



In a joint effort, the MUD and POA updated the website to provide a much needed service to our members and residents. The updated website provides frequently asked questions, agendas, minutes, financial transparency documents, applications and explanation of processes for building permits.

BENEFITS OF THE NEW WEBSITE

- A user friendly website that allows residents to stay up to date on current events, meetings, and provide transparency.
- A frequently asked questions page and search engine.
- Provides a service and an outlet for the POA and MUD to inform residents of important information and events.
- MUD and POA information is separated for easier access and understanding of the roles and responsibilities of each entity.
- A calendar of events and news scroll has been added.

We are pleased to offer this service to our residents. Please visit bluelaketx.org regularly to get information about the MUD and POA meetings and join in the events offered in the community!

We are currently working on providing an easier way to update our subdivision directory and print hard copies for those that prefer them. Members can login to the current directory online and provide their information, but we do not have the capability of printing from the online directory at this time.

We will keep you updated and hope to have a new updated directory soon!



Since February 2016, Llano County MUD #1 has been providing an online payment service through Payclix! This service allows you to view your current bill and make payments online. Coming soon.....you will be able to access your billing, usage, and payment history.

We encourage you to sign up if you are on the Bank Draft program, or if you still pay by mail or in the office by choosing “opt-out of receiving postal mailed notifications” and receiving your bill online.

1. Log on to payclix.com/LlanoCountyMUD1 and view your utility bill.
2. Log on to [payclix.com/LlanoCounty MUD1/](http://payclix.com/LlanoCountyMUD1/) and pay your utility bill using a credit, debit card or echeck. (Cost is disclosed on the website).

Both of these options require that you visit the website and set up a username and password.

You will begin receiving your bill through email or by logging in to the website. This saves the District mailing and printing costs and provides you with online services.

If you do not sign up for Payclix, you will continue to receive your bill in the mail.

Please visit our website at bluelaketx.org for the link to Payclix. If you have any issues registering your account, please contact us at (830) 598-5460.

STATE OF THE LLANO COUNTY MUD #1
Board Realizes Cost Savings – Reduces
2016 Tax Rate

Governmental Revenues:

At the Board of Directors meeting held on September 22, 2016, the Board approved a tax rate of \$.2934 per \$100 taxable value for 2016. The total rate has been reduced 6.4% or 2 cents per \$100 valuation in comparison to last year’s rate of \$.3134. The total tax roll increased from \$142,960,623 to \$146,492,621, an increase of 2.5%. \$1,908,370 or 1.3% is attributable to new property being added to the tax rolls. Overall, the total taxes raised were reduced about 4% or \$18,000 less than last year.

The approved rate is composed of four different components (rates) that total to the 2016 rate of .2934 per \$100 valuation. The breakdown on the tax rate is shown below along with the estimated amount of tax revenue for 2016.

Taxes pay for the following District's governmental expenses:

	Rate	Taxes
Debt Service Payments	.1190	\$174,300
General Operations & Maintenance	.0688	\$100,800
Fire Fighting Services	.1000	\$146,493
Street & Light Expense	.0056	\$ 8,200
Total 2016 Tax Rate	.2934	\$429,793

Enterprise Revenues:

The District realizes enterprise revenues through the services offered for water distribution, wastewater treatment and trash collections. The Board was able to maintain the existing rates for these services in its FY2017 budget beginning October 1st. A total annual revenue for these services is expected at \$490,000 which is sufficient to cover anticipated expenses.

Improvements:

Over the past two years, the MUD Board has devoted significant time and effort to programs designed to improve the infrastructure in our community. The first of these to evolve was the road rehabilitation program, which completed in July. This project not only replaced the balance of our rapidly deteriorating street paving with a new asphalt surface, but reclaimed up to 7 feet of street in a number of places where the street had

eroded away. Concrete ribbon curbing was also added to the street edges to help reduce or eliminate the erosion problems of the past. The average width of streets throughout Blue Lake is now 21 feet. In conjunction with the street paving effort was reclaiming/improving the drainage system which had become greatly degraded over the years. The total cost of the paving and drainage work came in at some \$26,000 under budget.

At the dumpster area, near the old firehouse, a seal coating was applied to the asphalt parking area. This helps prevent water intrusion beneath the pavements, thus extending its service life. More prominent and better security cameras were also installed. The fence surrounding the dumpsters was completely replaced, and its height was increased with the construction of a new, raised concrete base for the wall supports. The result is a much sturdier fence that is also much more appealing to the eye.

At the MUD/POA office, a long awaited flag pole has been installed, along with a night light.

The American flag now proudly waves over the office 24 hours a day. In addition, the parking lot there has recently received a new seal coating and the offices a new interior coat of paint.

Major new improvements at the water treatment plant atop Blue Ridge Trail have resulted in enhanced water operations. The dock there was rebuilt, to allow a more effective means of accessing the water pumps for repair and maintenance. Valves at the water plant were updated from air operated to electric, which resulted in a more efficient operation of the filtration system and a reduction in water loss. The splitter box on the clarifier was replaced to increase capacity, which has proven especially helpful during busy holiday weekends.

Additionally, all water meters in the system have been upgraded from manually read to automatically read meters using a new hand-held device. This offers the capability of showing daily water consumption over the past six months at a particular address. This will be provided to the homeowner for use in water consumption management.

Finally, improvements to the District's sewage disposal system include the replacement/repair of air release valves, the rehabilitation of the Sandy Harbor lift station and the installation of crane systems for on-site repairs at both lift stations. Properly operating release valves reduce problems in sewer lines by reducing the pressure within the lines. This fact can also reduce problems in and improve the reliability and service of the grinder pumps.

Upcoming projects include the following:

- 1) Continue to update the website for easier access to community information, updates, and forms.
- 2) Installation of new equipment at each lift station to improve reliability and extend the service life of the pumps there. (These pumps are very expensive.)
- 3) An updated water treatment plant study. This study is now underway through Willis Engineering. This will allow the MUD to formulate a plan to address future rising capacity requirements and/or increasing Federal or State Government water quality standards.

In closing, the health and financial strength of your District remains strong as evidenced by the Standard and Poor investment-grade rating received during the sale of the road bonds last year. In addition, cash reserves in the services infrastructure for the water plant and sewage system are strong. Your MUD has managed to maintain all expenses within budget.



Water Shut-Off Valves

All homes in Blue Lake Estates should be equipped with a water shut off valve...usually located just beyond the Districts' meter box, so that property owners can shut their water off in case of an emergency or to turn the water off while you are away.

YOU SHOULD NOT TURN YOUR WATER OFF AT THE METER BOX.

The meters and meter boxes are owned by the District. District Personnel are the only ones who should access them.

If you cannot find the customer shut off valve, please contact us for assistance.

It is the property owner's responsibility to see that the boxes are free of landscape, brush and debris so they can be accessed.



Llano County MUD #1 and Blue Lake Estates POA use Constant Contact to send weekly newsletters and important updates. We encourage you to visit the website at bluelaketx.org, go to contact and newsletter to sign up!

If you have any questions or concerns about the information we have provided in this newsletter, please contact us at (830) 598-5460.

We look forward to another productive year!

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2017 DISTRICT UPDATE