

# COMMUNITY INFORMATION

#### **Riverstone HOA**

18353 University Blvd. Sugar Land, TX 77479 281.778.2222

Hours: Monday through Friday: 9:00am-5:00pm

**Customer Care Team** customercare@rshoa.org

Front Desk Administrator

**Danelle Andel** 

danellea@rshoa.org

Community Relations Supervisor

**Ashley Bodungen** 

ashleyb@rshoa.org

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mirisah@rshoa.org

Compliance Coordinator

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Compliance Coordinator

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Compliance Manager

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**Finance Team** finance@rshoa.org

Finance Assistant

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shannonk@rshoa.org

Finance Manager

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Maintenance **Miquel Castro** 

Maintenance Coordinator

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jeffg@rshoa.org

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**Operations Manager** 

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juliek@rshoa.org

**Lifestyle Team** 

Director of Fun

Laura G. Rosilez

directoroffun@riverstone.com

Assistant Director of Fun

**Manny Villatoro** 

theclub@riverstone.com

**Jaime Villegas** 

jaimev@rshoa.org

The Manors Townhomes & Patios

FirstService Residential **Community Manager** 

Jennifer Meador

713.932.1122



## STAY CONNECTED TO YOUR COMMUNITY

Our goal is to keep you informed of the latest news, community events and activities. To that end, we have developed multiple ways for you to stay connected:

- Our website, www.rshoa.org, is where you can view our event calendar, local news, and access Riverstone governing documents and deed restrictions, board agendas and meeting minutes, association financial information, commonly used forms such as Architectural Modification Applications, Amenity ID Forms, Gate Access Forms, and more!
- Your Resident Portal, also available on our website, is where you can access important information unique to your home, such as payment history, architectural requests, and more.



The LUKE App (Let Us Know Everything!) is your new community assistant. LUKE allows you to directly submit maintenance issues to the HOA at any time of day. Use LUKE to add pictures

and locations to help us get issues resolved faster. You'll be able to watch the process from start to completion. Download LUKE for your Apple or Android phone. www.getluke311.com

Our Riverstone App will keep you up to date on events throughout the community, discover community spaces, and get involved in Riverstone's Tennis and Fitness Programs. Download the App for your Apple or Android phone, click "View as Guest", and click "Request Resident Access."





#### **2021 Annual Assessments**

2021 Annual Assessment Rate ... \$1.110

Some homes have additional Neighborhood and/or Lake Assessments in addition to the general Annual Assessment. Contact us at Finance@rshoa.org for more info on Neighborhood or Lake Assessments.

### **HOA Board of Directors**



**Trey Reichert** President



Tom Wilcox Resident



Ning Kang Resident

Cover Photo Credit: Stephanie Cheney Photography

### Streetlight Out?

Contact Centerpoint Energy for repair of streetlights that are not working:

713.207.2222 phone, 713.207.9760 fax or www.centerpointenergy.com/outage

Remember to obtain the 6 digit pole number along with the closest physical address to the street light that is not working. This will allow for faster repair. Please report all decorative street light outages to Riverstone HOA 281.778.2222

### Want to Advertise in the **Newsletter?**

Please contact Pamela Printing at 281.240.1313

Advertising Disclaimer: Riverstone Homeowners Association assumes no responsibility for the content, warranties and representations made in advertisements within this publication. All warranties and representations made are solely that of the advertiser and any such claims regarding its content should be addressed directly to the advertiser.

# HOA CORNER

Here at Riverstone HOA, the health and wellness of our staff and residents are of the utmost importance. In response to the COVID-19 outbreak, the HOA has closed our office to walk in traffic. That being said, we are still here to provide you with the high level of customer

service you have come to expect from us. Residents are now able to make an appointment to visit us in person. If you still prefer to stay home, we are pleased to say that nearly all of the services the HOA provides are available remotely. Contact us via email or phone with any questions or concerns you may have during this time—we are still here to help!

If you prefer to schedule a time to meet in person at The Club at Riverstone, email us at CustomerCare@rshoa.org. Please note that masks are required and only one family will be allowed in the building at a time.

Our Phone lines are open during business hours. Give us a call at 281,778,2222.

Should you encounter an HOA Emergency (gates not functioning, etc.) after business hours, we also have an After-Hours Emergency Number: 713.535.6247 (Emergencies only, please).



# **Did You Forget Something?**

The 2021 Riverstone Annual Assessments were due January 1st and are now delinquent. Late Fees and Interest are being applied per Riverstone's Collection Policy.

Need a bit more time? 3 to 6 month payment plans are available—make sure you reach out to us at Finance@rshoa.org as soon as possible for more information.

Can't Remember if you paid? Log into your Resident Portal to view your complete charge and payment history. You can also make eCheck and Credit Card Payments there. Visit www.rshoa.org for more info.

Have more questions? Reach out to us at Finance@rshoa.org or call 281 778 2222



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# HOA CORNER

# **Notes from the Compliance Department**

Pet owners are reminded that dogs should be on a leash at all times when out walking within the community. Additionally, residents are asked to be respectful of their neighbors when walking their dogs and to pick up after them. Nothing "stinks" worse than stepping in a surprise in your yard or on the sidewalk.

A Reminder about pets: Per the Riverstone Deed Restrictions, no animals, livestock, or poultry of any kind may be raised, bred, kept, or permitted on any Lot, with the exception of a maximum of three (3) dogs, cats or other usual and common household pets (excluding in such maximum number, fish and birds); provided, however, those pets which are permitted to roam free, or which in the sole discretion of the Board, endanger health, make objectionable noise, or constitute a nuisance or Inconvenience to the Owners or Occupants within the Properties may be removed by the Board. No pets shall be kept, bred or maintained for any commercial purpose. Dogs which are household pets shall at all times whenever they are outside a Single-Family Residence be on a leash or



otherwise confined in a manner acceptable to the Board. Without prejudice to the Board's right to remove any such household pet, the owner of a pet that has caused damage to property shall be responsible for compensating the owner of the damaged property, but the Association shall have no obligation to enforce such obligation. Animal control authorities shall be permitted to enter the Properties to patrol and remove pets. Pets shall be registered, licensed and inoculated as required by law.

Thank you for your cooperation,
The Compliance Department
Compliancedept@rshoa.org

## A Note from Your LID and MUD Districts



*Riverstone's MUDs and LIDs have brand new websites!* Check them out for important local information, as well as to sign up for emergency alerts.

Water, Sewer, Storm Sewers

MUD 115—www.fbcmud115.org MUD 128—www.fbmud128.com

MUD 129—www.fbmud129.com MUD 149—www.fbmud149.com

For services issues or bill

payment, visit www.sienv.com

Levees, Detention and Drainage

(including Alcorn Bayou & Steep Bank Creek)
LID 19—www.fblid19.com
LID 15—www.fblid15.com



# Mulch in Landscaping Beds



As the promise of warm weather nears, many residents are anxious to freshen up their landscaping beds. While it still might be too early to cut back dead plant material, replacing faded mulch with new mulch is an easy way to quickly improve the appearance of landscaping beds. Not only is new mulch aesthetically pleasing, but it also serves a practical purpose: Mulch helps insulate plant roots from extreme temperatures, helps prevent the growth of weeds, and helps retail water for plan use.

Please note that per the Riverstone Residential Design Standards, RED MULCH is prohibited. The standards can always be viewed on our website at www.rshoa.org, in the Resource Center, under Governing Documents. Any questions should be directed to the Compliance Department by emailing ComplianceDept@rshoa.org or calling 281.778.2222

# HOA CORNER

# **By Any Other Name**

"Community association" is a generic term that encompasses many names used around the world to describe common-interest housing. A few examples include:

- Common-interest community (CIC) is used by the National Conference of Commissioners on Uniform State Laws.
- Common-interest realty association (CIRA) is the term preferred by the American Institute
  of Certified Public Accountants.
- Common-interest development (CID) is used by the California Department of Real Estate.
- Condominium association refers to units like apartments, townhouses or other private units that are part of a single structure or group of structures.
- Homeowners association (HOA) is often synonymous with "common-interest community" and usually describes a community of single-family homes.
- Property owners association (POA) can refer to a residential community or a group of offices
  or other non-residential property.
- Strata title is a term used in Australia, New Zealand, and British Columbia that describes individually owning part of a property, such as an apartment, and sharing ownership in the property's common or public areas.
- In France and some parts of Quebec, condominiums are called copropriété divisée (divided co-property).
- The traditional term in Spanish-speaking countries for a common-interest community is propiedad horizontal.
- · Condominio is the term used in Italy.

Regardless of the name, most community associations in the U.S. are incorporated and subject to state statutes that govern nonprofit corporations. Remember, membership in an association is not voluntary; you become a member when you purchase a home in the community.

## Extra! Extra! Read All About It!

While many residents enjoy receiving local newspapers, uncollected papers can become both a security risk and an eye-sore. Papers which do not get picked up in a timely manner make a residence appear uninhabited; making it a potential target for thieves. Here's how you can help:

- · Collect newspapers from the front of your home the same day they are delivered
- Cancel any unwanted newspapers (including unsolicited papers) by notifying the appropriate entities:
  - \* Houston Chronicle—Call 713.362.7211 or visit www.houstonchronicle.com
  - \* Fort Bend Star—Call 281.690.4200, visit www.fortbendstar.com, or email your cancellation request to diane@fortbendstar.com
  - \* Fort Bend Independent (Missouri City Residents only)—Call 281.980.6745, leave a voicemail with your address and cancellation request

### **Social Clubs**

# Riverstone Neighborhood Watch Group

We serve our community by being focused, aware, and observant, reporting suspicious or unusual activity to local law enforcement.

For more info contact:

Dean Cooper • 562.243.9430 hazmatdude@aol.com

#### **Ladies at Riverstone**

Ladies that live in Riverstone meet for dinner and drinks. A group discussing community, schools, safety, and more!

For more info contact:

Dorothy Yee • 713.826.2373 dorothy.yee88@gmail.com

#### **Cub Scouts Pack 1647**

Open to all elementary-aged boys and girls in Riverstone.

For more info contact:

cubscout.pack1647@gmail.com

#### **Group Ideas?**

Please email AshleyB@rshoa.org for more information.

Please note social clubs are organized and hosted by residents and are not formed by, authorized by, or in any way affiliated with the Riverstone HOA. They are organized and managed by the residents.



FEBRUARY 2021 5

# NEIGHBORHOOD NEWS

# **FBISD**

#### Grab-and-Go Meals



As a result of a waiver from the United States Department of Agriculture, Fort Bend ISD will continue to offer free breakfast and lunch meals to all students, regardless of enrollment in FBISD, for the remainder of the school year.

Meals will be available at Elkins High School (7007 Knights Ct, Missouri City, 77459) on Mondays and Thursdays from 7:30am–9:00am. On Monday, families may receive meals for Monday through Wednesday, and on Thursday, they can receive meals for Thursday through Saturday.

Parents can pick up meals for students, and must provide one of the following documents:

- · Student ID cards
- · Individual student report cards

- Attendance record from parent portal of Skyward
- · Birth certificate for children

Without one of the listed items above, parents will receive meals for the number of students present with them, on foot or in a vehicle.

For more information, please visit www.fortbendisd.com/grabandgomeals

### **Important Dates**

February 12: Early Release for Elementary School Only

February 15: *President's Day— No School* 



## **Constable Corner**

On behalf of the Fort Bend Precinct 4 Constable's Office, we would like to remind you that tax season is here. The frequency for frauds and scams is higher and the methods used come in many creative forms: mail, email, phone calls, social media, etc. Pleas review the following informative IRS link to reduce your chances in becoming a victim of crime: www.irs.gov/newsroom/tax-scams-consumer-alerts.



- Never provide financial or personal information over the phone
- Contact the IRS with the information found at the link above to confirm your status
- If you believe you are or could possibly become a victim, contact local law enforcement

When observing any suspicious or criminal activities in the neighborhood, please call us for assistance. For emergencies, call 911. For non-emergency situations please call 281-341-4665

If I can be of service or answer any questions, please contact me, Eric Buenaventura, at eric.buenaventura@ fortbendcountytx.gov



## DON'T FORGET YOUR RESERVATION!

Don't Forget! You need an Amenity Pass reservation on the Riverstone app, as well as your Amenity Card to use the Fitness Center. Download the Riverstone App on your Android or Apple phones to get started. Here are some additional reminders about temporary policies in place:

- All residents entering the facility are required to wear masks.
- Residents are required to sanitize any equipment brought from home before entering the building and again prior to leaving the facility.
- Residents must wash or sanitize hands upon entering the facility.
- Guests will not be permitted at this time.

- Residents younger than 18 will not be permitted at this time.
- The water fountain is closed for use until further notice.
- Reservations can be made for 60-minute blocks, with a max of 2 reservations per day.
- Residents will be asked to wipe equipment down before and after use.
- Cardio Equipment will be limited in order to adhere to social distancing.

# BLAST FROM THE PAST

### Riverstone's First Ever **Winter Explosion**



# HEALTH AND FITNESS



**Blake Crawford** 281.778.2006

# The CLUB at RIVERSTONE **Fitness Center**

**Gym Hours** 

Monday-Friday 6am-5pm Saturday—Sunday 8am—2pm

## BLAKE CRAWFORD AND **BRENDA MEANS:** FITNESS DIRECTOR AND PERSONAL TRAINER

As Riverstone's Personal Trainers. Blake and Brenda's singular goal is to have a positive impact that on the lives of the residents they work with; helping them become the happiest, healthiest version of themselves. While they enjoy helping people look the best they ever have, they feel performance, mindset, motivation, and lifestyle are just as important!

Both Blake and Brenda have years of experience in training people to help maximize their physical potential. Whether its losing weight, adding muscles, or improving your functional mobility, they have the tools to help you reach your goals!

Contact Blake at FitnessDirector@Riverstone.com or BMeans@entouch.net for more information.





## NEW! MEET ME AT THE HILL

Meet me at the hill for a good full body workout at 10am every Wednesday. Only thing you need to bring is a mat. The class will be body weight exercises. Free to residents.

10:00 am every Wednesday



## VIRTUAL FITNESS CLASS

Break out of your quarantine routine with Blake Crawford, our Riverstone Fitness Director! Blake will lead you through a 30-minute full body workout that will include strength training and cardio, right from your own living room.

We've expanded our class times, and now offer these FREE classes several times a day! Type the links below to join in on the fun. Reminders and click-able links are also available on the Riverstone App. Download it today for FREE on all Android and Apple devices.

9:00 am Monday and Wednesday • https://us02web.zoom.us/j/82142314407 2:00 pm Monday and Wednesday • https://us02web.zoom.us/j/87108138264 10:00 am Tuesday and Thursday • https://us02web.zoom.us/j/84612462948 2:00 pm Tuesday and Thursday • https://us02web.zoom.us/j/85125482463



## 28 Day Plank Challenge

Challenge yourself this month and try to improve your core strength with the plank. Start day one with a 15 second plank. Add 5 seconds to your plank every day after that. Take every 5th day off. Once you get to March 1st, you should be holding your planks for 2 minutes straight!



# RIVERSTONE'S FITNESS CENTER IS NOW ON THE WEB

During this difficult time, we are all looking for new and better ways to connect. That is why we have created a new tab on the Riverstone website just for Fitness! Visit www.rshoa.org and click Fitness Center under the Lifestyle & Fun tab. We'll be making a lot of changes to this page over the next few weeks, including fitness-focused news and blog articles that can only be found there. Make sure you check it out!



#### Avoid Processed Foods

Watch out, because processed foods have multiple negative side effects. Generally speaking, the fewer the ingredients, the better the food. Taking a quick look at food labels can tell you a lot, but ideally, the majority of food you buy doesn't need a label. Check out this link for more info on processed foods: www.medicalnewstoday.com/articles/318630

# **TENNIS**

### Riverstone's Tennis Professionals



Giorgio Botto Tennis Director TennisPro@Riverstone.com 713.515.2946

Wayne Tennis Pro Bajan34@netzero.com 310,256.6483



### **Junior Tennis**

- Spring junior tennis runs from January 11th through May 29th.
- Spring session 2 runs from February 8th— March 6th.
- Cost is \$72 per session (4 weeks).

### **Adult Tennis Classes**

Adult Tennis is Back

- Intermediate/Advanced Intermediate Mondays, 8:00pm-9:00pm.
- Beginner/Advanced Beginner Tuesdays, 8:00pm–9:00pm.
- Cost is \$72 per person for the session (4 weeks) or \$20 for drop-in.
- Registration required.

### Racket Stringing Services

Riverstone now offers racket stringing through our Tennis Professional Giorgio. Giorgio has strung rackets for world class players including Roger Federer. Cost is \$20 for labor plus strings. Contact TennisPro@riverstone.com for more information.

### DID YOU KNOW?

If a player catches the ball during a point before it bounces, they forfeit the point (regardless where the player may be; either outside or inside the court parameters).

## **Tennis Calendar**

All events require registration.
All programs are 6:1 ratio per court.

#### Monday

February 1st, 8th, 15th, 22nd 4:15–5 pm—Junior Tennis Academy, ages 5–7 6–7 pm—Junior Tennis Academy, ages 8–10 8–9 pm—Adult Intermediate/Adv. Intermediate Group Lesson

#### Tuesday

February 2nd, 9th, 16th, 23rd 4:15–5:15 pm—Junior Tennis Academy, ages 8–10 6:15–7 pm—Junior Tennis Academy, ages 5–7 7–8 pm—Junior Tennis Academy, ages 11–13 8–9 pm—Adult Beginner/Adv. Beginner Group Lesson

#### Wednesday

February 3rd, 10th, 17th, 24th 4:15–5 pm—Junior Tennis Academy, ages 5–7 5–6 pm—Junior Tennis Academy, ages 14+

#### Thursday

February 4th, 11th, 18th, 25th
4:15-5:15 pm—Junior Tennis Academy,
ages 8-10
5:15-6 pm—Junior Tennis Academy,
ages 5-7
6-7 pm—Junior Tennis Academy,
ages 11-13

#### Friday

February 5th, 12th, 19th, 26th 4:30–5:30 pm—Junior Tennis Academy, ages 8–10 5:30–6:30 pm—Junior Tennis Academy, ages 8–10 7–8 pm—Junior Tennis Academy, ages 11–13

#### Saturday

February 6th, 13th, 20th, 27th 9–10 am—Junior Tennis Academy, ages 11–13 10–11 am—Junior Tennis Academy, ages 11–13 11:15–12 pm—Junior Tennis Academy, ages 5–7 12–1 pm—Junior Tennis Academy, ages 8–10

### **Tennis Court Etiquette**

- Talk quietly when standing near tennis courts that are in use so as not to disrupt players on adjacent courts.
- Never walk behind a court when a point is still in play. Wait until the point is over and then cross as fast as possible to get to your own court.
- When sending balls back to a neighboring court, roll them on to the back of the court.
- Never send them back while play is in progress. Also, if one of your balls rolls into an adjacent court, don't run after it, just wait for your neighboring court to return the ball when it's convenient.
- When reserving courts please be considerate to other residents by cancelling your reservation when you know that you will not be using it.

### **Unauthorized Tennis Lessons**

Recently there has been an increase of tennis lessons at Riverstone by unauthorized tennis pros. Please keep in mind that HOA rules prohibits the teaching of tennis lessons by unauthorized persons.

### **Tennis Court Reminders**

- Court #6 at The Club at Riverstone and court #9 at Riverstone Blvd are designated as walk on courts.
- Only authorized professionals are allowed to teach at both Riverstone's locations.
- Please remember all tennis court reservations are now available through the Riverstone app only. Appointment Plus is no longer available.













#### Richard J Patton II, AAMS\* Financial Advisor

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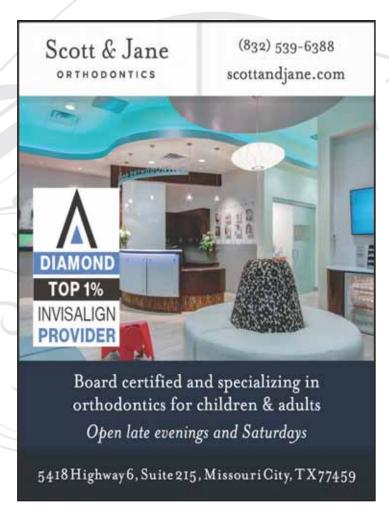
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## **Email Blast Reminder**

## Do you receive community emails regarding events?

If you do not, SUBSCRIBE TO THE LIST TODAY on www.rshoa.org

Once you are on the website, simply complete the information on the "Subscribe" section found at both the top right and bottom left of the page. When you submit, you will automatically be signed up to receive the eBlasts.

Note: If you unsubscribe to one eBlast, you will no longer receive any of them in the future.

## CHECK US OUT!



**LUKE APP:** With the LUKE App you can report common area work order requests directly to the Association. Download the App for Apple or Android by visiting www.getluke311.com.



**RESIDENT PORTAL:** Visit www.riverstone.com/residentsaccountportal to view your HOA payment history, or to make a payment via credit/debit card or echeck.

**WEBSITE:** Visit our website at www.rshoa.org to view the most up-to-date information about events, changes to office hours, access HOA governing documents and guidelines, and more.



**RIVERSTONE APP:** From the Riverstone App (available for Android and Apple) you can view updates about events, make tennis court reservations, view public park locations, and more.



























