

Blue Lake News

Summer, 2007

A joint publication of BLPOA and LCMUD #1

BLUE LAKE POA LONG RANGE PLANNING

The Blue Lake Property Owner's Association, Inc. Board of Directors has appointed a committee whose mission is to conduct a study and develop long range plans to be approved by the POA's Governing Body for the maintenance and improvement of the general appearance of the community through carefully considered plans to either repair, add to or improve the fixed asset structures owned by the POA.

The Committee members are Bill Stevens, Jay Harris, Don Adams, Sally Lavine and Bill Murphy.

The first meeting was basically organizational to create a structure for moving forward. During the second meeting it was determined that the committee needed some near term help in the following areas: Architectural Design and Grant Writing.

The Committee would appreciate any and all help from members of the community who have experience in either of these areas. Please contact any Committee member or Bill Stevens at (830) 596-7687 or wstevens@nctv.com

2006 CONSUMER CONFIDENCE REPORT

The 2006 Consumer Confidence Report (CCR) is now complete and available at the MUD / POA 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 in the last two (2) years, we may

simply inform our customers that the CCR is available because our system services 500 or fewer people and has no violations.

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

HOMEOWNER / CONTRACTOR TRAILER PARKING

The LCMUD # 1, which has road authority in Blue Lake Estates, has had several complaints regarding homeowners and/or building contractors parking their trailers in the road right-of-way. Parking trailers in the right-of-way is prohibited as it impedes the flow of traffic and can be dangerous to all of our residents and visitors.

If you have a trailer that is being parked in the right-of-way, or if your building contractor is parking his trailer in the right-of-way, please note that it will be subject to towing (at the owner's expense).

If you need a place to **temporarily** park a trailer, please contact the Blue Lake Property Owner's Association, who will put you in contact with the POA Board member that is in charge of the parking / storage areas. If you need a place to park a trailer to be left during the day while your contractor is working, please contact the MUD Office.

SPECIAL GARBAGE PICK-UP

The Llano County Municipal Utility District # 1 provides for a "Special Garbage Pick-up" twice a year, usually scheduled for the Spring and the Fall that gives our residents a means to dispose of larger, unwanted items without using the dumpsters.

The Fall "Special Garbage pick-up" is currently scheduled for October 9, 2007.

There will be a reminder of this pick-up on the utility bills that will go out at the end of September, 2007.

As always, there are certain requirements that must be met in order for the items to be picked up. If you have any questions about what can / cannot be left out, please call Betty or Sally at (830) 598-5460.

BLUE LAKE UPDATE

We are happy to report that we have had no further theft occurrences such as those that plagued Blue Lake during the winter months.

According to the Llano County Sheriff's Department, while the case is still under investigation, one of the two suspects in the thefts turned himself in and is now facing charges. The other suspect is still at large, though, has been identified by the Sheriff's Department.

The security cameras installed at the intersection of Blue Lake Drive and Bluebonnet Drive appear to be helping to keep our community safe.

BLUE LAKE POA NEW BOARD MEMBERS

At the Blue Lake POA Annual Meeting on July 7, 2007, the results of the POA Board election were read and our new POA Board members were elected. Our new POA Board now consists of:

Bruce Lomax, President
Rodney Bond, Vice-Pres. / Covenants
Karen Neidner, Secretary
Jack Valentine, Treasurer
Jim Grassman, Architectural Chairman
L.D. "Red" Stewart, Parks
Jerry Campbell, Storage Areas

Congratulations to our new Board members and, thank you, in advance, for all the hard work you do for this community!

NEW PROPERTY OWNERS

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

Paul & Kathy Castiglione at 303 Blue Waters Drive

Wayne & Debra Conrad at 3306 Packsaddle Drive

Ken & Jan Greer at 3302 Packsaddle Drive

Gary & Elizabeth Kuentz at 3202 Golf Course Drive

Mr. Larry Meyers at 3411 Blue Lake Drive

We also welcome new permanent residents:

John Walters & Leah Roust at 3602 Blue Lake Drive

Please help our new neighbors feel welcome!

RESIDENT TREE TRIMMING

The MUD Office has received several phone calls regarding large tree limbs overhanging the roadways in Blue Lake. Because of the concerns, the MUD Board approved hiring a contractor to trim several of the overhanging limbs.

The contractor finished the trimming on Wednesday, August 8th and it was noted that there are several property owners that still need to trim their own trees that overhang the roadways.

The MUD Board asks all property owners to assess your property and make arrangements to trim any overhanging trees. The chipper permit is available at the MUD Office for the disposal of your trimmings. If you need the permit for the weekend, simply call Betty or Sally at (830) 598-5460 and we will make every effort to get it to you for the weekend.

GARBAGE, GARBAGE EVERYWHERE

In recent weeks, perhaps because we appear to be having more "people" activity in Blue Lake than in past summers, we have been overwhelmed with garbage / trash in and around our dumpsters located near the Devil's Hollow fire house.

Trash and bags of trash are placed, or thrown, onto the ground instead of into the dumpsters. Large, empty cardboard cartons, which take up considerable space, are placed in the dumpsters without being flattened. This, then, greatly reduces the amount of trash or garbage that the dumpster would normally hold.

Particularly troubling, too, is that a considerable amount of household goods items (vs. household trash / garbage) is being placed in the dumpsters, or simply dropped near them. Not only are these items prohibited, but they are left for others to pick up and dispose of- the "others" being other residents, since our garbage disposal contractors, Allied Waste, is not required to do this. In the past two weeks, we have experienced everything from dead animals, to a large television set, a trundle bed, mattresses, a hide-a-way bed, sofas, a recliner, an air conditioner (prohibited by EPA laws), fuel cans, paint, pipe (metal and PVC), lumber, tree and shrub trimmings, ad nauseam. And some of our own local folks picked up and disposed of this mess. This is wrong!

The message: we need your **volunteer** help and involvement to better arrange our garbage disposal area and keep it from being an eyesore and a nuisance.

KUDOS TO OUR VOLUNTEERS

Speaking of **volunteers**... "Hats off" to three of our more "energetic" volunteers: **L.D. "Red" Stewart, Warner Tweed and Paul Castiglione.** These men work tirelessly doing all kinds of work from trapping nuisance wild animals, cleaning up the dumpster area, repairing our sprinkler systems, installing signs, hauling off scrap materials from various jobs and helping out some of our more seasoned residents with emergency repairs, etc. Truly, these men exemplify **volunteerism... Thank you Red, Warner and Paul!!!**

BLUE LAKE ROADS

Those of you who attended the July 7, Blue Lake Property Owner's Association annual meeting at the Golf Club were given a good

overview of the status of the streets / roads in Blue Lake and what has been, should be done or will be done to improve them. Planning for the future is ongoing, of course.

The following is a re-cap of the items that were mentioned at the POA meeting:

1) Estimated 6.2 miles of streets / roads in Blue Lake.

2) The bulk of the paving was done in the 1959-60 time period- our roads are aging.

3) Other than seal coating and some spot patching, no major work has been done on our roads since they were paved. Note: seal coating entails covering the existing pavement with a thin layer of asphalt, a petroleum product, sprayed on and followed by an overlay of aggregate (pea-sized crushed rock).

4) Over the years, vehicle traffic has scattered large amounts of the aggregate from the pavement out to the roadway shoulders (edge of the pavement), where it has built up to form ridges, some of them significant. These ridges trapped rainwater on and along our streets, preventing the water's rapid evacuation and allowed it, (the water), to percolate into the base course beneath the pavement. This weakens the base course, allowing it to move as traffic passes over it. The resulting "wave" action is what causes the pavement to crack and eventually fail.

5) The Llano County Road & Bridge Maintenance crew recently completed a project to remove the above ridges along our streets. Their work was hindered, by the many driveways, mail boxes, valve covers, etc. which they had to work around. Standing water on our streets, however, has been virtually eliminated.

6) The volume of vehicular traffic into / out of Blue Lake has increased significantly in recent times. Much of the traffic is heavy-wheeled, construction related truck type. This fact has contributed to the degradation of our paved streets, in particular on Blue Lake Drive.

7) The next step in refurbishing our streets is to repair any broken edges and / or fill the washouts along our streets; there are a number of these. The county will, again, do the work for us. Due to the tremendous work load from recent heavy rains in the area, the county has pushed the timetable for getting this done out to a later, unfixed date.

8) Seal coating, as described in item 3, is the next step following edge patching, above. The Llano County Road & Bridge division is again in line to do this work. Current estimated cost for seal coating is approximately \$8,000.00 / mile. This estimate can move upward quickly, since it is petroleum related.

9) You may know, the LCMUD # 1 has the responsibility for upkeep and maintenance of our streets. In the not too distant future, it is likely that the LCMUD # 1 and its Board will address a plan for a new paving project in Blue Lake. New paving is considerably more expensive than seal coating, however, it offers significant enhancement to our community and greatly reduces maintenance costs.

10) You may have noticed there are several projects recently completed that enhance passage along our thoroughfares. One project was to clean the large amount of debris, rocks and stone, from our roadways that had been washed there by the heavy rains in June and July. At the same time, work crews cleared several clogged (MUD # 1 owned) drains and culverts throughout Blue Lake. More recently, a contractor trimmed and pruned trees and shrubs along our streets to remove that growth that extended out over the roadways, and up to a height of ten (10) feet.

As future plans for any roadwork in Blue Lake unfolds, we will keep you informed. If you have any questions or comments, please drop them by the MUD / POA Office.

UPCOMING POA MEETINGS

The Blue Lake Property Owner's Association will hold its next regularly scheduled meeting on **Monday, September**

10, 2007 at 9:15 A.M. at the MUD / POA Board Room.

Thereafter, the next **quarterly meeting** is scheduled for **Saturday, October 13, 2007 at 9:00 A.M.** at the Golf Clubhouse.

Our community is growing and the Property Owner's Association is working hard to make this a better place for all of us. Please show your support for our POA and plan to attend any or all of the meetings that you can.

POA ASSESSMENTS PAST DUE!

The 2007-2008 POA assessments are now past due, as of July 1, 2007. Any assessment remaining unpaid for ninety (90) days from the date it becomes due and payable shall be delinquent and shall bear a late payment penalty of ten dollars (\$10.00) per lot, if unimproved, and twenty (\$20.00) per lot, if improved, per annum.

Currently, the outstanding balance of unpaid assessments is \$ 6,454.02. If your POA assessments are not currently paid, please take a moment to get them in the mail or drop them off at the MUD / POA Office. You may also use the drop box on the South side of the building.