

Blue Lake News

Summer/ Fall 2008

A joint publication of BLPOA and LCMUD #1

STREET REPAIRS IN BLUE LAKE

Recent repairs to our streets have consisted of removing sections of the road that have completely failed (asphalt broken through to the base material) and repaving or "patching" with a coarse asphalt paving product. This work was done in anticipation of seal-coating work to be performed by Llano County Roads & Bridges. The "seal-coat" consists of covering our streets with a liquid oil / asphalt coating, then layering this over with pea-sized aggregate (crushed stone).

As this publication goes to print, the plan is for Llano County road and bridge crews to begin the seal-coat work on our streets during early September. In preparation for this, there will be workers and equipment cleaning shoulders of soil, grass, etc, as well as hand-patching some pot-holes and washouts along the roadway. PLEASE be on the lookout for this activity and **DRIVE SLOWLY**. Thanks!

YOUR NEW POA BOARD

On July 7, 2008 the Blue Lake Estates POA Board held an organizational meeting to select officers for the 2008-2009 term. Board members were elected to the following positions:

Paul Castiglione, President
Rod Bond, Vice-President / Director of Covenants
Janet Mayne, Secretary
Jack Valentine, Treasurer
Jim Grassman, Director of Architectural Control and Contracts
John Walters, Director of Storage Facilities
L.D. (Red) Stewart, Director of Parks and Recreation

Our heart-felt **THANKS** to each of these property owners for **volunteering** to serve

the Blue Lake community through the POA Board!!!

YOUR NEW MUD BOARD

On May 27, 2008, the MUD Board met and the newly elected officers were sworn in. Your new MUD Board Officers and Directors are as follows:

L.D. "Red" Stewart, President
William "Bill" Stevens, Vice-President
Jeff Pruett, Secretary-Treasurer
Emory Garlick, Director
Jarrett Bates, Director



On July 22, 2008, the MUD Board met for its' regularly scheduled meeting and past President, **Jay Harris**, was honored with a plaque from the new MUD Board. Mr. Harris served the Blue Lake community from May, 1999 to May, 2008. **Thank you for all your hard work, Jay!**

PETS ON LEASHES....PLEASE!!!

In order to comply with the Llano County Animal Ordinance requiring pets to be leashed in public areas, we request your cooperation in having pets leashed while on the public roads and the POA Parks within Blue Lake Estates. We have posted signs at the POA Parks to help remind you of the

need to keep your pets leashed and also to clean up after your pets.

This year has seen a substantial increase in the usage of Wenmohs Park by our property owners and their guests. With so many people in the park, especially children, it is much safer to have your pet leashed so that no one is harmed or feels threatened.

Our thanks to the many of you and your guests who are so diligent in this regard. Please encourage others to keep their pet leashed when appropriate. Thanks for your help.

POA QUARTERLY MEETING

The Blue Lake Estates POA Board will hold a quarterly meeting on Saturday, October 11, 2008. The meeting will begin at 10:00 A.M. in the Community Center at the Blue lake Golf Club. We encourage all Blue Lake property owners to make plans to attend this meeting.

EMAIL UPDATES

The Blue Lake POA and the Llano County MUD have begun to use email as another way of communicating local news to you, the property owner. Please keep your email address up-to-date by advising the LCMUD # 1 Office of any changes or you may email your changes to Betty at lcmudone@zeecon.com.

GARBAGE, GARBAGE AND MORE

The mass of garbage resulting from the 4th of July holiday weekend was overwhelming. A total of 21 dumpsters full of garbage / household trash appeared during the three day holiday period, necessitating two special pick-ups by Allied Waste, our garbage collection contractor, other than the regular pick-up. **Volunteers** from Blue Lake had to respond to the dumpster area three different times just to clear excess garbage bags that had been left or thrown on the ground and blocked areas to the dumpsters. **NOTE: Allied is NOT required to remove any garbage not inside the dumpsters.**

Two things can be done to alleviate or correct this problem during future holiday periods. First, the MUD will have Allied deliver either one or two extra dumpsters (large size) to the dumpster area at the holiday onset.

Secondly, we would ask that residents request visitors to take some of their garbage / trash with them when they depart Blue Lake.

Prohibited dumpster items:

Again, a reminder that the Environmental Protection Agency (EPA) prohibits the following items from being disposed of in other than an EPA repository:

Batteries, tires, anything containing Freon, paint, petroleum products, and oil filters. **Our dumpsters are NOT to be used for discarding these items!**

Please, please help out with this one and let's all do our part in protecting our environment.

NOTE: The enhanced appearance and accessibility of our firehouse / dumpster area created by recent completion of a new concrete pad and asphalt re-paving seems to have resulted in folks taking better care of the place. There has been a significant reduction in "drive-by" trash being thrown onto the ground, instead of into the dumpsters, since the project was completed. THANKS!!!

TENNIS, ANYONE?

Our tennis courts are seeing increased use this summer and that's great news! If you would like to use the courts (located near the Blue Lake Golf Club on West Bluebonnet Road) you can become an annual member for only \$50.00. This entitles you and your family to daily use of the courts for one year. If you would like to pay on a "fee" basis, the cost is only \$5.00 per court for 90 minutes of play. In either case, we request you check in at the Blue Lake Golf Club Pro Shop before playing. "Fee" players can pay at the pro shop. We like to keep a record of the tennis court

usage for future evaluation of the need for expenditures to the courts. Thanks for helping us keep this information and for using our tennis courts!

2008 ANNUAL POA MEETING

The Annual Blue Lake Estates POA Meeting was held on July 5th, 2008. A large number of property owners and guests attended the meeting and the catered barbeque dinner.

Out going President, **Bruce Lomax**, and out going Secretary, **Karen Neidner**, were thanked for their time of service on the Board. **Jim Grassman** was re-elected to the board. **Janet Mayne** and **Paul Castiglione** were newly elected to the Board.

The highlight of the meeting was a summary presentation of the POA Long Range Planning Committee (LRPC) report to the Board and the property owners of Blue Lake Estates. A copy of the LRPC presentation is on the website (www.bluelaketx.org) for all to view and see the recommendations of the LRPC. The LRPC has done an extensive job of reviewing our history, evaluating our present situation, and developing proposals for the future of Blue Lake.

This study is at the early formative stage and is seeking input from the community as to the desires from the community to undertake any capitol improvements and if so, which one might have priority. Comments to the presentation may be sent to: bluelakepoa@gmail.com.

Our thanks to the members of the LRPC: **Don Adams, Jay Harris, Sally Lavine, Bill Murphy,** and **Bill Stevens.**

Bruce Lomax also presented a summary of the major accomplishments by the POA during the 2007-2008 year. These include:

- New pier at Driftwood Park (check it out- it's great!)
- Repairs at the boat launch (erosion at bulkhead/extension of boat ramp)
- Installation of security arm at boat ramp

- Addition of rip-rap along bulkheads in the waterfront parks
- New split rail fence at Wenmohs Park
- New sand at Wenmohs Park beach
- Additional fill / grading at Sandy Creek Storage
- Tree trimming in all parks
- Repairs to the Community Center / Golf Clubhouse
- Paving and concrete platform at garbage dumpsters (joint POA and Llano County MUD project)
- New tractor for the community
- **Volunteer** clean-up at waterfront parks during lake outage
- Work on Covenants for all entities in Blue Lake Estates
- Email update and communications changes
- Long Range Planning Committee efforts
- Vision and Mission draft for Blue Lake Estates POA

A special thanks to those **volunteers** who spend thousands of hours each year helping to make Blue Lake a great place to live and own property...!

BLUE LAKE POA VISION STATEMENT

At the Annual Meeting in July, the Blue Lake POA Board presented draft vision and mission statements to the membership for consideration. The draft Vision Statement reads as follows:

"A community where each neighbor looks out for the other. A community where our rights and freedom as American citizens are respected within our boundaries. The preservation of a way of life that our children and grandchildren can enjoy while allowing for growth so that all can realize their full investment potential."

BLUE LAKE / DEERHAVEN FIRE DEPT.

Effective 12:01 A.M. August 1st, 2008 the Blue Lake / Deerhaven Fire Department will no longer respond to fires in Blue Lake or Deerhaven.

All equipment and monies held by the V.F.D. will be distributed to other local fire departments and 501C charities (food pantries, Meals on Wheels, etc).

The Horseshoe Bay Fire Department has provided fire protection for Blue Lake since 1999. The property owners in Blue Lake Estates paid for this service through a portion of tax monies to the LCMUD # 1.

CHIPPER PERMIT CANCELLATION

Blue Lake residents have, in the past, been able to use the City of Horseshoe Bay Chipper Operation Permit for disposal of their tree trimmings, leaves, etc.

However, as of June 9, 2008, the City of Horseshoe Bay is no longer accepting tree trimmings and brush from outside their corporate limits of the City of Horseshoe Bay. Unfortunately, this leaves very limited options for Blue Lake residents to dispose of their brush and tree trimmings.

One suggestion is that you hire an outside contractor to trim trees, etc. The contractor, then, is responsible for disposing of the trimmings / brush.

If you do the trimming yourself, you may pile the brush in a large pile on your property and burn it **after** the burn ban has been lifted.

The MUD # 1 regrets any inconvenience this may cause our residents.

2007 CONSUMER CONFIDENCE REPORT

The 2007 Consumer Confidence Report (CCR) is now 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 that received water from our District. This year, as well as in the last three (3) 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.

NEW PROPERTY OWNERS

The Blue Lake POA and the Llano County MUD # 1 welcomes several new property owners to our community. Please help them feel welcome:

Michael & Cheryl Foster at 2809 RR 2831

John & Cindy Buford at 3302 Packsaddle

Cash & Gale Menicke at 3606 Packsaddle

Jeffrey & Kathy Sangalis at 2902 Packsaddle

Welcome to Blue Lake Estates!

TAX TIME AGAIN...!

Please be aware that your Llano County MUD # 1 tax statements will be mailed on or about October 1st, 2008.

Taxes that remain unpaid after January 31st, 2009, will be assessed penalty and interest, in accordance with state law.

EFFLUENT WATER FOR THE GOLF COURSE

The Llano County MUD # 1, the City of Horseshoe Bay and the Blue Lake Golf Course work closely together to ensure that the effluent water being used to water the golf course does not have an offensive odor.

If a property owner notices an odor, please call the MUD office so it can be addressed with the proper entity. If the MUD Office does not know about it, it **can not** be addressed. You may reach the MUD Office at (830) 598-5460.