

Briscoe Falls

HOMEOWNERS ASSOCIATION

Richmond, Texas

MAY 2024 NEWSLETTER

MAY HOA BOARD MEETING

The May HOA Board Meeting is scheduled for Wednesday, May 22 at 6:00 pm. Homeowners are welcome and encouraged to attend. Watch your email inbox and notices on the website and Facebook page for information from FirstService Residential with details on how to attend online.

SPLASH PAD

The permit application for the Splash Pad has been approved by Fort Bend County and an initial inspection was performed on May 1. Despite three small issues being noted that need to be addressed, the CLOSED sign was removed.

Among the items that needed to happen was the installation of this sign that is required by Texas code.



PAVILION, PLAYGROUND REPAIRS

Repairs have been made to four support beam plates at the Pavilion that were rusting and to the top of one side of the horizontal bar on the swing set in the playground that was rusting. This was caused by the swings being thrown over the bar and the chains scratching the paint. The cost for both repairs was \$1,100.

ADDITIONAL LANDSCAPE MAINTENANCE

There are two large empty properties that the HOA owns that require minimal landscape maintenance but were not included in the Superior Lawncare contract. Neither lot is covered by our current irrigation system. The largest is at the end of the cul-de-sac on Bunch Grass Lane and the other is behind a fence on Quiet Run Trail in the northwest corner of the community. In order to keep the parts of these properties that border current homes, Superior will begin service on the lots by mowing along the perimeters once per month from March-September and mowing the entire lots twice during the same timeframe at an additional cost of \$2,700.

STORM WATER RUNOFF INFORMATION FROM MUD 142

MUD 142 has information on their website about storm water runoff discharging directly into waterbodies (such as our ponds) and it is not treated. Illicit items such as trash, oil, debris, pet waste, paints, and other pollutants are prohibited and can cause issues downstream. To review the full information on the MUD website, click here - <https://www.fbmud142.com/blog/2024-03-28-stormwater-runoff>

COMMUNITY BY-LAWS (edited for length)

2.05 Animals - Household Pets. No animals not considered to be a domestic household pet within the ordinary meaning...may be kept, maintained, or cared for on or within the Property. No Owner may keep more than three (3) cats and dogs, in the aggregate. No animal may be allowed to make an unreasonable amount of noise, or to become a nuisance, and no domestic pets will be allowed on the Property other than within the Owner's residence, or the fenced yard space associated therewith, unless confined to a leash. No animal may be stabled, maintained, kept, cared for, or boarded for hire or remuneration on the Property, and no kennels or breeding operation will be allowed. No animal may be allowed to run at large, and all animals must be kept within enclosed areas that must be clean, sanitary, and reasonably free of refuse, insects, and waste at all times. All pet waste will be removed and appropriately disposed of by the owner of the pet. All pets must be registered, licensed and inoculated as required by Applicable Law. If, in the opinion of the Board, any pet becomes a source of unreasonable annoyance to others, or the owner of the pet fails or refuses to comply with these restrictions, the Owner, upon written notice, may be required to remove the pet from the Property.

SEND COMMENTS, CONCERNS & QUESTIONS TO HOA BOARD

Homeowners can send any issues or questions to the HOA Board at hoaboard@briscoefalls.com.

BRISCOE FALLS HOA BOARD - President – Rick Rivers, Vice-President – Catherine Collins,
Treasurer – Shirley Blacker, Secretary – Andrew Hefner
hoaboard@briscoefalls.com – www.briscoefalls.com

FirstService Residential Community Manager – Michael Atwood – michael.atwood@fsresidential.com - 713.984.7293