

Blue Lake News

October, 2004

A joint publication of BLPOA and LCMUD #1

TREE TRIMMINGS PERMIT

The MUD has recently acquired a permit for our residents to allow us a place to dump tree and brush trimmings. **THIS IS LIMITED TO HOMEOWNERS ONLY!** This is **NOT** a contractor permit. The Lake LBJ MUD operates a chipper operation on 2831 and Highway 71 for trimmings and brush. Residents will simply come by the MUD office and pay a \$5.00 fee for a pick-up load and \$10.00 for a trailer load and receive a permit from this office. After disposing of the trimmings, the permit must be returned to the MUD Office. The hours of operation will be seven (7) days a week, from 8:00 A.M. to 12:00 P.M. and 1:00 P.M. to 5:00 P.M. They will accept grass, leaves, brush, and tree trimmings not to exceed six (6) inches in diameter. This will offer an affordable and convenient way to dispose of the trimmings **WITHOUT** filling up our dumpsters.

BLUE LAKE / DEERHAVEN LADIES CHRISTMAS LUNCHEON

The date has been set for the Blue Lake / Deerhaven Ladies Christmas Luncheon, which will be held on December 3rd, 2004 at 10:30 A.M. at the clubhouse. This will be a lot of fun and we would like all ladies in the area to attend this timeless event. For questions, please contact Diane Dietert at (830) 598-5568.

MAILBOXES

The MUD Board of Directors notes that there are several mailboxes within the subdivision that are in need of repair and need attention. Please take a look at your mail receptacle and ensure that it is in good condition. With winter fast approaching, now is the time for repairing them to ensure that your mail stays dry and is delivered to

you. The Post Office will not deliver mail to mailboxes that are in ill repair. If you have questions pertaining to mail receptacle regulations, please call the Postmaster at (830) 598-8773.

BLUE LAKE PHONE DIRECTORY

If you have not picked up your updated telephone pages for the new Blue Lake Directory, they are still available in the MUD/POA Office.

PASSING FRIENDS

It is with regret that we report the passing of one of our Blue Lake residents. Douglas G. Garrott passed away on July 15, 2004. Doug and wife, JoAnn, have owned the property at 400 Blue Ridge Circle since 1975. His family will continue to enjoy Blue Lake.

NEW PROPERTY OWNERS

The MUD and the POA would like to welcome several new property owners to our beautiful area. Please make them feel welcome:

Mr. & Mrs. Roger Havekost at 204 N. Blue Ridge Trail (Full-time residents)

Mr. Emory Garlick at 2907 Blue Lake Drive

Charles & Diane Biery at 301 Blue Mountain Trail

Phil & Kimberli Busick have moved to 3806 Packsaddle

Mark & Jacqueline Palmer have moved to the Eagle's Nest at 3912 Packsaddle

Hal & Allison Johnson at 207 Beaver Circle

Karan Ackerman & Frank Hinds have purchased the lot behind them at 3511 Packsaddle Drive

WELCOME TO BLUE LAKE!!

WEEKEND WATER/ SEWER CALL-OUTS

This subject continues to confuse some of our residents about what THEY are responsible for and what the MUD is responsible for in connection with the sewer system / grinder pump and the water system.

The Llano County MUD # 1 is responsible for:

- 1) Maintenance and repair of the grinder pump.
- 2) The electrical control box and the power from that box to the grinder pump.
- 3) The water meter and the line running from the main line to the meter.

The Property owner is responsible for:

- 1) Maintenance of the sewer line from the house to grinder pump.
- 2) Maintenance of the sewer line from the grinder pump to the collection line on the street.
- 3) The electricity through a dedicated 240 volt, 30 amp circuit breaker that has no external or internal connections to the grinder pump control box (the black box with the red light on top).
- 4) The line from the water meter to the home and the customer cut-off valve (all homes should have a customer cut-off valve installed on the customer side of the meter). In an emergency, use YOUR cut-off valve to turn the water off to your home.

NOTE: The cut-off valve on the District's side of the meter is MUD property and may only be operated by a MUD employee.

Any call-out costs billed to the MUD that are the customer's responsibility will be billed to the customer as a **Work Order Reimbursement**. These costs include any charges incurred in diagnosing problems later determined to be the customer's responsibility, including weekend-end or after hour call-outs (These call-outs are a 4 hour minimum charge even if the call is cancelled before the service technicians arrive).

Costs incurred by the MUD for the repair, rebuild or maintenance of a sewer line, a grinder pump or control box that are occasioned by neglect, mistreatment or damage of such item (by the homeowner or their agents), shall be the responsibility of the customer and will be billed to the customer.

Should you have a grinder pump problem at your home on a weekend or after hours, please call Lake LBJ MUD at (830) 598-8741 and their service technicians will respond. However, before calling, please consider this: **There will be a 4 hour minimum charge for the call-out and for the truck they use.**

If the audible alarm and the red light come on at your control panel, it could simply mean that there is a high water level in the pump tank that could be the result of running, for example, a dishwasher and a shower at the same time. When the pump "catches up" with the high water level, the alarm is silenced and the light goes off. When the alarm is activated, we ask you to wait a few minutes, with all water sources off, before calling Lake LBJ MUD.

On the same note, if you call Lake LBJ MUD for say, standing water in your yard, and it turns out to be a broken sprinkler head, you will be billed for the call-out.

PURGING THE GRINDER PUMP

If your home is to be unoccupied for a period of three (3) or more days, purging the system will prolong the life of your grinder pump.

To purge the system, run clean water into the unit until the pump activates, (approximately 10 minutes). Immediately turn off the water and allow the grinder pump to run until it shuts off automatically.

By being more aware of your own water usage and maintaining your own lines, and

sprinkler systems, we can reduce costs for all of us.

NOVEMBER SPECIAL GARBAGE PICK-UP

It's that time of year again! Our Blue Lake "Special Garbage Pick-up" is scheduled for November 9th, 2004.

Now is the time to get rid of those unwanted trash items and clean out your garage of those items that BFI can not pick up on their normal runs.

Items that MAY be left out for pick-up include: old mattresses, appliances (without freon), and lumber or tree trimmings that are bundled in lengths of not more than four (4) feet and weighing less than 35 pounds.

Items that WILL NOT (cannot) be picked up include: batteries, tires, paint cans (unless they are empty), motor oil, oil filters, or appliances that contain freon. Refrigerators and air conditioners, for example, CANNOT be picked up unless the freon has been removed and a certified refrigeration technician has tagged them. BFI is prevented from picking up these items due to environmental and/or safety regulations. Also, these items CAN NOT be placed in the dumpsters for the same reason.

To make the collection as simple as possible, please bag, bundle or box as much as possible and place all items beside the road next to your garbage cans. Please call the MUD Office (598-5460) if you have any questions about what can or can not be picked up.

UTILITY PAYMENTS

The Llano County MUD # 1 would like to remind its customers that **utility payments are due in the office on the 15th of each month by 5:00 P.M.**

If they are mailed out on the 15th, they do not reach this office until **AFTER** the 15th and late charges will apply- **no exceptions**.

As a reminder, the MUD also offers an ACH Debit Program that debits your checking account (sorry, no credit card option) for your monthly utility bill on the 10th of each month. You still receive a regular utility bill at the same time, with a note on it that the "amount due" will be debited out of your checking account on the 10th of that particular month. It's a great way to pay your bill in a "no-fuss, no paperwork" manner.

If you are interested, please contact the MUD office and we will be happy to help you fill out the appropriate authorization.

TAX TIME AGAIN

The 2004 Tax bills were mailed by the MUD Office on October 1st. Property taxes in Texas are assessed as of January 1st each year and cover a period of one year. All property is to be assessed at 100% fair market value. You have from October 1st until January 31st to pay your taxes without penalty or interest. Taxes that remain unpaid after January 31st will accrue penalty and interest charges, in accordance with state law. If a mortgage company pays your taxes, an additional copy was mailed to the property owner as a courtesy.

HE WHO READS REAPS THE HARVEST

In the hopes that this newsletter becomes more informative and to help gather feedback, the MUD office will deduct \$5.00 from the utility bill of the first ten (10) customers that call in to the MUD office with:

- 1) a suggestion of what you would like to see in future issues of this newsletter and
- 2) provide the password : "water".

2004 MUD PROPERTY TAXES

The MUD Board met on September 28, 2004 to review and adopt the tax rate for the current year.

The 2004 Tax rate adopted is:

General Operations & Maintenance	.1122
Roads	.0666
Tax & Debt	.0235
Fire Protection	<u>.1054</u>
TOTAL (per \$100 valuation)	.3077

The tax rate is down slightly from last year's rate of .3180

A copy of the budget is available for your review at the MUD/ POA Office.

**GOLF CLUB SCRAMBLE/
HALLOWEEN PARTY**

The Golf Club will host a member Scramble Tournament/Halloween Party on Sunday, October 31st. Tee off will be at 4:00 P.M. for the first nine (9) holes. After that, there will be a break for food and cocktails. The final nine (9) holes will be played after dark with glow balls. Wear your costume and come join in the fun!!! For more information, call the Club at 598-5524.

**Blue Lake Estate Property Owner's
Association/Llano County MUD #1
2900 Blue Lake Drive
Horseshoe Bay, TX 78657**

GOLF CLUB INFORMATION

This is a reminder to all Blue Lake residents that you don't have to play golf to join the Golf Club. There are many social activities throughout the year, and we invite all new residents to buy a "social membership". This allows you to join in on the fun on the 2nd Wednesday of every month for C & C (Cocktails & Conversation), the Ladies exercise class, Ladies Bridge, and the Ladies crafts class. It also allows you to enjoy the Mens' card games and the Mens' fellowship classes.

For more information about a social membership, call the Golf Club at 598-5524 and talk to Sharon or James.

**ANNUAL CHRISTMAS PARTY AND
C&C**

The Annual Christmas Party has been set for Wednesday, December 8th, at 6:00 P.M. The cost is \$7.50 per person. Sign up at the Clubhouse and come join the festivities!