

Blue Lake News

Winter, 2007

A joint publication of BLPOA and LCMUD #1

MUD FINANCIAL AUDIT

The Texas Water Code requires the District to file an independent annual financial audit with the Texas Commission on Environmental Quality (TCEQ). The audit must be performed by a certified public accountant (CPA) or a public accountant licensed by the Texas State Board of Public Accountancy, according to generally accepted accounting principles adopted and promulgated by the American Institute of Certified Public Accountants.

The audit is an extensive review of the accounting records, systems and controls, which tests the Districts' compliance with statutory law and bond resolutions. The audit involves the review of files, contracts, and board meeting minutes.

Steve Bires, CPA, representing Freemon, Shapard & Story, Certified Public Accountants of Marble Falls, recently completed our financial audit. It has been determined that the District is in good financial standing and has increased its net assets by \$78,750.00 during the 2005-2006 fiscal year. The audit was approved by the Board of Directors at the January 23, 2007 board meeting.

The audit report is located at the District's Office and is available for anyone to review.

NEW PROPERTY OWNERS

The MUD and the POA welcomes several new property owners to our

beautiful area this quarter. Please help them feel welcome:

Ed & Terry Auerbach at 2807 RR 2831

JPL, LLC at 3408 Packsaddle Drive
(**Jackson** & Marilyn Doege, **Paul** & Diane Doege and **Lisa** & Mike Mahoney)

WELCOME TO BLUE LAKE!

BUILDING PERMITS

Several homes within the subdivision are being torn down and replaced with new homes; as well as several homes that are being re-modeled.

The Blue Lake POA has recently adopted some changes in the building permit process and fees, effective January 1st, 2007.

There are several types of permits available. If you are planning on doing any re-modeling or improvements to your property, please stop by the MUD / POA Office to apply for your building permit. Sally or Betty will be happy to explain the different types of permits available and the requirements for each.

The new fee schedules for Building Permits are available on our web site at www.blueklaketx.org

GRINDER PUMP CARE TIP # 7

In our on-going series of care tips, we continue with:

TIP # 7

In the past year, we've had several residents call the MUD / POA Office, reporting that they turned off the power to their grinder pump for one reason or another. **The grinder pump cannot operate without electricity.**

Please remember that the black panel box is the property of this MUD District and should not be tampered with.

Many of our grinder pumps are at the end of their warranty period. Because we have noted many cases of pump failure due to misuse, we offer the following suggestions:

- 1) **Liquid** detergents instead of powder detergents for both your dishwasher and your washing machine.
- 2) Do **NOT** put seafood shells or egg shells into your garbage disposal.
- 3) Do **NOT** pour kitchen grease down your disposal or kitchen sink.

With a few minor guidelines, your grinder pump should last for years.

Should you have any questions, please feel free to call the MUD Office at (830) 598-5460.

GOLF CLUB DONATION

The Blue Lake Golf Club recently approved a \$ 5,000.00 donation to the Blue Lake POA for the general improvement of any or all community properties to benefit all Blue Lake Property owners. The Blue Lake POA is extremely appreciative of the Golf Club's generosity and extends a heartfelt "Thank you!!"

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. Over 23% of our customers have already signed up for this program. If you are interested and have not received a form, please call the MUD office at (830) 598-5460.

The utility charges are taken directly out of your checking account on the 10th of every month. Two separate debits will be charged; one for water and garbage and the other for sewer, for a total of your individual utility bill.

BLUE LAKE GOLF CLUB NEWS

The Golf Club reports some astounding figures for the past year:

- 1) 14,633 rounds of golf were played on the course
- 2) 6,754 rounds were played by members
- 3) 7,879 rounds were played by green fee players
- 4) The WGA played 41 times in 2006 for a total of 584 rounds. **Sarah Williams** is the WGA Champion for 2006.
- 5) The MGA played 48 times in 2006 for a total of 940 rounds. **Randy Cole** is the MGA Champion for 2006.

The 2006 Board of Directors of the Blue Lake Golf Club have done a tremendous job in giving direction in the management of the club for the past year. Thank you all: **Gary Cassell, Dave Elders, Marilyn Greene, Mary King, Bill Murphy, Eddie Wells** and **Charles Sadler.**

If you aren't a current member of the Blue Lake Golf Club, please come by the clubhouse and see **Marc Ramin** or **Sharon Bowen** about memberships- you don't have to be a golfer- social memberships are also available. Come by and check out what's happening!

MUD OFFICE VANDLIZED

On the night of January 9, 2007, our MUD Office was vandalized.

It was discovered when the office was opened up at 9:00 AM on Wednesday, the 10th. The only item missing was Betty's computer (complete with the keyboard, mouse and monitor).

The Llano County Sheriff's Dept. investigated the crime scene and took fingerprints, which have been sent to the Crime Lab in Austin.

Betty's computer has since been replaced and all files were recovered. Please note that no private customer information was **ever** compromised.

The Llano County Sheriff's Office is continuing to investigate the burglary.

The Llano County MUD # 1 Board of Directors is currently installing a security system for the MUD / POA Office.

GOLF CLUB BURGLARY

On the night of Monday, January 30th, our Golf Club was hit by a burglar, as well. A golf cart was stolen.

Golf Club President, Charles Sadler, reported that the thief cut the cable that secured the ClubCar® and made off with it. Presumably, the cable was cut with bolt cutters.

President Sadler noted that after driving around the subdivision the following morning, he noted several golf carts, unsecured, in residents' driveways and yards.

Sadly, these two burglaries are a warning to all of us. Blue Lake has been very safe and secure in the past. However, we all need to heed the warnings and make sure that our homes and belongings are secure.

LLANO COUNTY ESD # 1

The ESD (Emergency Services District) has had a standing agreement with Llano County to receive \$36,000.00 per year as compensation for services.

Based on that amount of money, the ESD lowered the ad valorem tax for emergency services from .0315 to .0295 per \$100 valuation for the budget for fiscal year 2006-2007 at the September 25, 2006 meeting.

After the ESD budget was set, the Llano County Commissioners, at a subsequent meeting, voted not to renew the \$36,000.00 compensation. Our commissioner, Johnnie Heck, voted to maintain the funding, but was out voted.

The Llano County Commissioners' Court met on October 9, 2006 and faced a large crowd of concerned citizens from the service area which includes Blue Lake, Deer Haven, Sandy Creek, Oakridge, ranch lands and the City of Horseshoe Bay. The Commissioners' Court reconsidered after much discussion to restore the \$36,000.00 for the fiscal year 2006-2007. ESD # 1 was grateful for the county support and the citizens' concern and interest. (At no time were emergency services going to be discontinued or interrupted).

The new county budget will be discussed and approved in the summer months of 2007. The Commissioners will decide, at that time, if the funding in the Inter local Agreement between Llano County and Llano County Emergency Service # 1 will continue.

Our ESD # 1 representatives are Donna Stevens of Blue Lake Estates and Dee Olsen of Deerhaven.

FUN FACTS

Did you know...?

- The Llano County MUD # 1 has road authority in Blue Lake Estates?
- Senate Bill 746 (passed the Senate 05/02/87) gave LCMUD # 1 that authority. The Blue Lake Property Owner's Association conveyed road authority to the MUD on 11/30/87?
- The Golf Club building and grounds are owned by the Blue Lake POA and are leased and operated by the Blue Lake Golf Club Corporation?
- The MUD Board renewed the contract with the City of Horseshoe Bay on 11/30/05 to perform firefighting services for the District?
- The Horseshoe Bay Fire Dept. responded to 338 incidents in 2006. Of those 338 incidents, 14 were to the Llano County MUD # 1 District (4.1%). Of those 14 incidents, three (3) were calls for bees?

- The Llano County ESD # 1 responded to sixteen (16) calls to our District in 2006. Of those sixteen (16) calls, eleven (11) patients were transported to hospitals?
- At the end of the previous fiscal year, the MUD had a 100% collection rate on property taxes?

MUD OFFICE HOLIDAY

The MUD Office will be closed on Monday, February 19th for Presidents' Day. We will re-open on Tuesday, February 20th at 9:00 A.M.

YOUR BLUE LAKE NEWSLETTER

As this newsletter is published for the property owners of Blue Lake Estates, we would like to have the input of our residents.

The newsletter is published quarterly-Winter, Spring, Summer and Fall.

If you have any newsworthy information, announcements or general information you want to share, please email it to the MUD/POA Office at: admin@bluelaketx.org