

Blue Lake News

January, 2005

A joint publication of BLPOA and LCMUD #1

TREE TRIMMING/CHIPPER PERMIT

The MUD office has acquired a permit for our residents to dump tree and brush trimmings. **THIS IS LIMITED TO HOMEOWNER'S ONLY!** This is NOT a contractor permit.

The Lake LBJ MUD operates a chipper operation on 2831 and Highway 71 for tree trimmings and brush. Residents can come by the MUD/POA Office and pick up the permit and pay for the load. The cost is \$5.00 for a pick-up load and \$10.00 for a trailer load. After disposing of the trimmings, the permit **MUST** be returned to the MUD/POA office.

The hours of operation will be seven (7) days a week from 8:00 A.M. to 5:00 P.M. They will accept grass, leaves, brush and tree trimmings not to exceed six (6) inches in diameter. If you have any questions, call Betty or Sally at (830) 598-5460.

RECYCLING OPTION

For those of you who would like to recycle paper, plastics, etc. we have another option. BFI operates a twenty-four (24) hour recycling location at 2101 Commerce Street in Marble Falls. They will accept aluminum and tin cans, clear and cloudy plastics, and newspapers (with inserts). They will **NOT** accept glass or cardboard. Should you have any questions, please call Katie at (830) 693-3513.

BLUE LAKE PHONE DIRECTORY

If you have not picked up the new telephone pages for your Blue Lake directory, stop by the MUD/POA Office. We still have several copies.

BLUE LAKE PARKS

The POA has made a diligent effort to clean up and improve our parks for the 2005 season. Driftwood Park has seen removal of driftwood and other debris from the shoreline. Blue Ridge Park has, once again, been cleaned along the bulkhead.

Our storage areas at Devil's Hollow and Sandy Creek have experienced extensive work including weed removal. We are continuing to work in the area north of the golf club office to make it more attractive and manageable for mowing.

Finally, Wenmohs Park has received a major beautification project with the removal of the old railroad ties along the beach. A new stone border now separates the beach area from the grassy area of the park. Our thanks to Rune Strand, for his wonderful work on the stone border. The BLPOA used beautification funds from the Blue Haven Foundation to perform this project for the Blue Lake Property Owners. Our thanks to the Blue Haven Foundation for their gift. Also, thanks to the many volunteers who helped in the various phases of this project. We plan to bring in more sand for the beach area this Spring and clean out the swimming area before our first major holiday (Memorial Day).

We hope that you enjoy our best known and most used park. Should you have any

questions about any of our parks, please call Paul Castiglione, Director of Parks, at (830) 596-2861.

BURN PILE AT THE FIRE STATION

The BLPOA Directors want to remind you that the burn pile located near the Fire Station on Blue Lake Drive is for the express use of the BLPOA and Blue Lake Golf Course. The burn pile is NOT for public use and certainly not for contractor use. Property owners should dispose of brush, tree trimmings, etc. through BFI trash pickup (specifications for BFI removal include bundling and tying the trimmings to no more than four (4) feet in length and weighing no more than 35 pounds) or by use of the chipper permit of the Llano County MUD # 1 Office.

Please contact the MUD office for more details on proper disposal of these items. (See article on page 1). If you use a contractor for tree trimming or other yard work, the contractor should provide their own means of disposal.

LLANO COUNTY ANIMAL CONTROL ORDINANCE

The Llano County Sheriff's Office has, again, requested that we provide the following information to our residents:

The State of Texas, County of Llano, has an animal control ordinance in place, adopted April 9th, 2001, by the Llano County Commissioner's Court.

The ordinance states that:

1.2 A. **ANIMAL AT LARGE**- Any animal not under the restraint of a person capable of controlling the animal off the premises of the owner.

1.5 **VACCINATIONS**- All animals MUST be vaccinated before they reach four (4) months of age.

B. Not more than twelve (12) months have elapsed since the most recent vaccination.

1.8 **PUBLIC NUISANCE**- Any animal that is repeatedly at large or stray that:

B. Damages the property of anyone other than it's owner and not on the owner's property.

C. Repeatedly molests or intimidates pedestrians or passersby and is at large.

D. Repeatedly chases vehicles or bicycles.

E. Commits unprovoked acts in a place other than an enclosure in which the animal was being kept and that reasonably certain to prevent the animal from leaving the enclosure on it's own and those acts cause a person to reasonably believe that the animal will attack and cause bodily injury to that person.

F. Excessively and repeatedly makes unprovoked disturbing noises including, but not limited to, continuous and repeated barking, howling, whining and other utterances causing reasonable annoyance, disturbance or discomfort to the neighbors or others in close proximity to the premises where the animal is being kept or harbored.

3.1 NON- RESTRAINT OF CATS AND DOGS IS A CRIMINAL OFFENSE

- The Llano County Commissioner's Court states that **ANY** animal as defined under 1.8 (above) is to be considered a public nuisance. Upon completion of a written, sworn statement, the Llano County Sheriff's Department or a local Peace Officer may file a Class "C" misdemeanor charge against the owner(s) of said animal.

BLUE LAKE RESIDENTS: With the increase of our population, the animal issues/problems will continue to increase, as well. The owners of all animals in this area (whether full-time residents or weekenders) should **carefully** consider the Animal

Control Ordinance and make EVERY effort to be a **responsible** pet owner, not just an animal caretaker.

The MUD/POA Office has copies of the current Llano County Animal Control Ordinance, in its entirety. If you would like to have a copy, please stop by and pick one up.

AUTOMATIC DEBITS FOR PAYMENT OF WATER AND SEWER BILLS

A program offered by the MUD, to its customers, to provide for automatic debits (ACH Debit Program) in payment of water, garbage and sewer bills has become a popular and easy way for our customers to pay their water, sewer and garbage bills without the hassle of due dates and check writing. Over 23% of our customers have already turned in the forms authorizing such debits. Two separate debits will be charged; one for water and garbage and the other for sewer.

If you are interested and have not received a form, please call the MUD office at 598-5460.

TAX TIME AGAIN

Tax bills were mailed by the MUD Office on October 1st. Taxes that remain unpaid after January 31st shall accrue penalty and interest charged at the maximum rates permitted under the laws of the State of Texas.

NEW RESIDENTS

The Llano County MUD and the BLPOA would like to offer our heartiest "WELCOME" to our newest residents. Please make them feel welcome:

Jon & Shannon Campbell (and daughter, Micalah) at 419 Hillview Drive

The Robert Carter Family at 3006 Packsaddle

WELCOME TO BLUE LAKE!!

NEWSLETTER INFORMATION

In the last newsletter, (October, 2004), the MUD Office offered a \$5.00 credit on utility bills for the first ten callers who called the office and provided the password included in the article. We asked the callers to offer a suggestion of what they would like to see in future issues of YOUR newsletter. Sadly, we did not even receive ten responses.

So, instead of offering a credit, we are asking our residents to let us know what you would like to see in upcoming issues of the Blue Lake News. Simply call the MUD/POA Office or write it down and drop it in the drop box on the south side of the office.

E-MAIL ADDRESSES

On occasion, the MUD/POA office has found it necessary to send out mass emails to our residents advising of lake lowering, water advisories, etc. Unfortunately, if we have an invalid email address for even one of our customers, the message can not be sent to the other residents.

If you have an email address change, please call the MUD office and up-date it so we can continue to keep our residents informed.

LOWERING OF LAKE LBJ

The LCRA has announced that they will lower Lake LBJ this winter by five (5) feet for a six-week period starting on January 17, 2005.

Starting on January 17th, the lake will be lowered by about a foot a day for five (5) days. The refill will take place at the end of

February, barring any emergencies that could force refilling the lake sooner.

The lake lowering will give lakeside property owners the opportunity to repair and maintain docks, retaining walls and other shoreline property and to clean out debris.

Residents who plan to do repair or maintenance work should be prepared to remove materials and equipment on short notice if the lake needs to be refilled in an emergency.

Any property owner who plans to do work, will need to obtain a copy of a lake wide permit by calling LCRA at 1-800-776-5272, Ext. 3303.

Maintenance activities covered by the lake wide permit include dredging up to 500 cubic yards of material from below the 825 feet mean sea level contour of Lake LBJ and cleaning up debris. All debris must be relocated to an area above the 825 feet contour for disposal. Burning of material on the lakebed is not allowed.

Repairing existing structures such as retaining walls, boat slips and boat launches also require a MUD Building Permit. Please stop by the MUD/POA Office to apply for a building permit if you plan to do repair work on any of your structures while the lake is lowered.

BUILDING PERMITS

The POA and the MUD remind all property owners to check with the MUD office if there is any question about the need for a building permit. There are two (2) types of permits available. If minimal work is being done, a No Charge Building Permit may be issued with a \$50.00 deposit that is refunded upon completion of the work.

When extensive work is done, (including, but, not limited to electrical and/or

plumbing) state law requires inspections by a licensed building inspector at certain intervals of the construction. The MUD/POA Office sets up these inspections and deals with both the contractors and the inspector.

If you are anticipating doing some work at your home, please contact the MUD/POA Office or have your contractor stop in and apply for your building permit.

As a reminder, the Blue Lake Property Owner's Building Restrictions & Protective Covenants, Paragraph 11, states:

“No sign, for sale or rent, or any other advertising may be displayed on property in Blue Lake unless first approved by the Committee. The Committee MAY grant approval for signs disclosing the architect and/or contractor of structures during the period of construction.”

Should you have any questions pertaining to your building permit, please contact Bruce Lomax, Architectural Committee Chairman at (830) 598-7615.

LONG RANGE PLANNING

The Blue Lake Long Range Planning Committee is a joint project of the Llano County MUD and the Blue Lake POA. The mission of the committee is to explore needs of the community for orderly development over the long term. A goal of the committee is to enhance the beauty and quality of life in Blue Lake and to help facilitate appropriate infrastructure in the future.

The BL Golf Club is certainly one of the significant enhancements to our Community. The LRP Committee has for some time explored the longer-term utilization of the POA's Golf Club property. In a recent action by the BLPOA, they have moved to establish a Trust to accumulate funds for eventual replacement and expansion of the clubhouse.

Of particular importance to Blue Lake is the growth occurring around us. We expect this growth to impact the culture of our Community from one of mostly retired residents to one with more working families. Most of you are aware of the new Marriott Resort in Horseshoe Bay. It is reported that traffic to the facility will eventually reach 100,000 people annually. There is little doubt that demand for housing will continue to increase.

It has been announced that Cottonwood Shores has now annexed property into their incorporated area bordering Horseshoe Bay on the East. This undoubtedly brings some pressure on HSB to consider Incorporation. We don't know if or when this might happen, however it causes us to think what options we might have toward incorporation as a defensive measure. One thing we know is that Blue Lake is changing and while we may not like it we have been in transition from a once remote weekend and retirement community, to one more urban in nature.

POA QUARTERLY MEETING

The Blue Lake POA will hold its quarterly meeting on January 22nd, Saturday, at 10:00 A.M. at the Blue Lake Golf Club. Please plan to attend, if you can.

GOLF CLUB BOARD ELECTION

The Blue Lake Golf Club is in the process of mailing out the ballots for the upcoming election for the Golf Club Board. **The election will be held on January 29th** at the Golf Club. Ballots must be returned by January 28th either by mail or by bringing it to the Golf Club.

Should you have any questions, please call the Golf Club at (830) 598-5524.

POA EXPENSES GROWING

Your POA expenses are growing and income is stagnant. A few examples:

Pedernales Electric Co-operative, Inc. (PEC) recently revised their rate structure. Your POA has three meters to provide electric power to pumps for sprinkler systems at our parks- the parks are watered about six months per year. Therefore, the six months the parks are not watered used to have a minimum bill per meter of \$10.63 and has been increased to \$25.00. Your POA Board is exploring alternative methods of irrigation.

The total cost of insurance (fire, liability, directors and auto) has increased from \$7,692.00 in 2000 to \$19,558.00 in 2004. Your POA Board has been working for the last two years to reduce premiums and/or find a different insurance carrier. As a point of interest, the annual POA property assessments as of July 1, 2004 totaled \$43,600.00.

Interest rate on the return water line loan has increased four times since August, 2004, from 4.75% to 5.75%.

Last year, the Blue Lake Community Center (golf club building), owned by the POA and leased to the Golf Club, required a new roof and termite repair, which cost \$ 2,052.96.

Last year, the Golf Club maintenance manager's house, owned by the POA and leased to the Golf Club, had the porch repaired and a new dishwasher installed at a cost of \$ 1,583.32.

Bids were recently sent out (all have not been returned) for mowing of the common areas, such as Wenmohs, Driftwood and Blue Ridge parks, Devil's Hollow and Sandy Creek trailer storage parks, around the fire house and other common areas. These costs are likely to increase because the vendor's costs have increased (i.e. fuel,

equipment and maintenance). In times past, some of this mowing was done by volunteers. Volunteers still do a lot of work around Blue Lake (i.e. fertilizing the parks, trimming trees, etc.).

The tennis courts were recently resurfaced at a cost of \$ 7,900.00. We need more tennis players to offset the costs. Annual family memberships are only \$50.00.

BOTTOM LINE: Your POA expenses are increasing.