

MUD 18 Newsletter
September - October 2014
www.mcmud18.com

2014 Tax Rate At our September meeting, your **MUD 18 Board voted to reduce the tax rate from \$0.38 to \$0.36 per \$100 of assessed value.** Over the life of the District, the Board has avoided raising the tax rate. For most years we have been able to declare a reduction in the tax rate. 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.

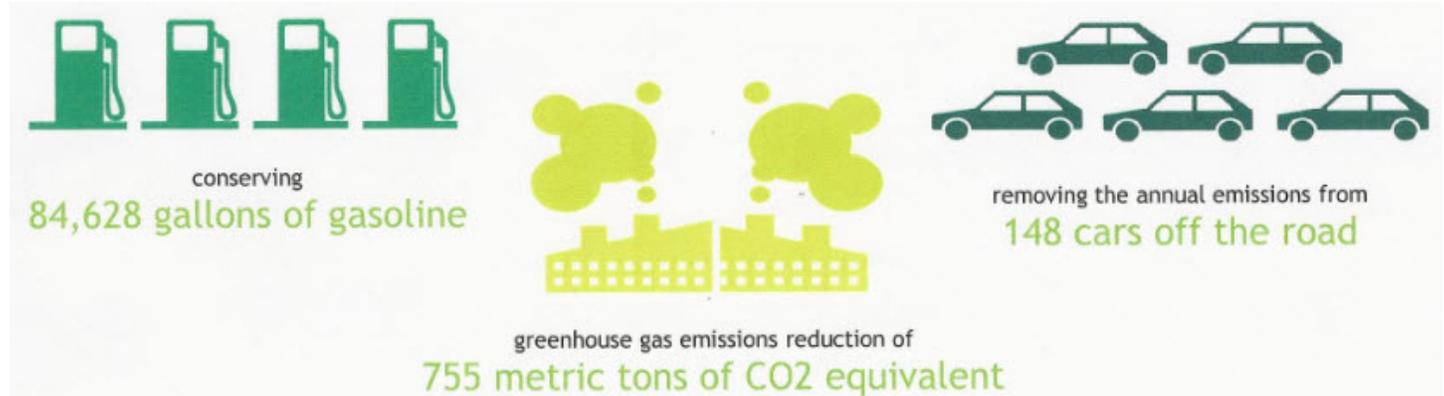
The Montgomery County Appraisal District (MCAD) establishes the value of homes and property within the District as of the first of each year. Although in 2013 the District's certified value decreased slightly, the 2014 certified value increased by 7.8% as home building picked up again. The 2013 total value was \$846 million; the 2014 value is \$912 million.

Over the years, MUD 18's certified assessed value has increased, primarily due to new construction. This trend is expected to continue with the current rate of home building in Bentwater. See the Housing Report in this newsletter. And since the District does not foresee a near term need to sell additional bonds, as the total assessed value goes up, the tax rate should continue to decrease.

You should receive your 2014 tax bill in October. Your tax bill is calculated partly by the tax rate and also by the certified assessed value of your home as determined by MCAD. Some homes received a reduction in assessed value, some remained the same, while others received an increase. Your tax payment is due in January 2015.

Bentwater Diverted 283 Tons of Waste from Landfill in Jan thru July 2014 - Good News and Bad News.

During the seven months 1,164 tons of refuse material was collected in Bentwater. **Two hundred and eighty three tons of this total was recycled waste.** That's right! 283 tons were recycled, instead of going to the trash heap! This amounts to a 25% diversion rate. Wow! This is equivalent to these positive environmental contributions:

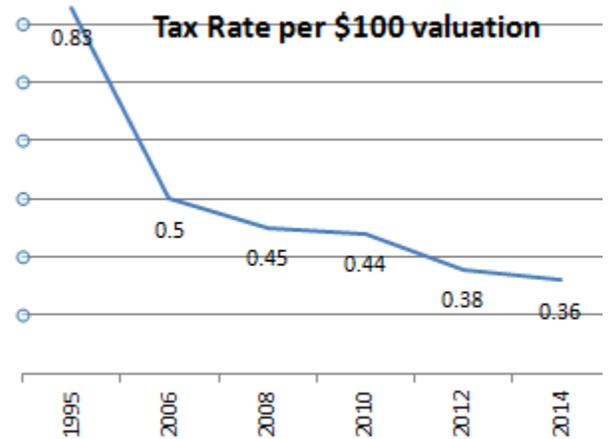


That's the good news. However, early in 2013 we had a diversion rate of 33%. So we know we can do better! So let's renew our commitment to recycle. If you do not have a recycle bin and want to have one, call MUD Board member Rex Cambern at 936-449-5761 and he will be happy to arrange delivery.

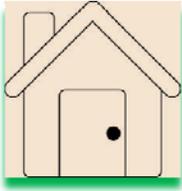
As you dispose of the following recyclable items, **think green** and place the items in your recycle container, not your regular trash container:

Juice boxes, glass bottles and jars, tin/steel cans (including large coffee cans), metal 2 ft or less in length, paper board, magazines, aluminum cans, 12" x 12" card board, newspaper, junk mail and plastic with codes 1, 2, 3, 4, 5, 7. The top of the yellow lid has a table of acceptable items to serve as a handy quick reference guide.

Think Green – Recycle, Reuse, Repurpose



Bentwater Housing Report.



In 2013, 41 new homes were completed resulting in a total of 1807 completed homes in Bentwater. In September of this year, a total of 1847 homes had been completed with an additional 28 homes under construction and 19 homes approved, but not started. When all these homes are completed, we will have 1894 homes in Bentwater. It is estimated that 60 of these homes will be completed by the end of 2014; a 41% increase over last year. MUD 18 will be able to provide services to continued growth in homes for the foreseeable future without having to sell additional bonds..

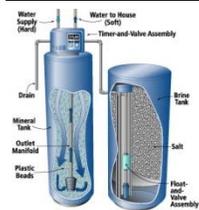
Reminder to Adjust Your Lawn Irrigation System for the Cooler Temps.

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 frequency and 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.** Please review your irrigation schedule and make the appropriate seasonal adjustments to your system.



Water conservation saves you money and protects our precious water resource.

What Setting Should I Use on My Water Softener?



This is a frequently asked question. Our water comes from two different aquifers: Catahoula water is soft; Jasper is hard. The water is blended in the piping network to each home. Hence, water hardness in MUD 18 will be a blend of 0.2 grains/gallon (very soft) and 9.3 grains/gallon (moderately hard). 90% of the water comes from the softer 0.2 grains/gallon well. So the answer to the question is not a “one size fits all.” Some home owners have turned their water softener off. Homeowners are encouraged to check with the manufacturer’s recommendation for how to maintain an idle system. Others have adjusted their system for a softer water since Catahoula water is in the mix. If you

decide to leave your softener on, depending on the type of your water softener, the best setting will be somewhere between 0.2 and 9.3 leaning more in favor of the softer side.

Sign-up for E-Blasts:

If you are not receiving our E-Blasts, you are missing out on timely information. Go to our website at www.mcmud18.com and give us your email address. Your address will not be shared with anyone. 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. During the remodeling at the Country Club, we will be meeting at the Yacht Club in the Harborview 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
Chris Uzelmeier	Treasurer	449-5198
Joe Constantino	Secretary	597-8029
Rex Cambern	Assistant Secretary	449-5761