

# River Run Homeowners Association

Managed by Association Services BCS

[www.riverruncollegestation.com](http://www.riverruncollegestation.com) || [www.associationservicesbcs.com](http://www.associationservicesbcs.com)

June 2025  
Community  
Newsletter

## Helpful Contact Info

### Association Services BCS

Mon – Fri, 9am-12pm & 1pm-5pm

1701 Southwest Pkwy Ste 209

College Station, TX 77840

[riverruncollegestation.com](http://riverruncollegestation.com)

[associationservicesbcs.com](http://associationservicesbcs.com)

[help@associationservicesbcs.com](mailto:help@associationservicesbcs.com)

979-822-4443

### Brazos County Sheriff's Dept.

979-361-3888

### Brazos County Animal Control

979-822-9102

### South Brazos County Fire Dept.

96-825-6960

### Emergency

911

## Board of Directors

[board@riverruncollegestation.com](mailto:board@riverruncollegestation.com)

**Jim Mjelde** President

**Heath Simon** Vice-President

**John Grayson** Treasurer

**Jim Samuel** Secretary

**Drew Jeffress** Director

**Deborah Krusekopf** Director

**Jorge Leon** Director



*"Summer afternoon—  
summer afternoon; to me  
those have always been  
the two most beautiful  
words in the English  
language."*



## Dumpster Days June 13<sup>th</sup> – June 16<sup>th</sup>

**Dumpster Delivery:** Friday, June 13, 2025

**Dumpster Removal:** Monday, June 16, 2025

**Dumpster Location:** Stallion Ridge

### Dumpster Days Reminders:

- These dumpsters are for household bulk waste only.
- Do not dispose of hazardous materials like batteries, asbestos, and flammable liquids, tires, paint, electronics.
- Kindly be respectful and avoid overfilling or leaving items outside of the dumpsters.

## Planning a Project? ACC Approval Is Required

Before starting **any construction or exterior modification** on your property, please be reminded that **Architectural Control Committee (ACC)** approval is required.

The ACC was established to preserve the design standards and visual appeal of the River Run subdivision. Whether you're building a new structure, updating a fence, making changes to landscaping, or adding exterior features like driveways or tanks, **written approval must be obtained before work begins.**

## What Projects Need ACC Review?

- ✓ New buildings or additions
- ✓ Fences and gates
- ✓ Driveways or sidewalks
- ✓ Sheds or outdoor structures
- ✓ Exterior paint or finish changes
- ✓ Landscape redesigns
- ✓ Above-ground or underground tanks

## What Does the ACC Look For?

The ACC evaluates proposed improvements based on:

- ✓ External design and aesthetic compatibility
- ✓ Quality of materials and construction
- ✓ Color scheme and visual cohesion
- ✓ Impact on surrounding homes and natural topography

The Committee may also impose reasonable guidelines to maintain uniformity across the neighborhood. These requirements help protect the **property values** and **rural charm** that make River Run special. For reference, the ACC's authority is outlined in our governing documents.

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*"My favorite weather is bird-chirping weather."*



## Landscape & Property Maintenance Guidelines for River Run

The River Run HOA Board would like to clarify the expectations around property maintenance, in accordance with the governing documents. One of the key restrictions reads:

*"Owners shall not permit the accumulation of trash, rubbish, weeds, or other unsightly obstacles on their parcels, easements, alleys, or streets adjacent to their property. Each owner is responsible for the proper disposal of trash and garbage. Owners shall keep drainage easements free of obstructions."*

To promote fairness and consistency, the Board has adopted the following interpretations:

### Maintenance Requirements

- **Fences** – Must be properly maintained.
- **Septic Areas** – Must follow county and state health guidelines.
- **Lawn/Immediate Area Around Home** – Should be kept mowed and tidy (approx. 30–50 ft around home).
- **Front Yard Grass Areas** – Defined as the area in front of the building line (including easements). These should be mowed using a reasonable standard to help with fire prevention and weed control.
- **Wildflower Zones** – May remain unmowed during bloom and seed-drop. Should be mowed by late June/early July.
- **Roadside Easements** – Should be mowed to maintain safety and aesthetics.
- **Other Areas** – Maintenance is up to the homeowner.

### Dead Trees

- **In Front of Building Line:**
  - *Standing trees* may remain if not visibly unsightly.
  - *Fallen limbs or trunks* must be removed.
- **All Other Areas:**
  - Homeowners may use discretion, but should weigh fire risk and environmental impact.
  - Learn more: [Dead Trees Provide New Life – Texas Land Conservancy](#)



### What Is a “Reasonable” Standard?

In a rural community like River Run, where properties may be several acres in size, we understand full-scale mowing is not practical—or expected. A **reasonable approach** includes:

- Mowing and maintaining the area immediately around the home (approx. 30–50 feet).
- Keeping areas visible from the street or neighboring lots tidy and free of overgrowth.
- Allowing pastures, wooded areas, and natural spaces to remain untouched, provided they don’t pose safety risks or detract from the community’s appearance.

Our vision is for River Run to remain a beautiful, rural community - without harsh urban-style rules, but with shared standards that help protect property values, safety, and the environment.

Thank you for doing your part to help maintain the character and charm of River Run!