



LAKES OF
Savannah
SOUTH

1Q2019

BC MUD 21 NEWS

Happy 2019!



Happy New Year from your Brazoria County Municipal Utility District No. 21 ("MUD 21") Board of Directors (from left to right) Noel DSouza, Assistant Secretary, Renae Medlock, President, Kiesha Curtis-Baker, Secretary, Fatiyah Jones, Vice President, and John Cacolice, Assistant Vice President. MUD 21 board meetings are generally held the third Monday of every month at 1:00 p.m. at the offices of Allen Boone Humphries Robinson, LLP, 3200 Southwest Freeway, 24th Floor in the Sabine conference room. Stay up to date on all things MUD 21 by signing up at www.bcmud21.com. Stay tuned for individual interviews from each of our board members in upcoming newsletters.

The board, after careful consideration, has lowered the 2018 tax rate for all property owners from \$1.14 to \$1.12 per \$100 assessed valuation. Taxes were due on January 31, 2019.

This Spring, the Board also granted a general residence homestead exemption of 5% for all qualifying residents, which will be reflected in the 2019 tax bills. ■



LAKE REPAIRS COMPLETE

Lakes of Savannah residents should have noticed improvements to the lake next to the recreation center near the entrance at Savannah Parkway and Highway 6. MUD 21 has completed repairs due to excessive erosion of the pond edge. This project included the construction of bulkheads and other slope protection structures around portions of the lake edge to rehabilitate and minimize future erosion of the lake. The new embankments include stacked block construction, similar in construction and appearance to the side by the recreation area.



The lake slopes had eroded due to severe weather events in previous years, including Hurricane Harvey. Rehabilitation of the lake started in September, and was completed in early winter. The fountains, which were removed due to the construction, have been replaced as this project is now complete. ■



Grandad Jelly?

Risk Assessment and the Houston Hurricane Season

"The tree fell on my house." Managers and arborists dread hearing these words. In tree management these stories are scars that stay with you. Folks facing these problems remind me of times that my children hurt themselves: panic, high emotion, difficult decisions, and placing trust in an expert to care for something dear to you. Here's a recent example from Missouri City.

On Christmas Day 2013, Mr. Powell stretched out on his king sized bed trying to make his daughter's famous turkey settle further into his stomach. Just when sleep was about to deliver a much overdue nap, he woke to gentle tugging on his hand. "C'mon, we are going to the movies." After much reluctance and logic involving warm pillows and counting sheep, Mr. Powell fired up the Tahoe and left for the cinema. Less than one hour later a fifty foot tall pecan tree shattered through his master bedroom crushing his bed to flinders. The accident would have likely claimed his life.

Trees are valuable. By managing value, we keep value. Nobody wants Grandad squished into jelly on Christmas Day, especially when risk can be managed. In fifteen minutes we showed Mr. Powell and his insurance professionals how the old pecan was destined to fail and how this crummy Christmas conclusion could have been avoided.

The International Society of Arboriculture published in Tree Risk Assessment Best Management Practices, "A tree is considered hazardous when it has been assessed and found to be likely to fail and cause an unacceptable degree of injury, damage, or

disruption – that is, it poses a high or extreme risk." An arborist acting in the role of Tree Risk Assessor, a highly trained crew of tree workers, and ANSI A300 (Part 9)-2011 create an expert combination to manage risk for hurricane season in Houston. Risk assessment is the three part process of identification, analysis, and evaluation. This differs from risk management. Risk management is the critical final step that property managers and homeowners' associations must take by acting upon an assessment's recommendation. More succinctly, by choosing to reduce risk by "cutting the limb".

While tree risk assessment is not a new phenomenon; ISA now offers a new specialized certification for tree professionals to acquire. The certification gives great attention to ANSI A300 (Part 9)-2011 materials and culminates in an examination at the end of training. An assessor in this capacity follows the ANSI rubric checking your trees for dead and weakly attached parts, codominant stems, cracks or seams, wood decay, cankers, tree architecture, and the root collar. With the process now newly streamlined, the green industry may better communicate with clientele and better aid in avoiding risk.

So what's the moral of Grandad Jelly? Simple. Consider what was absent from the story. No levees were flooded. No record gale winds were stirring. No sirens were blaring. Only a forecasted winter rain and windy Christmas Eve set the stage for Mr. Powell's ordeal so far as he knew. Partner with an expert so we are all safe, not sorry.



Reverse Osmosis System Update

Installation of the new equipment and various site work for the reverse osmosis (RO) system is substantially complete. The new RO system will lower the fluoride levels and remove other constituents that cause unwanted taste and odor in the District's water. Our operator, Environmental Development Partners, has extensive experience in operation and maintenance of RO systems. We have been authorized by the Texas Commission on Environmental Quality (TCEQ) to begin operation of the new system. The operator put the system into operation in November and continues to adjust the system in order to optimize performance and provide improved water quality for the Lakes of Savannah development. You may not notice a huge change directly, but there will be decreases in the fluoride concentrations and other constituents to improve water quality.



Here is a picture of the three new RO system trains. Two trains will be in operation at any given time, and the third improves reliability in the event one train is in need of maintenance. ■

Don't Miss Out! @ Stay Connected

The official means of communication for all matters pertaining to Brazoria County Municipal Utility District 21 is our website. You can be sure you never miss out on relevant information by signing up through our website to receive emails. If ever there is an emergency situation, this will be the vehicle by which official information will be dispersed by the Board. Make sure you are signed up by going to the website at bcmud21.com and registering your email address. ■



Board Meetings

Board meetings are typically held on the third Monday of each month at the offices of Allen Boone Humphries Robinson, 3200 Southwest Freeway, 24th Floor in the Sabine Conference Room, but may sometimes be rescheduled due to holidays or other occurrences. The next scheduled meeting dates are as follows:

- Monday, March 18, 2019 at 1:00 pm
- Monday, April 15, 2019 at 1:00 pm
- Monday, May 20, 2019 at 1:00 pm

Please mark your calendars and make plans to join us. We'd love to have you! ■



Saturday
March 23, 2019
9:00 am to Noon
Lakes of Savannah
Clubhouse