

Blue Lake News

October, 2005

A joint publication of BLPOA and LCMUD #1

INCORPORATION ELECTION

On September 10th, the residents of Blue Lake participated in an election with residents of Deer Haven, Quail Ridge and certain other nearby rural areas; to determine if there was a consensus to incorporate as a City. The initiative failed to pass with a vote of 72 for and 142 against.

Our citizens have spoken, so our community will continue to be governed, as before, by our Property Owner's Association. The only difference is that with the Horseshoe Bay Incorporation, we now fall substantially within Extra Territorial Jurisdiction of other communities and will be subject to whatever annexation moves they may (or may not) make in the future.

It should be pointed out that a joint committee was appointed by Blue Lake and Deer Haven POA's to study and present a plan by which our residents would have the opportunity to consider and vote on incorporation. Much thanks goes out to this committee who devoted a tremendous amount of time and effort to complete their assigned task. **Thank you: Gary Simons, Charles Sadler, Jerry Pruett, Jeff Rudenstein, Bruce Lomax and Paul Castiglione.**

We now need to move forward. One thing we know is that our beautiful Hill Country will continue to be an ever more popular place to reside. Growth will continue along with all the attendant problems that follow. Remember, we are a volunteer community, and will continue to need the help and cooperation of all of our good residents to maintain our quality of life and enhance our property values.

TAX TIME AGAIN

The 2005 Tax bills were mailed by the MUD Office around 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.

FALL SPECIAL GARBAGE PICK-UP

It's that time of year again! Our Blue Lake Special Garbage Pick-up is scheduled for November 15, 2005.

Now is the time to get rid of those unwanted trash items and clean out your garage and attic 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 CANNOT be placed in the dumpsters for the same reason.

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

UNIT # 1 COVENANT RESULTS

On September 8th, Blue Lake residents voted on the proposed amendment procedure for the Unit # 1 Covenants. The vote passed with seventy-one percent (71%) of Unit # 1 voting.

The Unit # 1 Covenants will be amended to read: "Any or all of the covenants and restrictions of Blue Lake may be annulled, amended or modified at any time by a vote of two-thirds (2/3) of the members of the Board of Directors of Blue Lake Property Owner's Association, Inc. and ratification by a majority of lot owners in Blue Lake Estates. All such lot owners shall be given thirty (30) days notice, in writing, of any proposed amendment, and shall thereafter vote by mail ballot."

TELEPHONE DIRECTORIES

The 2005-2006 Blue Lake POA telephone directories are in. These directories are up-dated and published each year by the POA and are free to our Blue Lake residents. Please stop by the MUD / POA office to pick yours up, if you have not done so.

2005 TAX RATE

At its regular monthly meeting on September 27th, the Board of Directors of the MUD approved its operating budgets for the fiscal year beginning October 1, 2005. The tax rate decreased slightly from last year with a current tax rate of .3061 per \$100 valuation.

Included in our tax rate is a rate of .1002 that we pay to the Lake LBJ MUD for fire protection services. The Lake LBJ MUD began providing fire services to Blue Lake in 1999. The rate we pay is the same rate charged to residents of Horseshoe Bay. The total cost of fire protection for fiscal year for 2005 will be \$ 70,970.00

If you are interested, you may see a copy of the budget at the MUD / POA Office.

UTILITY RATE INCREASES

The Board of Directors of the LCMUD#1 regrets that it is necessary to increase our water and sewer rates. It is essential that the District cover its ever-rising costs and to meet state requirements for financial stability.

Effective December 1st, our new rates will be:

Water: Monthly minimum, \$33.75, an increase of \$7.75 per month. There is no change in the usage in excess of 9,000 gallons per quarter, the current rate is \$ 1.50 per 1,000 gallons.

Sewer: \$46.40 per month, an increase of \$3.40 per month.

Garbage: \$14.05 per month, an increase of \$1.04 per month.

If you are an ACH Debit customer, please note that the debit amount taken out of your checking account will increase on the January 10th, 2006 debit.

STREET LIGHTS

The LCMUD # 1 provides the street lights in Blue Lake for the convenience of our property owners. We ask that all property owners that notice a light malfunctioning or not working at all, please report it to the MUD / POA office so we can get it repaired. Simply call the MUD / POA office (598-5460) and give the street address to Betty or Sally and they will take care of it.

AUTOMATIC DEBITS FOR PAYMENT OF WATER AND SEWER BILLS

A program offered by the MUD to its customers provides for automatic debits (ACH Debit Program) in payment of water, garbage and sewer bills and has become increasingly popular due to its' convenience. 21% of our customers have already turned in the forms authorizing such debits. If you are interested and have not received a form, please call the MUD / POA office at 598-5460.

Two separate debits will be charged; one for water and garbage and the other for sewer.

NEW PROPERTY OWNERS

The MUD and the POA welcomes several new property owners to our beautiful area. Please help them feel welcome:

Joe & Janice Bosco at 3604 Blue Lake Drive
Tom & Donna Ealy at 3504 Packsaddle
Mark & Ana Stanton at 3008 Packsaddle

Mark Doerr & Matt Johns at 200 E. Bluebonnet
Randy & Katherine Hutson at 100 Blue Mountain Trail
Jeff & Gayla Pruett at 310 So. Blue Ridge Trail
Michael & Donna Braden at 302 Blue Waters Drive

WELCOME TO BLUE LAKE!!!!

GRINDER PUMP CARE TIP

In our last issue of the Blue Lake News, we published our first grinder pump care “tip.” In this issue we will continue with:

TIP # 2

If your home is unoccupied for longer than a couple of days, purging the system will prolong the life of your grinder pump.

To purge the system, run clean water in 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.

By purging the system, you will prolong the life of your grinder pump and may alleviate future problems at inconvenient times.

THE BLPOA MEETING SCHEDULE

The Board of Directors of the Blue Lake Estate Property Owners Association has scheduled the following dates for Board and Public meetings. The “Special” meetings will be held at the Llano County MUD office and the “Quarterly” meetings will be held at the Blue Lake Golf Club clubhouse. The “Quarterly” meetings are designed for all interested Property Owners in Blue Lake Estates to attend the meeting. However, Property Owners are welcome to attend any meeting they desire to attend.

Saturday, October 29th, 2005 at 3:00 P.M.- Quarterly meeting- Blue Lake Golf Club

Monday, November 28th, 2005 at 3:00P.M.- Special meeting- MUD Office

Tuesday, December 27th, 2005 at 3:00 P.M.- Special meeting- MUD Office

Saturday, January 28th, 2006 at 3:00 P.M.- Quarterly meeting- Blue Lake Golf Club

Monday, February 27th, 2006 at 3:00 P.M.- Special meeting- MUD Office

Monday, March 27, 2006 at 3:00 P.M.- Special meeting- MUD Office

Saturday, April 22, 2006 at 3:00 P.M.- Quarterly meeting- Blue Lake Golf Club

Monday, May 22, 2006 at 3:00 P.M.- Special meeting- MUD Office

Saturday, July 1, 2006 at 3:00 P.M.-Quarterly meeting (also our Annual Meeting)-Blue Lake Golf Club

BLUE LAKE GOLF CLUB NEWS

The golf course is in great condition and ready for “FALL” play. There are several tournaments and events scheduled for the last quarter of 2005.

The Men’s Golf Association will host the ladies of the MGA on **Thursday, October 20th**.

On October 22nd, the MGA will host their annual “Coat & Tie” dinner at the Blue Lake Clubhouse. MGA members should purchase their tickets at the Pro-shop.

During November, “Turkey Shoot” Tournaments will be in order. The **WGA will have their tournament on Tuesday, November 8th**, and the **MGA will have their tournament on Thursday, November 10th**.

Finally, the Monthly “C & C” (Cocktails & Conversation) **on Wednesday night, December 14th, will be the infamous “Christmas Party”**.

If you need more information about any of the Golf Club events, please call the Pro Shop at (830) 598-5524 or you can find more information (MUCH more than you ever thought possible) by searching our website at www.bluelakegolf.com

BLUE LAKE / DEERHAVEN LADIES CHRISTMAS LUNCHEON

The date has been set for the Blue Lake / Deerhaven Ladies Christmas Luncheon, which will be held on Friday, December 2nd, 2005 at 10:30 A.M. at the clubhouse. This should be a lot of fun and we would like all the ladies in the area to

attend this timeless event. This fun luncheon includes a program by Donna Ingram, storyteller. For questions, please contact Gloria Lomax at (830) 598-7615.

RESIDENTIAL HOMESTEAD EXEMPTION

In the last issue of the Blue Lake News, we mentioned the Residential Homestead Exemption for full-time residents. Apparently, this caused some confusion and we would like to clarify:

This Residential Homestead Exemption is available to ALL full-time residents that have a homestead exemption on file at the Llano Central Appraisal District.

This is a local option that our MUD Board approves annually. You do not need to do anything to qualify for it- other than have a homestead exemption on file for your property at the Llano Central Appraisal District for the current year. This will automatically qualify you for this local option and it is already on your MUD taxes mailed out of the MUD Office.

LCMUD # 1 BOARD MEETINGS

The Llano County MUD # 1 Board of Directors holds its regular monthly meeting on the 4th Tuesday of every month in the Board Room at the MUD / POA Office. The meeting starts at 10:30 A.M. and all property owners are welcome to attend.