$ 1,208	8.83%
2024	\$ 1,268	4.97%
2025	\$ 1,310	3.31%
2026	\$ 1,330	1.54%

Historical Assessment Rate

2026 Assessment Payment Options

Electronic
- E-Check
- Credit Card
- Debit Card

Personal
Check

Payment
Plan

Personal
Bill Pay

RESERVE FUNDS

Beginning Balance	2,899,919.00
<i>Reserve Income</i>	
Contributions	\$ 843,465.20
Interest on Reserve Accounts	<u>\$ 146,000.00</u>
Total Income	\$ 989,465.20
<i>Reserve Expenses</i>	
2026 Reserve Expenses	<u>\$ (906,451.00)</u>
Total Expenses	\$ (906,451.00)
Projected Ending Balance	\$ 2,982,933.20
<i>As of 12/31/2026</i>	

2026 Reserve Budget

2026 Reserve Projects

- ▶ Continuation of landscaping improvements along the major corridors to address Rose Rosette
- ▶ Shade Coverings to The Waterpark
- ▶ Continuation of Brick Wall Repairs
- ▶ Exploring options for expanding the Clubhouse
- ▶ Exploring options to add an LED screen to the Club House Monument
- ▶ Lighting enhancements throughout the community



Riverstone Homeowners Association Lifestyle Overview

Solomon Delaney
Director of Fun

2025 Lifestyle Department

Resident Social Clubs

Moms Club
Mahjong Club
Tea Club



Riverstone Gives Back

Texas Gulf Coast Blood Center
Child Advocates
East Fort Bend Human Needs
St. Laurence
Second Mile
Toys for Tots

- **January 18th:** Winter Wonderland
- **February 1st:** Casino Night
- **February 22nd:** Touch A Truck
- **March 22nd:** Health Fair
- **April 19th:** Bunny & Brunch Hop
- **April 26th:** Unlimited Abilities Day
- **April 26th:** Family Puzzle
- **May 2nd:** Cinco de Mayo Celebration
- **May 10th:** Tea Around Sugar Land
- **June 14th:** All Fore Dad Top Golf Trip
- **June 28th :** Red, White & Boom!
- **July 11th :** Sushi 101
- **July 23rd:** National Peach Cobbler Day
- **August 23rd:** Bark & Dip
- **August 30^h:** Video Game Workshop
- **August 31st:** Astros Games
- **September 9th:** End of Summer Luau
- **September 27th :** Wicked Fun Run
- **October 4th:** Mela: A Diwali Celebration
- **October 7th :** National Night Out
- **November 7th :** Cooking Demo
- **November 8th:** Family Holiday Portraits
- **November 20th:** Tree Lighting
- **November 21st:** Holiday Market
- **December 6th:** Club 55! Jingle Bell Brunch
- **December 14th:** Trip to Nutcracker Ballet





Looking Ahead 2026

- Houston Rockets Trip
- Crawfish Boil
- Bark & Dip
- Sunset Cruise
- International Fair
- Broadway
- Symphony
- National Bingo Day
- Utilizing other facilities in the community
- New Workshops
- Club 55!
- And More



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



The CLUB
at RIVERSTONE
AND MORE!



RIVERSTONE

Thank You For Attending!

Need Assistance? Contact Us Anytime:

 customercare@riverstone.com

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