

MUD NEWS

FROM THE M.U.D. 21 BOARD OF DIRECTORS

Greetings friends and neighbors and welcome to our first online newsletter. As residents of the District, we are committed to providing the best services to you and your family. Many things go on “behind the scenes” to improve efficiency and effectiveness of District operations including active stewardship of the Board to adopt greater transparency initiatives.

We are excited to be implementing a new water treatment system to improve the quality of water in our District. The new Reverse Osmosis Water Treatment System will lower the fluoride levels and remove the unwanted constituents that causes the unwanted taste, color, and odor of the District’s water. The new system was delivered to the water plant during the first week of March and is expected to be operational in the summer.

We invite you to find out more about the reverse osmosis system in the RO FAQ section.

Inside this issue

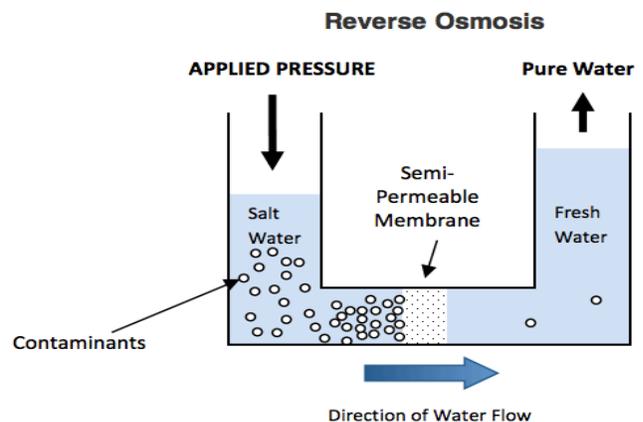
RO FAQ’s.....	2
Conservation.....	3
MUD Taxes.....	4
Shred Day.....	5
S.E.A.L.	5

RO FAQ'S

Construction and the installation of the new Reverse Osmosis (RO) System began in January 2017 and will be built on the current plant site. You probably still have a lot of questions about the RO water treatment system. Listed below are the answers to the most frequently asked questions.

Q: WHAT IS REVERSE OSMOSIS?

Reverse Osmosis, often referred to as RO, is an advanced water purification method. Reverse Osmosis is a filter that pushes water under pressure through a semi-permeable membrane from one side to the other. It works like many other water filter mechanisms you may have in your home. Water molecules are small enough to pass through the semi-permeable membrane and unwanted constituents are not. The difference is that the RO membrane is much more refined, which means it restricts more constituents than most other filter systems.



Q: HOW DOES THE REVERSE OSMOSIS SYSTEM WORK?

Water flows first through a carbon filter, which removes the constituents that cause the unwanted taste, color, and odor in our water. Next, it enters the reverse osmosis membranes, very tight semi-permeable membranes that allows water to pass but remove the impurities. The impurities are left behind and the purified water is stored in a storage tank until it is needed.

Q: DOES A REVERSE OSMOSIS SYSTEM REMOVE MINERALS FROM WATER THAT ARE ESSENTIAL TO YOUR HEALTH?

RO Systems do remove minerals from water. Consumers should not be concerned about the removal of minerals. Water is essential, but has little nutritional value. The minerals our bodies need are largely met through the food we eat, not in the water we drink. For people with an adequate amount of food, the level of nutrients in water is small. When you drink many brands of bottled water, you are actually drinking tap water treated with reverse osmosis. The truth is, many of us have been drinking water treated with reverse osmosis all of our lives without even knowing it.

Q: DOES A REVERSE OSMOSIS WATER TREATMENT SYSTEM WASTE A LOT OF WATER?

RO Systems do use more water in their operation, but they use water only when filling the storage tank. However, a RO system cleans your water and removes unwanted constituents that countertop and faucet filters generally cannot.



RO System Equipment at the Water Plant



WATER

CONSERVATION

AT HOME

Who hasn't heard the steady drip, drip of water coming from a leaking faucet? It happens to the best of us. And, it's something that can waste hundreds of gallons of water—or more—over time. It is more than lost water that you are hearing—it's the sound of money dripping away down the drain. You have to remember that you are paying for every drop of water that escapes. Your water bill will often show abnormal water consumption if there is a leak.

FINDING LEAKS IN YOUR HOME

To discover whether you have any leaks in your home, try one or both of these simple steps.

#1 Check your water meter before and after a two-hour period when no water is being used. If the meter changes at all, you may have a leak.

#2 Check your water bill. If a family of four exceeds 12,000 gallons a month, there may be serious leaks.

FINDING LEAKS IN FAUCETS

Old and worn washers and gaskets frequently cause faucet leaks. Examine these gaskets and pipe fittings. If you find water on the outside of the pipe, this indicates a surface leak. Take a look under your sink every once in a while to look for signs of water leaks. These leaks often go unseen.

FINDING LEAKS IN SHOWERS

Showerheads often leak because of a loose connection between the showerhead and the pipe stem. This can be repaired by tightening the connection between the showerhead and the pipe stem. If this does not work, you can use Teflon pipe tape. If your shower drips when not in use, this is a different type of leak and may require professional help.

FINDING LEAKS IN TOILETS

Toilet leaks are often due to a worn or faulty toilet flapper. There are other causes of leaks as well. Identify toilet leaks by placing 10 drops of food coloring in the toilet tank. If any color shows up in the bowl after 10 to 15 minutes, you have a leak. (Be sure to flush immediately after the experiment to avoid staining your tank).

Many household leaks are easy and inexpensive to fix. Repairing them could potentially save you **10 percent** on your next water bill. It's relatively easy to search out household leaks and then do something about it.

M.U.D. TAXES

M.U.D. property tax rates, like all property tax rates, vary according to property values and debt requirements. M.U.D. rates generally decline over time as the M.U.D. is built out and debt service and operating costs are shared by more homeowners.

Our tax rates have been reduced from \$1.43 per \$100 of assessed value in 2013 to \$1.20 as of 2016. The M.U.D. Directors are subject to the same fees and taxes as everyone else. The District's property tax rate is actually made up of two components, **debt service and maintenance and operations**.



HISTORICAL TAX RATES FOR M.U.D. 21

Tax Year	2016	2015	2014	2013
Debt Service	\$0.85	\$0.90	\$0.93	\$0.87
Maintenance/Operations	\$0.35	\$0.42	\$0.47	\$0.56
Total M.U.D. Tax Rate	\$1.20	\$1.32	\$1.40	\$1.43

Revenue from the **debt service tax rate** is used to pay the annual debt service payments for the bonds the District has issued since inception. M.U.D.s issue bonds, as necessary, to pay for water, sewer, drainage, and parks infrastructure. Bonds are sold, usually in annual increments, as the M.U.D. is developing. After the M.U.D. is developed and bonds begin to be paid off, tax bills should decline.

Revenue from the **maintenance/operations tax rate** is placed into the general operating fund to pay for general upkeep and repairs of the district. These revenues supplement water and sewer revenue collected on a monthly basis from our customers. Brazoria County M.U.D. 21 has prevented increases to its residential water and sewer rates partly because of the revenue generated from the maintenance/operations tax.

The majority of M.U.D. property taxes are used to pay debt and only a small amount of M.U.D. property taxes are used to pay for maintenance/operations. One important reason for the low operations and administrative costs of M.U.D.s is that most M.U.D.s have no or very few employees. All services are provided by professional consultants working under contract for the M.U.D.

Each April or May the Brazoria County Appraisal District (BCAD) will mail an appraisal notice to homeowners. The notice informs you of the value of your home as of the previous January 1st. The BCAD is an independent government agency and the M.U.D. Board has no influence on how our homes are valued. If you disagree with the value set by the Appraisal District, please see the BCAD website for additional information.

<http://www.brazoriacad.org>.

COMMUNITY SHRED DAY

'THE RAIN STAYED AWAY AND THE CARS WERE STEADY!'

We shredded 2200 pounds of paper (over 1 ton). By recycling 1 ton of paper we saved 17 trees, 7000 gallons of water, and 3.3 cubic yards of landfill space.

The Board of Directors want to thank all of the residents who came out and participated in this community event!



S.E.A.L. SECURITY

The Lakes of Savannah MUD 21 community continues to have additional security services. S.E.A.L. Security Solutions, LLC has been contracted to assist us in our goal of achieving a crime-free community. S.E.A.L. Security takes a proactive position in patrolling and securing our community. All S.E.A.L. officers patrol in marked vehicles and conduct foot patrol with their K-9 partners. The presence of S.E.A.L. officers in our community is an effective and productive security tool available to dissuade, discourage, and prevent crime.

One of S.E.A.L Security's services is the availability to call for assistance or report a dangerous or potentially threatening situation or activity. S.E.A.L.

Security will determine the seriousness of the incident and will dispatch an officer and/or notify respective law enforcement and authorities.

Residents can also set up vacation watch, special needs watch, and put S.E.A.L. on their alarm phone call list, so that officers can respond to a burglar alarm call and enter your property to verify that there are no intruders .

THE 24 HOUR HOTLINE NUMBER IS

(713) 396-5600