

# AT THE RIVER'S EDGE

*THE OFFICIAL NEWSLETTER OF THE RIVER'S EDGE COMMUNITY*

Volume I • Issue I

[www.riversedgetexas.com](http://www.riversedgetexas.com)

## In This Issue

Fort Bend Residents Gain  
Easy Access to Uptown,  
Downtown Houston

River's Edge Residents  
Rezoned to Austin Elementary

Nature Preserve Coming  
Soon to River's Edge

Plus:  
A Letter From Your Developer  
and More....

 **PLANNED COMMUNITY  
DEVELOPERS**

**PLANNED COMMUNITY DEVELOPERS**  
*Developers of First Colony*

# What is the Role of Your Management Company?

Principal Management Group of Houston (PMG) currently manages the business affairs and day-to-day operations of the Association. PMG takes direction from the Board of Directors, and basic services including correspondence and assistance to homeowners, billing and collecting the annual assessment, paying the association's expenses, performing periodic inspections of the community for deed restriction compliance, and monitoring the condition of the common area and contract service performance.

## PMG may be contacted at:

**Principal Management Group of Houston**  
11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041

**Customer Care (713) 329-7171**

**Office hours are 8:30 a.m. to 5:00 p.m.,  
Monday through Friday.**

## Something's Brewing in River's Edge



Here's another perk to living in River's Edge. Mugz Coffee Bar will be among the first tenants to move into River's Edge Court – the upscale retail center currently under construction at the front of the neighborhood. Scheduled to open in December 2006, Mugz will offer visitors a variety of gourmet coffees, teas, smoothies and snacks such as breakfast pastries and desserts, as well as a convenient drive-thru service and wireless Internet capabilities. Quizno's will also move into the center.

# A Letter from Your Developer

Welcome to the first issue of *At the River's Edge*, a community newsletter developed especially for you – the residents of River's Edge.

You may find it interesting to know, River's Edge is approximately halfway complete. Just this month, we reached a milestone of having developed half of the 900 homes sites planned for the community.

Two new sections recently opened in River's Edge. River Crossing and River Trace provide potential homebuyers with the highly-demanded 55' and 65' home sites and feature the same high-quality builders. In addition, we added 36 new home sites to the second phase of River Falls. Construction has commenced on the second phase of Lake Bridge Estates, which will offer 27 more homesites many of which are on the lake.

To support these new sections, we will soon relocate the model homes park. At the beginning of next year, your community builders will begin construction on model homes that showcase their newest floor plans. The model homes will remain on the same street, but move to the opposite side of Rivers Trace Drive.

Construction is currently underway for River's Edge Court – the upscale retail center located at the front of the neighborhood. We have taken great care to ensure the new center will compliment the surrounding community and will target quality retailers whose businesses will add value to your master-planned community. Pre-leasing is currently underway, and you can expect the first tenants to move in by year's end. Among them are Mugz Coffee Bar and Quizno's.

Also new to the front of the subdivision, we recently replaced the Bradford Pear trees with Live Oak trees. Live Oaks have a much longer life span and will provide a nice front door to your community.

Updates have also been made to the Party Barn and other community amenities. And construction on the nature park is almost complete. We are excited to be able to offer such a unique amenity. Find out more about these amenity improvements in other articles throughout this newsletter.

We're glad to have you live in River's Edge.

Sincerely,

*Glenn Howard*

Glenn Howard  
Planned Community Developers

## River's Edge Community Trash Schedule

Republic Waste Service picks up trash on Tuesdays and Fridays in the River's Edge community; garbage cans should be placed by the curb no later than 7:30 a.m.

# River's Edge Residents Rezoned to Attend Award-Winning Austin Elementary

**B**eginning in fall 2006, River's Edge elementary school students now attend the award-winning Austin Elementary School, located on Pitts Road nearby. Prior to this year, elementary-aged students in the River's Edge community were zoned to attend Frost Elementary School, located on Skinner Lane. Students who begin fifth grade this fall have the option to remain at Frost Elementary.

Parents may be excited to learn Austin Elementary recently earned a United States Department of Education 2006 No Child Left Behind – Blue Ribbon Schools of Texas Award. Additionally, TAKS scores are higher at Austin Elementary than other surrounding schools in the area.

This rezoning does not affect junior high and high school level students living in River's Edge who will still attend excellent schools: Briscoe Junior High and Foster High School. Parents who wish for their child to remain at Frost Elementary can apply for an intra-district transfer, given their individual situation meets transfer guidelines.

For more information, visit [www.lcisd.org](http://www.lcisd.org).



## About Your New School

School Mascot: Astronauts

Principal's Name: Bud Whileyman

## Austin Elementary Dress Code

Red, white, navy blue collared shirts (no logo), turtlenecks, cardigan sweaters, and sweatshirts (no hood). Khaki or navy blue pants, shorts, skirts, skorts or jumpers. Blue denim pants, shorts, skorts, jumpers or skirts can be worn with provisions.

# Fort Bend Residents Gain Easy Access to Uptown, Downtown Houston

**R**ecent completion of the Fort Bend section of the West Park Tollway has made life easier for area commuters. The 20-mile toll road now connects the Grand Parkway (State Highway 99) with Interstate Highway 610, near the Uptown Houston area.

With easier access to State Highway 6, the Sam Houston Tollway and U.S. Highway 59, Fort Bend residents can travel to and from Fort Bend County and the Galleria and even downtown Houston more quickly and easily.

Also, parallel to the Fort Bend section of the Westpark Tollway, TxDot is currently adding an additional four lanes to FM 1093, resulting in an eight-lane road.



# Hilmar G. Moore Nature Preserve Coming Soon

Soon to open in the northwest corner of the community is a 12-acre nature preserve, where residents can take a leisurely walk or jog along a winding trail and enjoy the sights and sounds of a natural habitat. Situated along the high bank of the Brazos River, the preserve offers visitors a unique view of the river from two fenced overlooks, where benches have been placed. For your safety, fences, warning signs and rules have been put in place to create a natural yet safe environment.

Heavily vegetated with large hardwood trees and underbrush, the utmost care has been taken to preserve the current wildlife and vegetation in the area.

Rules for the preserve are posted at the entrance of the trail and throughout the trail system. Visitors are encouraged to be mindful of the rules, stay on the trail and be on the lookout for wildlife in the area.

The nature preserve will be dedicated to Hilmar G. Moore, Richmond's mayor for 52 years. He is the longest running mayor in the state of Texas and second in the nation.

Keep an eye out for future announcements on the completion and grand opening of the preserve.



## Gather Round the Party Barn!

Located near the recreational facilities in the River's Edge community, the Party Barn is available by reservation to residents for social functions such as birthday parties, family reunions or church socials. Recent changes in policy now allow residents to use the facility for free. From now forward, a \$100 refundable deposit will be required to ensure that visitors clean up after themselves, but the rental

fee has been eliminated. Also, plans are underway to change the fencing that currently surrounds the pool, so that Party Barn visitors have access to the facility restrooms even when the pool is closed. A BBQ grill will also be purchased for use with the Party Barn.

In addition, we will add a bike rack and bench at the Tot Lot playground.

Residents who wish to reserve the facility should contact Principal Management Group of Houston at **(713) 329-7100**.



River's Edge residents had the opportunity to meet Astros' All-Star Third Baseman Morgan Ensberg at a community-wide event earlier this year. Ensberg signed autographs and visited with the community at the neighborhood's sports complex.

### Important Numbers:

|   |              |
|---|--------------|
| Emergency .....                                     | 911          |
| Richmond Fire Department<br>(non-emergency) .....   | 281-232-6871 |
| Richmond Police Department<br>(non-emergency) ..... | 281-342-2849 |
| Emergency Medical Services ...                      | 281-342-7233 |
| Poison Control .....                                | 800-764-7661 |
| Animal Control .....                                | 281-342-1512 |
| Social Services .....                               | 281-342-7300 |
| Fort Bend County<br>Crime Stoppers .....            | 281-342-TIPS |

# RIVER'S EDGE



15958 City Walk  
Suite 250  
Sugar Land, TX 77479

## About the Builders in Your Neighborhood

*The River's Edge community boasts four exceptional Energy Star homebuilders including Perry Homes, Newmark Homes, Plantation Homes and David Weekley Homes. Visitors to the community can see firsthand the diversity of home selection at River's Edge with eight model homes on one street for one-stop shopping. Models are open every day from 9 a.m. to 5 p.m.*

**PERRY HOMES** Perry Homes offers a gift to existing homeowners. River's Edge residents who currently own a Perry Home can receive a \$100 American Express Gift Cheque for referring someone to Perry Homes in River's Edge, or any of their other communities. Simply have your referral list you on their registration form at their first visit to the sales center; and once they close on their home, you will receive your gift. To find out more visit [www.perryhomes.com](http://www.perryhomes.com) or contact their sales center (281) 341-8323.

**David Weekley Homes** David Weekley Homes is proud to be part of the River's Edge community by offering custom choices and personal builder programs to homebuyers. To find out more, call the David Weekley sales office at (281) 342-2233 or visit [www.davidweekleyhomes.com](http://www.davidweekleyhomes.com).



Newmark Homes features an array of home designs in two sections of River's Edge. For more information about Newmark Homes, contact their sales office at (281) 341-5771 or visit [www.newmarkhomes.com](http://www.newmarkhomes.com).



Plantation Homes offers flexibility in home design. Plantation Homes' flexible designs allow homebuyers to customize their homes to fit their lifestyle. Visit [www.plantationhomes.com](http://www.plantationhomes.com) for more information on homes available in the River's Edge community or call (281) 633-0421.