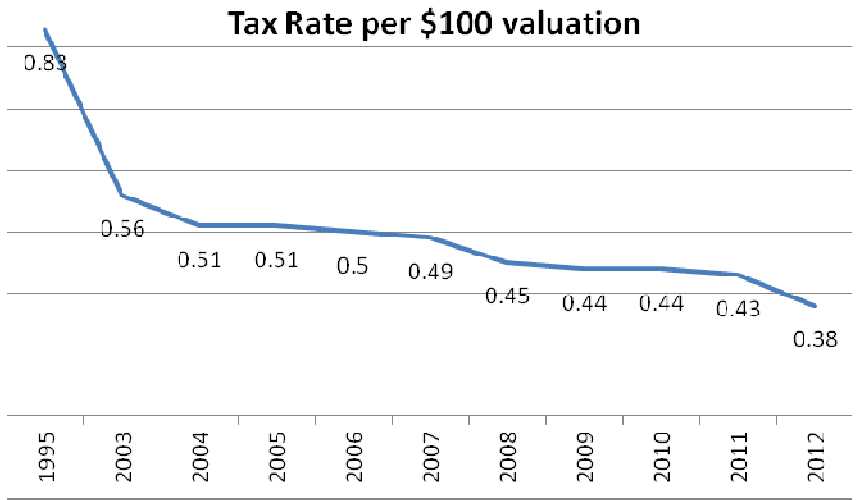


MUD 18 Newsletter
September - October 2012
www.mcmud18.com

2012 Tax Rate: At our September meeting, your **MUD 18 Board voted to reduce the tax rate from \$0.43 to \$0.38 per \$100 of assessed value.** Over the life of the District, the Board has, not only avoided raising the tax rate but also, for most years has declared a tax rate reduction. In 1995, the MUD 18 tax rate was \$0.83. The District's tax rate over the last several years is shown in this chart:

Several factors enable this tax rate decrease:

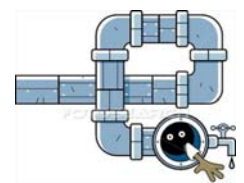
1. In early 2012, the Board took advantage of lower interest rates and refunded \$3,165,000 of bonds the District sold in 2001 and 2003. The total gross savings were \$321,611 with a total net present value of \$251,000, a 7.93% savings on the refunded bonds.
2. In August, the Board approved the defeasance of callable bonds totaling \$1,265,000 with rates ranging from 4.15% to 4.35%. Funds from our operating account were used to pay off the bonds. In addition to reducing the principle balance, the total interest savings will be \$245,300. This action reduced debt service requirements and enabled reduced tax rates.
3. We did not need to take on additional debt by selling bonds to fund large construction projects for future growth. As the district continues to grow, there may be a future need to expand facilities. But with current capacities, no additional expansion projects will be needed for a while.
4. MUD 18's certified values increased by \$17 million (2%), primarily due to new homes in the District.



You should receive your 2012 tax bill within the next several weeks. Your tax bill is calculated partly by the tax rate and also by the certified assessed value of your home as determined by the Montgomery County Appraisal District (MCAD). The tax payment is due in January 2013.

Five Year Plan: The Board manages a Five Year Plan to prioritize capital improvements and repairs. This work is funded by the District's operating account. Some projects currently underway or planned include:

1. **Repaint a ground storage tanks at Water Plant No. 1.** This project is timed to follow the completion of Water Plant # 2 with its additional storage capacity so this storage tank can be taken out of service for inspection and repair of all structural components. Operating funds have been accrued over a multiyear period to accomplish this large project.
2. **Install natural gas generators on 3 additional lift stations.** As development in Bentwater has continued to grow, additional lift stations have been identified for backup generators in case of a major power outage. Upon completion, 21 lift stations will be protected by generators.
3. **Service and repaint fire hydrants.** Every other year, all fire hydrants are inspected, serviced and repainted.
4. **Water system security upgrades.** With the completion of Water Plant # 2, security systems will be installed to help protect the facility against vandalism.
5. **Upgrade selected lift stations.** Bentwater has 26 lift stations that pump household waste to the treatment plants. Upgrades and improvements have been prioritized to keep this network in good working order. Access to several of the lift stations will be improved to facilitate servicing especially during bad weather conditions.
6. **Complete a multi-year plan to replace water meters with improved electronic models.** The new meters are more accurate and provide improved capability to help home owners detect water leaks on their property. When the installations are complete at the end of this calendar year, we will send a data sheet with instructions on how to use the new meters to detect leaks or to fine tune an irrigation system.



7. **Drainage and Storm Sewer/Inlet Repair.** Scheduled inspections, especially prior to hurricane season, examine the condition of our storm drainage network. These inspections help prioritize preventive and remedial maintenance so storm water is effectively collected and discharged.
8. **Sewer Collection System Repairs.** As the sewer collection facilities age, they are subject to decay primarily from gaseous build-up. Timely repairs and replacements are ongoing projects in the plan. The replacements utilize improved materials and technology that are expected to extend the life of the system.
9. **Waste-water reuse.** The District is working with Bentwater Country Club to utilize treated effluent from our waste treatment facility for golf course irrigation.

Catahoula Well Update: Since Water Plant #2 began Catahoula production in mid-July, the District's operator Hays Utility has been refining operating procedures to operate the 2 plants as one delivery system. The blending of the water from the two plants is being done in the pipeline distribution network to Bentwater homes. *Our last newsletter did not include the units in the hardness measurements; so for clarification that information is provided here: The hardness levels of the water from these two aquifers is dramatically different; the Catahoula water is much, much softer than the Jasper water as shown by the following measures of total hardness as Calcium Carbonate (CaCO3):*

*Jasper/Plant 1 ==> 156 parts per million
Catahoula/Plant 2 ==> 004 parts per million*



Reminder to Adjust Lawn Irrigation System. We appreciate the conscientious response by Bentwater residents to reduce water usage during the recent hot, dry months. Although the voluntary conservation reminders have been taken down for the next several months, everyone is encouraged to moderate the volume of water used to irrigate your lawn and landscapes in response to the cooler temperatures. **Overwatering does more harm than good since this is the time of year vegetation should be building strong and deeper root systems that help protect them during the hotter months.** If you participated in last year's irrigation system inspection, please review the recommended irrigation schedules you received and make the appropriate changes to your system.



Lone Star Groundwater Conservation District (LSGCD). LSGCD began sending its monthly e-newsletter just last month. If you would like to subscribe to learn more about water issues affecting Montgomery County, go [here](#). And, to read a copy of the first newsletter, which was distributed on September 12, go [here](#). Alternatively, you can go to their website <http://www.lonestargcd.org> to sign up for their newsletter.

Sign-up for E-Blasts: If you are not receiving our E-Blasts, you are missing out on timely information. Go to our website www.mcmud18.com and give us your email address. Your address will not be shared with anyone and you can unsubscribe at any time.

Need to Report a Problem? Don't assume the problem has already been identified or reported. If you observe a water leak, sewer odor, discolored water, open manholes, alarms are sounding, or other problems, please help us by calling:

Hays Utility Service @ 936-588-1166.

Hays has someone in Bentwater every day, seven days a week. They can and will respond 24 hours a day. Their general office hours are from 8:00AM to 4:30PM Monday through Friday.

Meetings Open to the Public: Our regularly scheduled monthly meetings are the **2nd Tuesdays at 2:30PM** in the Country Club Board Room. Meetings are open to the public. The agenda is posted on our web site and the message board in the breezeway entrance to the Country Club Grill near the Golf Pro-shop.

Sincerely,

Your MUD Board:

| | | |
|-----------------|---------------------|----------|
| Lou Tichacek | President | 597-7010 |
| Linda Pierce | Vice President | 597-5463 |
| Roy Champagne | Treasurer | 597-8786 |
| Joe Constantino | Secretary | 597-8029 |
| Chris Uzelmeier | Assistant Secretary | 449-5198 |