

Blue Lake News

Winter / Spring, 2008-09

A joint publication of BLPOA and LCMUD #1

BLUE LAKE GARBAGE ISSUES

Garbage collection is one of the services provided by the MUD to all the Residents of Blue Lake. The MUD has contracted with Allied Waste for many years and maintains rates that are often lower in comparison to those in neighboring communities. Garbage collection consists of:

- 1.) Home Collection is available for all residents. Because of our wildlife, it is requested that trash not be left curbside when the Homeowner is not there to supervise it and also to move their cans away from the street after collection. However, if you have tight fitting can lids, you should leave it out the night before to ensure it gets collected.
- 2.) Dumpsters are provided at Devil's Hollow Park (formerly VFD). The dumpsters are for home garbage only. Allied Waste empties these dumpsters with robotic arms and does not have the capacity to pickup anything that is not in the dumpster. There are peak times when the dumpsters can become overloaded. The MUD endeavors to schedule special pickups to deal with these situations, but requests residents help by asking that garbage not be left outside the dumpsters. Doing this creates the larger problem of the garbage not being picked up and often becoming strewn across the area.

And, just as a reminder regarding the use of the dumpsters, they are located on private property (POA) and are not for use by non-Blue Lake property owners, to include contractors. The dumpsters are paid for by the residents of Blue Lake and

are for their use only. A \$100.00 fine may be assessed to anyone dumping illegally or engaging in the theft of service. The fine may also be assessed against residents who place illegal items (paint, oil etc.), construction materials, furniture (including yard furniture) or tree limbs in the dumpsters. The \$100.00 fine is to cover the cost of properly disposing of these materials.

- 3.) Special Trash Collections are scheduled during the year. This is an opportunity to get rid of some of the larger trash items that Allied Waste cannot pickup 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 not more than four (4) feet in length, are bundled, and weigh less than 35 pounds each.

- 4.) Items prohibited by the EPA (Environmental Protection Agency) should never be placed in any dumpster- **IT'S THE LAW!** 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 mechanic has tagged them. Allied Waste is prevented from picking up such items due to environmental and/or safety regulations. In addition, these items cannot be placed in the dumpsters for pick up for the same reason.

The next "Special Garbage pick-up is set for March 24th...!

To make this collection as simple and clean as possible, please bag, bundle or box as much of the junk as possible and place all items beside the road next to your garbage cans.

We ask all Residents for their assistance in following these guidelines for the common goal of having an orderly collection of garbage and a clean neighborhood. The MUD has added special trash pick-ups to its agenda to coincide with holidays such as Thanksgiving, Christmas, July 4th and New Years Day. Please call the MUD office (598-5460) if you have any questions about items that can or cannot be picked up by Allied Waste.

BUILDING PERMITS

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

The Llano County MUD # 1 and the Blue Lake POA reminds all Blue Lake residents that a building permit is required for most work done on your property.

There are several types of permits available. If you are planning on doing any re-modeling or improvements to your property, please contact the MUD office to inquire about the building permit process.

The new building permit information is available on our web site at www.bluelaketx.org

NEW BLUE LAKE RESIDENTS

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

Laurie Connally and her daughter, **Megan** at 3210 Golf Course Dr.

Ray & Lucille Lammert at 106 N. Blue Ridge Trail

Glenn Roberts at 210 So. Blue Ridge Trail

Ross & Ilona Smith at 105 Blue Waters Dr.

Gary Baty at 2811 RR 2831

Stephen & Gisselle Rohleder at 3808 Packsaddle Dr.

Please help our new neighbors feel welcome!

NEW E.S.D. REPRESENTATIVE

Mr. Gary Simons is the new Blue Lake representative to the Emergency Services District. The ESD meets once a month at the Horseshoe Bay City Hall office. Visitors are welcome to attend.

Donna Stevens is the former representative and did an excellent job representing our community. Thank you, Donna, for all your hard work!

DEERHAVEN / BLUE LAKE LADIES!

The Deerhaven / Blue Lake Ladies Spring Luncheon will be held May 8th, 2009 at 11:00 A.M. It will be held at **Sandra Becraft's** beautiful home at 411 Lakeview Drive in Deerhaven.

All ladies of the two communities, permanent residents and week-enders alike, are invited to attend. Please put this date on your calendar and then come visit with all of your neighbors.

You can contact **Donna Stevens** at dstevens@nctv.com or **Gloria Lomax** at lomax@nctv.com for information or to R.S.V.P.

UNIT 1 BALLOT TO AMEND VOTING PROCEDURE FAILS

Recently, Unit 1 Property Owners of Blue Lake Estates were presented with an amendment to create a voting procedure identical to the voting procedure used throughout the remainder of Blue Lake Estates. The proposed amendment to the Unit 1 covenants would have given Unit 1 Property Owners a defined voting procedure. Such a ballot to establish a new voting procedure is allowed under the "Hilderbran Law" which was enacted under Bill Number TX79RHB 1631 which became effective September 1, 2005 in the State of Texas (Chapter 211 of Section 1, Title 11 Property Code).

The ballots for the proposed amendment were mailed to Unit 1 Property Owners on September 24, 2008 and a deadline to receive completed ballots was November 6, 2008.

On November 19, 2008 an election committee, in a public session, opened all ballots and performed the vote count. A total of 58 ballots were returned. Of those ballots returned, four were determined invalid since they were not returned in accordance with voting instructions. Of the remaining 54 valid ballots, 34 were "FOR" the amendment and 20 were "AGAINST" the amendment. This result was 63% "FOR" and 37% "AGAINST".

The "Hilderbran Law" requires "more than two-thirds of the voting property owners vote in favor of the procedure" for it to be adopted. Since only 63% favored the proposed amendment, it fails to be adopted. This leaves Unit 1 Property Owners without a specified voting procedure in their covenants.

Under the Law, another year must pass before another ballot can be offered for the creation of a voting procedure for Unit 1 Property Owners.

I express my thanks to all the Directors of the Blue Lake Estates POA Board and other committee members and volunteers who worked very diligently during the last year to prepare the way to allow the Unit 1 Property Owners the opportunity to create a democratic voting procedure. I especially thank those who worked hard at securing the ETJ releases from the City of Horseshoe Bay and the City of Sunrise Beach so that this ballot could be sent out for a vote.

**Paul Castiglione,
President, BLPOA**

BLUE LAKE GOLF CLUB

The newly elected Board of Directors for the Blue Lake Golf Club for 2008-2009 is as follows:

Bruce Lomax, President
Doug Miller, Vice-President

Nettie Blair, Secretary

Bill Murphy, Treasurer

Donna Stevens, Board Member

Marilyn Greene, Board Member

Dennis Watkins, Board Member

CONGRATULATIONS!

BLUE LAKE C & C

"Lake of the Hills" Hospital Update!!!

The Blue Lake Community enjoys a monthly pot luck "Cocktails &

Conversation” at the Blue Lake Community Center on the second Wednesday of each month.

Upcoming, on March 11th, will be a special meeting with a presentation being made by the Scott & White Development Corporation to tell us about the new “Lake of the Hills” Hospital to be built in our area. This is a really important development for our community and one that will have a significant impact on the entire region.

Hosts for the evening are **Bill & Donna Stevens** (830) 598-7687 and **Jay & Illene Harris** (830) 598-6848. Call if you need information or have questions. The meeting will start at 6:00 P.M. Plan on attending!!

ABOUT LLANO COUNTY MUNICIPAL UTILITY DISTRICT # 1 (LCMUD) OR YOUR “MUD”

The MUD operates under the auspices of the Texas Commission on Environmental Quality (TCEQ), that arm of the State of Texas having “primacy over regulation of public drinking water”. The TCEQ writes, adopts and enforces, through its various MUD’s, rules to insure clean public water that are at least as stringent as those rules promulgated by the U.S. Environmental Protection Agency. Annual Blue Lake drinking water quality reports are maintained in the MUD office and are available to the general public

Though the primary mission of the more than 1500 MUD’s within the State of Texas remains the insurance of safe public drinking water, nuances within the various districts do create added responsibilities for some. For example, LCMUD # 1 has the added tasks of responsibility for streets and street rights-of-way, interfacing with PEC for

electric power, operating the waste management contract with Allied Waste, Inc.; and executing the maintenance and operations contract with the City of Horseshoe Bay for all water production and wastewater treatment. The MUD administrative staff does provide administrative support to the POA as an additional duty. This is done on a formal basis.

Your MUD is governed by a five (5) member Board of Directors. Each is a Blue Lake property owner; is elected by the Blue Lake community; and serves a term, normally, of four years. Supporting the Board is a General Manager and an Administrative Assistant, both permanent employees.

Funding for the MUD’s operations is provided, primarily, through property taxes and state and federal grants. These cover most of the MUD’s basic obligations, including debt service, and streets and general administration costs. Other business-type activities are financed through fees charged to customers (you) for water, sewer system and garbage collection usage.

WHERE THE MONEY GOES

O.K, so, you pay your taxes and you pay for your water and your sewage and garbage disposal. Now, you’d like to know where the money goes.

Following are examples of MUD expenditures for projects executed over the past year:

1. From the General Fund-

Fire Coverage from City of Horseshoe Bay-	\$71,615.72
Fire Hydrant R & M-	\$959.74

2. From the Streets & Lights Fund-

Road Repairs-	\$56,995.53
Chip-seal of streets (seal-coat)-	\$71,122.21
New Drainage Culvert-	\$500.00

3. From the Utility Fund- (water and garbage)

Dumpster Site Improvement-	\$5,610.20
New chlorine analyzer @ WTP-	\$3,083.50
Window Replacement @ WTP-	\$680.00
Main Elec. System Up-grade @ WTP-	\$20,934.20
Ext. Paint @ WTP-	\$3,000.00
Garbage Collection Contract-	\$42,791.24

(WTP= Water Plant)

4. From O & M Funds-

Routine Service, water supply-	\$29,843.67
Extra hours, WTP-	\$2,735.76
Work orders, Water supply-	\$2,148.13
Routine Service, Sewer-	\$8,893.80
Work Orders, Sewer-	\$30,913.38
Grinder pump maintenance-	\$9,966.67

The above numbers are but a glimpse of the bigger picture of what it costs to run a community, and are not all encompassing. And, we are required to maintain funds in reserve for contingency purposes.

If you wish to examine in detail where every cent of your MUD funds go or is located, please drop by the MUD office and review the General Fund breakdown; all income vs. expenditures are shown there.

Additionally, our annual audit of the MUD operation is required by TCEQ to insure it (the MUD) is in compliance with prescribed accounting requirements. The 2008 audit for LCMUD # 1, just completed, indicates it is operating well within TCEQ parameters.

A BIT OF BLUE LAKE HISTORY

For those of you more recent to the community, here are a few facts about Blue Lake that, hopefully, will be of interest:

An idea in the late 1950's by William C. (Bill) Canfield, entrepreneur and developer from Houston, to locate a place in the hill country for a summer lake camp for boys, was the beginning...

Mr. Canfield's search led to an acquaintance with John Nunnally, founder of NGD Realty, and spouse of Nita Wenmohs Nunnally, whose family (Wenmohs) owned the ranchland on which Blue Lake is now located.

In 1959 the Wenmohs' sold approximately 180 acres of land to Canfield and a group of Houston businessmen, headed by builder-developer Gerald Hines, on which to locate the boys' camp.

Since the 180 acre parcel was much more than needed for a summer camp, a decision to subdivide the land and sell sites for resort and residential properties was made. A portion of the acreage was set aside for a future boys' camp.

In late 1959, Blue Lake Estates was opened and a section of lots (Unit One) was put on the market.

In the early 1960's, sale of lots in Blue Lake had become so brisk that the entire acreage was subdivided into lots

for sale. The camp idea was abandoned.

Blue Lake's nine hole golf course, designed by Houston golf course designer, Joe Finger, opened for play in late 1963 to early 1964.

Mr. Canfield turned over the administration of the subdivision to the property owners in 1965. An "incorporation" board was formed at that time to set a course for Blue Lake's future. "Incorporators" were attorney **Harry Hutchens**, and property owners **Charles Kepner, Melvin Field, Leroy Walker and Theodore Meyer, Jr.**

One of the first initiatives of the above was the formation of the Blue Lake Estates Property Owners Association. Members of the first Board of Directors included **Edwin Thayer, President; W.F. (Bud) Rogers, Chairman; Harry Hutchens, Chancellor / Recording Secretary; Leroy Walker, First Vice-President; R.A. Weingarden, Second Vice-President; and Edward Christy, Secretary-treasurer;** as well as directors **Canfield, Kepner, Meyer, Robert Farmer, A.D. Kirk, Jack Landers, Sam Oliphant and Eldon Wolcott.** By-laws were written and handled by Mr. Hutchens.

One of the early actions of the new board was to borrow money (bank) to pave the then gravel roads of Blue Lake. Street lights were added in the same time frame.

Hope you found the above run down to be of interest. We will include more on Blue Lake history in coming additions of the Blue Lake News.

RR 2831 CLEAN UP

At the January 12th BLPOA meeting, the POA Board agreed to "adopt" RR 2831 for clean- up of trash.

The State of Texas recommends work to be done twice yearly. The state furnishes the bags and vests to be used in the process.

If you are interested in helping with this community project, please contact your POA Board for dates and time of the clean-up. Better yet, attend a POA meeting and become an active participant in our beautiful community!

BLUE LAKE DIRECTORIES

The new 2009 Blue Lake / Deerhaven phone directories are at the printer and should be available by the time this newsletter reaches you. To make sure you do not waste a trip, please call the office to ensure they have been delivered before coming in to pick up your copy.