

Brazoria County MUD No.21
Allen Boone Humphries Robinson LLP
3200 Southwest Freeway
Houston, TX 77027
713.860.6404



Lakes of Savannah South MUD News

S.E.A.L. Security *Lakes of Savannah South* MUD 21

Remembering Safety in our Community

Another school year has kicked off and holidays are fast approaching. It is important to remember how to make your family and our community as safe as possible. Here are some helpful tips from Seal Security Solutions, Inc.

•**Remember to be sure to remove your valuables from your vehicle and lock the doors.** Valuables sitting in a car that are visible through a window make your car an easy target. A locked door is a simple and effective deterrent because criminals are looking for the easiest and fastest route into your car.

•**Be sure to close your garage door.** This not only serves what is stored in your garage but also seals off access to your home. Turn lights on in the front of your house to illuminate your driveway.

•**If you are going on vacation during the holiday season, do not post your vacation plans on social media.** Also, do not post your vacation pictures until you return from vacation.

•**And of course, make sure your pets have a collar with your address and telephone number on the tags.** If your pet has an I.D. chip, make sure your chip is registered online with your information.

**The 24 hour SEAL Hotline number is:
713-396-5600**

FROM THE MUD 21 BOARD...

The Board of Directors after careful consideration has lowered the 2016 tax rate for all property owners from \$1.32 to \$1.20 on the appraised value of your home. Sound financial management and healthy account balances has allowed the Board of Directors to lower the property tax rate in the District for three consecutive years.

Best Trash has increased the monthly rate for curbside service with recycling from \$15.72 to \$15.97. This is an adjustment of plus 1.6%. This price adjustment was based on the CPI-U for garbage and trash.



Ongoing Projects in the District...

Your MUD District has a responsibility to invest in needed infrastructure. Investments in plants, pumps, and water treatment systems allow the District to improve services to you and your family.

Reverse Osmosis Water Treatment System - The Board has authorized the District engineer to prepare the plans, specifications, and bidding documents for the construction of the reverse osmosis system to improve the quality of water in our district. The new system will lower the fluoride levels and remove the constituents that cause the unwanted taste, color, and odor of the District's water. On May 26, 2016, the Board awarded the contract for the fabrication of the reverse osmosis equipment to Wigen Companies, Inc. Construction of the reverse osmosis system is anticipated to begin in January 2017 and is expected to be operational in July 2017. **Total estimated construction costs: \$1,725,000.00.**

Drainage Improvement Project - To reduce the risk of flooding in the northeastern boundary of the District, the Board authorized NJ Services, LLC to remove trees and debris from all drainage channels. This work is now complete. **Total costs: \$4,220.00.** Legion Contracting Services, Inc. was awarded the contract for the regrading of the swales in the channels to improve drainage in the area. This work is now complete. **Total costs: \$65,995.00.**

Water Plant Expansion and Wastewater Treatment Plant Expansion Project - Based upon the existing plant capacity and additional development within the District, the District engineer has recommended the expansion of the water plant and the wastewater treatment plant facilities. The water plant expansion project requires the construction of a ground storage tank, new booster pump, and a 25,000 gallon hydro tank. **Total estimated costs: \$795,000.00.** The wastewater treatment plant expansion includes expanding the treatment plant from 0.5 MGD to 0.75 MGD. **Total estimated costs \$1.5 million.**

Repair of Wastewater Treatment Plant Access Road - Due to drainage issues and heavy truck traffic, the access road to the wastewater treatment plant has suffered substantive damage. The Board has approved plans to repair the road using concrete and to improve the drainage of the new road. **Total estimated costs: \$185,000.00.**

New Generator for Remote Water Well - Based upon the existing connections within both districts, the District engineer has recommended a new generator to operate the remote water well in the event of a power outage. **Total estimated costs: \$386,500.00.**

Recycling in Lakes of Savannah

The District encourages participation in recycling because it keeps useful materials out of landfills. **Best Trash** continues to collect trash on TUESDAY and FRIDAY. Recycling is picked up on TUESDAY.

What Can Be Recycled?

Here is a list of all the items that Best Trash accepts for recycling. All recycled items should be **dry, empty, clean, and loose.**

Paper: Newspapers and inserts, magazines, catalogs, junk mail, envelopes, file folders, white and colored office or computer paper, corrugated cardboard, cereal and gift boxes, paper bags, phone books, wrapping paper, milk cartons, juice cartons, wax-coated boxes.

Metal: Aluminum cans, aluminum foil, aluminum foil plates and serving containers, metal food cans and can lids, pots and pans.

Glass: Clear and colored.

Plastics: Plastic bags, plastic bottles, jars, tubs and buckets (such as soda, water, milk, juice, shampoo, detergent, condiments, salad dressing, yogurt, margarine, pet food, etc.)

Items that exceed container capacity must be placed adjacent to the container and marked as recyclable materials. If you find items left in your container, it means they are not recyclable. Please dispose of these items in your trash container for the next scheduled pick up.

For more information, call **Best Trash** at (281)313-2378.



What is a MUD?

A Municipal Utility District (M.U.D.) is created as a mechanism to finance necessary water, sewer and storm drainage facilities within a subdivision. M.U.D. 21 was created in 2001 and lies within the extra-territorial jurisdiction (ETJ) of the City of Pearland. The City of Pearland has limited development control and sole authority to annex M.U.D. 21 into its city limits. However, because we are NOT within the city limits of Pearland, only the ETJ, we do not pay City of Pearland property taxes.

M.U.D.'s are run by five-member boards that are all property owners or registered voters and live in the district. Board members act in a similar capacity as city council members in a municipality. They tend to the affairs of the district to ensure that all water and wastewater facilities are operating properly. In lieu of a full-time staff, districts contract with professionals, such as financial advisors, attorneys, bookkeepers, engineers, and operators, to aid in the operation of district facilities.

Board members adopt a budget and set the property tax rate at a level sufficient to meet the long-term debt obligations, operations, maintenance, and administrative costs of the district. Our property tax rate for 2016 is \$1.20 per \$100 valuation. The rate is down from a high of \$1.45. Based on the tax rate, annual M.U.D. taxes for a home valued by the Brazoria County Appraisal District at \$100,000.00 would be approximately \$1200.00. For most of us with mortgages, these taxes are paid by the mortgage company from our escrow account.

The Board meets regularly on the third Monday of each month at 1:00 p.m. in the law offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, 24th Floor, Houston, Texas 77027. Meetings are open to the public.