

# *Blue Lake News*

## *July / August, 2005*

*A joint publication of BLPOA and LCMUD #1*

### **CONSUMER CONFIDENCE REPORT**

The 2004 Consumer Confidence Report (CCR) is now complete and available at the MUD office for review.

The CCR is an annual summary of the quality of the drinking water provided to you during the past year.

In previous years, Llano County MUD # 1 was required to mail the annual report to each of our bill paying customers. This year, because our system serves 500 or fewer people and has no violations, we may simply inform our customers that the CCR is available.

If you are interested, please stop by the office and ask Betty or Sally for a copy.

### **GRINDER PUMP CARE**

In the last Blue Lake News, we sent out the grinder pump care sheet so that it might be posted in your home. It offers information on how to care for your grinder pump. If you need another one, you may pick one up at the MUD/POA Office.

To prolong the life of your grinder pump, we will publish grinder pump “tips” that our residents may find helpful.

#### **TIP # 1:**

NEVER turn off the power to your grinder pump. The grinder needs constant power to operate properly. If the grinder pump power supply is turned off (or “cycled”), the grinder pump unit may flood, causing extensive (and expensive) damage to the internal components.

### **INCORPORATION TOWN HALL MEETING SET**

The annual Blue Lake POA meeting was held on Saturday, July 2, 2005. The incorporation issue was addressed and the amended application was presented. Questions by the audience at large were answered. Before and after the meeting, signatures were gathered for the amended incorporation application. Ultimately, 109 signatures were obtained (50 are required). The committee apologized for not notifying the property owners of Quail Ridge of their inclusion in the incorporation effort, but the time constraints for filing the amended petition were critical.

On July 6, the amended application for incorporation, including new boundaries and a new city name of Bluehaven was filed and accepted by Llano County Judge, R.G. Floyd. Horseshoe Bay has withdrawn their original application and has refiled their application without The Trails.

As it stands, the election date for both Horseshoe Bay and Bluehaven incorporations has been designated as Saturday, September 10, 2005.

**Regular Voting** will be held on Saturday, September 10<sup>th</sup> from 7:00 A.M.- 7:00 P.M. at the Golf Club.

**Early voting** will be held from Wednesday, August 24<sup>th</sup> through September 6<sup>th</sup>, excluding Labor Day, at the Llano County MUD / BLPOA Building located at 2900 Blue Lake Drive from 9:00 A.M. through 3:30 P.M.

We plan to hold two (2) Town Hall meetings on Tuesday, August 9, 2005. One meeting will be at 10:00 A.M. for those property owners whose last name begins with A through M. Those whose last name begins with N through Z will meet at 7:00 P.M. This is to minimize overcrowding—although attendance can be in either time slot. The meetings will be at the Blue Lake Golf Club meeting room for all property owners in the boundaries of the proposed city of Bluehaven. The meeting will further serve to update everyone who can legally vote in the incorporation election and to answer any questions that are presented.

We appreciate your patience with us during this dynamic situation of trying to get the city of Bluehaven incorporated. We look forward to seeing each of you at the Town Hall meeting.

Further information about the history and progress of our incorporation process may be found at [www.bluelaketx.org](http://www.bluelaketx.org) -- visit often for the latest information. Also of interest are two websites from HSB regarding their incorporation efforts. [www.horseshoebay.net](http://www.horseshoebay.net) and [www.hsbpoa.org](http://www.hsbpoa.org)

### **BLUE LAKE ESTATES TENNIS CLUB**

It's time to renew your annual Tennis Club membership (or become a member). Annual dues are \$50.00 and permit members unlimited access to the tennis courts. Invoices are NOT being mailed out this year for renewal. Annual membership dues run from July 1, 2005 through June 30, 2006. You may pay your annual dues at the Golf Pro-shop at Blue Lake Golf Course or by mail to the following address:

Blue Lake Estate POA  
ATTENTION: Tennis Club  
2900 Blue Lake Drive  
Horseshoe Bay, TX 78657

Remember that you may use the tennis courts as a fee player for \$5.00 per court for

90 minutes of play. All players (members and fee players) should check in at the Blue Lake Golf Club Pro-shop before playing.

Enjoy the tennis courts!

### **NEW PROPERTY OWNERS**

The Llano County MUD and the BLPOA extend our heartiest "WELCOME" to our newest property owners. Please help them feel welcome:

**Peggy Nicholes** at 3210 Golf Course Drive  
**Jack & Susan Valentine** at 3100 Golf Course Drive  
**John Walters & Leah Roust** at 3602 Blue Lake Drive

### **BLUE LAKE TELEPHONE DIRECTORY**

The new 2005-2006 Blue Lake/Deerhaven Telephone Directories are in the works. We hope to have them completed by the middle of August and then to the printer. Hopefully, they will be ready for pick-up by the beginning of September. Call the MUD/POA office to check on availability AFTER the end of August.

If you would like to have your email address published in the POA Blue Lake / Deerhaven directory, please notify Charles Sadler at [chsadler@281.com](mailto:chsadler@281.com)

If you have any changes to your information, please call Charles Sadler at (830) 598-7327.

### **POA ANNUAL BOARD MEETING**

On July 2, 2005, the POA Annual Board Meeting was held at the Blue Lake Golf Club. The meeting included a discussion of two new items of interest:

- 1) a proposed increase in assessment fees, and
- 2) the incorporation of Blue Lake Estates with Deerhaven. Residents will find

the voting information elsewhere in this newsletter.

The meeting was followed by a BBQ dinner attended by eighty-five (85) residents and family members of the community.

Christine Nicknish, Harold Odum, Gary Simons and L.D. (Red) Stewart were elected as Board members. Harold and Red are new Board members; Christine and Gary were reelected.

The new POA Board of Officers and Committee Chairman are as follows:

**Warner Tweed**, President/Contracts

**Bruce Lomax**, Vice President, Chair of Architectural Committee

**Christine Nicknish**, Secretary

**Gary Simons**, Treasurer

**Paul Castiglione**, Chairman of Parks & Recreation Committee

**L.D. (Red) Stewart**, Vice Chairman of Parks & Recreation Committee

**Harold Odum**, Chairman of the Covenants Committee

The two retiring Board members are Janette Bowers and John Foster, M.D. Special thanks go to both for the fine work they did for the community.

### **POA ASSESSMENTS**

The 2005 POA Annual Property Owner's assessments are now past due. The payments were due on July 1, 2005. Currently, we still have \$ 6,610.43 outstanding. If you have not paid your POA assessments, please take a moment to get them in the mail. You may also drop them in the drop box located on the South side of the MUD / POA building.

### **RESIDENTIAL HOMESTEAD EXEMPTION**

The MUD Board has approved a 20% Residential Homestead Exemption for permanent, full-time residents for 2005. This is a local option that is in addition to your Llano County Homestead exemption.

To be eligible for this exemption, you must use your home as your principal residence on January 1<sup>st</sup>. If you have more than one home, only the home that is your principal residence on January 1<sup>st</sup> will qualify.

A person may NOT receive a homestead exemption for more than one residence in the same year. The homestead exemption must be filed with the Llano Central Appraisal District.

If you have any questions, please call the Llano Central Appraisal District at (325) 247-3065.

### **MUD OFFICE EMAIL ADDRESS**

The Llano County MUD # 1 has recently changed our email address. Please update your records with the new email address: [lcmudone@zeecon.com](mailto:lcmudone@zeecon.com)

As a reminder, the Llano County MUD # 1 also reminds everyone that if you would like to receive emails from this office concerning different property owner issues, alerts, etc. we must have your PROPER email address in this office. Please ensure that your correct email address is on file if you are interested in receiving email communications from this office.