

Blue Lake News

July, 2006

A joint publication of BLPOA and LCMUD #1

TRAFFIC VIOLATIONS

As a reminder to all our residents, the Llano County MUD # 1 reminds all property owners, full-timers and part-timers, that the STOP sign at the intersection of Bluebonnet and Blue Lake Drive is **not** a “suggestion”. The stop signs in the subdivision are here for **your** safety. Many “near-misses” have been witnessed at this intersection and if our property owners continue to dismiss this traffic sign, - it will only be a matter of time... PLEASE obey the traffic signs within the subdivision - for your own protection and the protection of your loved ones!

Similarly, the MUD/POA Office has received complaints regarding children driving golf carts and go-carts on the roads in Blue Lake. Several accidents have been witnessed - with no serious injuries thus far-but, it’s only a matter of time...Children do not have the skills necessary to drive- period - much less defensively! With all the contractor traffic, summer traffic and increased Golf Club traffic - do you really want your young guests and your own children and grandchildren to be on the roadways where oncoming traffic does not always stop, where the speed limit is only observed “sometimes”, and where there are several blind spots due to the trees being fully leaved out?

Please consider **all** these points before you allow your young guests, your kids or your grandchildren to operate **any** kind of vehicles on Blue Lake roads!

DUMPSTERS

In the past few months, it has been noted that we have several individuals interested in

the contents of our dumpsters by the fire station. Obviously, this has become an issue.

There is a liability issue with individuals “digging” in the dumpsters should they recover personal information belonging to another. For this reason, we are recommending that residents shred any papers that may contain personal information.

The LCMUD # 1 also asks our residents to report any suspicious activity by the dumpsters to the LCMUD # 1 Office. If a license plate is visible please provide that, as well and the perpetrator can be located and fined.

As a reminder, the dumpsters are ONLY for the use of Blue Lake property owners and are for household trash ONLY! Contractors are not allowed to use the dumpsters, nor are lawn care companies.

WEEKEND PARTIES

We are asking for the help of our residents to control the weekend parties that have become a nuisance to our property owners.

On weekends and especially holiday weekends, there has been an increasing number of parties, apparently hosted by teenage and college age children of our property owners. With the increasing number of parties, there has been increasing amounts of loud music late at night, damage to personal property throughout the subdivision and damage to public areas, (mainly the Golf Course), as well. After a holiday weekend, the MUD/POA Office

receives several telephone calls regarding the weekend activities: missing street signs, loud music, damaged mailboxes, etc.

In all fairness to our full-time residents, we ask that you be considerate of the residents here in the subdivision by following a few “neighborly” rules:

- 1) Loud music needs to be stopped by 10:00 P.M.
- 2) If you hear loud activity after 10:00 P.M. Please call the Llano County Sheriff’s Department at (325) 247-5767 or 1-800-832-9271.

By observing a few considerations for your neighbor, we can make this a more pleasant area for all.

CONSUMER CONFIDENCE REPORT

The 2005 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, as well as last year, we may simply inform our customers that the CCR is available because our system serves 500 or fewer people and has no violations.

If you are interested, please stop by the MUD / POA Office and ask Betty or Sally for a copy.

POA ASSESSMENTS

The 2006 POA Annual Property Owner’s Assessments are now past due. The payments were due on July 1, 2006. Currently, we still have approximately

\$17,101.00 outstanding. If you have not paid your POA Assessments, please take a moment to drop 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 2006. 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 1st, 2006. If you have more than one home, only the home that is your principal residence on January 1st 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.

NEW PROPERTY OWNERS

The MUD and the POA welcomes several new property owners to Blue Lake. Please help them feel welcome:

Jerry & Dala Campbell at 3609 Packsaddle Dr.

Robert & Anna Elizondo at 2908 Packsaddle Dr.

Richard & Kristen Finlayson at 2912 Blue Lake Dr.

Tim & Lynanne Eurton at 208 N. Blue Ridge Trail

Michael & Mary Jagers at 107 Blue Mountain Trail

Patrick Kocurek at 203 Sandy Lane

Joe & Therese Moore at 3910 Packsaddle Drive
Dolores Smith at 107 W. Blue Rock Drive
Robert & Laura Walls at 407 Blue Mountain Trail
Homer & Karen Olsen at 3200 Packsaddle Drive
Jeffrey & RaeAnn Doerr at 2904 Blue Jay Drive

WELCOME TO BLUE LAKE!!!

GRINDER PUMP CARE TIP # 5

With the July, 2005 Blue Lake News, we sent out the Grinder Pump care sheet. The care sheet offers practical information on caring for your grinder pump, as well as information on what to do if your grinder pump alarm sounds or the light stays on.

As the latest “tip” in caring for your grinder pump, we suggest that you stop by the MUD / POA Office and pick up a grinder pump care sheet that you may “post” inside a kitchen cabinet, for example. The information contained within the care sheet, will help not only the homeowner, but any visitors to your home as well.

BLUE LAKE TELEPHONE DIRECTORY

The 2006-2007 Blue Lake Phone directories are in the works! We hope to have them completed by the beginning of August and then to the printer. Hopefully, they will be ready for pick-up by the middle of August. Call the MUD/POA Office to check on availability of the directory **AFTER** mid-August.

POA ANNUAL MEETING

On July 1st, 2006, the POA Annual Board Meeting was held at the Blue Lake Golf Club.

The meeting was followed by a BBQ Dinner, attended by approximately 55 residents and members of the community.

After the election votes were counted, the 2006-2007 Blue Lake POA Board is as follows:

Bruce Lomax, (06-08), President

Christine Nicknish, (05-07), Vice-President, Chair of the Covenants Committee

Karen Neidner, (06-08), Secretary

William Stevens, (05-07), Treasurer

Gary Simons, (05-07), Director, Chair of Storage areas

Jim Grassman, (06-08), Director, Chair of Architectural Committee, Contracts

L.D. “Red” Stewart, (05-07), Director, Chair of Parks and Recreation Committee

We congratulate these POA Board members And extend a hearty “Thank you” for all the hard **volunteer** work they do.

The retiring Board member is **Warner Tweed** –Special thanks to Warner for all The hard work he did for the community.

DRIVEWAY CULVERTS

The MUD Office has noted that there are several homes in Blue Lake that have culverts under the driveways that are blocked. The blocked culverts create drainage problems as runoff will back up and cause damage to our roadways.

We ask that you inspect your driveway culverts and make every effort to keep them clear to minimize our drainage problems. If you have any questions, please feel free to call the MUD/POA Office.

STORAGE LOCK-UP AREAS

The MUD/ POA Office wishes to advise our residents that we will no longer release any information to family members, guests, etc. regarding combinations to the storage areas unless the inquiring party is listed on the storage area contract or this office is notified **in writing, in advance, to the contrary.**

The current invoicing for the lock-up areas will be mailed in August and the combinations to the gates will be changed in October.

Should you have any questions regarding this policy, please feel free to contact the MUD / POA Office.

MUD BOARD NEWS

On July 18th, 2006, two new MUD Board members were sworn in to serve on the 2006-2007 MUD Board.

The new MUD Board consists of the following members:

Jay Harris, (04-08), President, Chair of Finance & Planning

L.D. "Red" Stewart, (06-10), Vice-President, Chair of Legal Affairs, Chair of Streets & Lights

Emory Garlick, (06-10), Director, Chair of Water Distribution System / Trash Disposal

Jarrett Bates, (06-10), Director, Chair of Sewer System

Jeff Pruett, (04-08), Director

A hearty "THANK YOU" to the outgoing Board members: **Gene Pender, Frank Southers and Ron Hewitt.**

TREE TRIMMING AND CHIPPER PERMIT

The MUD Office has received several complaints from residents regarding trees that overhang the roadways.

The MUD # 1 reminds all property owners that keeping trees trimmed that are on your property is the homeowner's responsibility.

As a convenience to our property owners, the MUD provides a means of disposal for those trimmings with the chipper permit.

Once you have trimmed your trees, please stop in at the MUD Office and pick up the chipper permit to dispose of the trimmings at the Chipper/Shredder operation at the corner of RR 2831 and Highway 71.

The Chipper/Shredder operation is open 7 days a week from 8:00 A.M.-12:00 P.M. and from 1:00 P.M.-5:00 P.M. In the event of rain, the operation will **not** be open.

This permit should alleviate the problem with the tree trimmings that are continually dumped at the dumpsters. The disposal company **cannot** pick up tree trimmings at our dumpsters- please come by the MUD Office for the chipper permit, instead!