

MUD Transparency

It is essential for Municipal Utility Districts to communicate with residents within the district. Communication starts from the start of the home-buying process through the life of the ownership. These efforts keep district residents both knowledgeable and regularly informed.

1. NOTICE TO PURCHASERS

Homebuyers receive and execute TWO notices informing them that the home they are purchasing is in a MUD. The 1st notice is given with the earnest money contract & the 2nd is given at closing. **No other local government in Texas is required to give such notice.**

2. WHAT'S IN THE NOTICE?

The notice contains the MUD's current or anticipated tax rate, voted bond authorization and total amount of bonds issued. **The Notice to Purchasers, required by law, ensures that every MUD resident purchases their home with full knowledge of the existence of the MUD, its taxes and bonds.**



All of these requirements, combined with the MUD regulatory oversight by the TCEQ, laws regarding open meetings, public information, conflicts of interest, and financial reporting, create a highly accountable and effective neighborhood government.

3. ADDITIONAL NOTICES

At closing, documents outlining property taxes paid & owed on the home, which include MUD taxes, are given to the buyer. The HUD-1 Settlement Statement clearly shows the proration of MUD property taxes between buyer & seller.

4. FURTHER TRANSPARENCY

In addition to the information that all taxing units are required to post on the internet as mandated by the Property Tax Reform Act of 2019, districts are required to post on the Internet a host of information including, the names and contact information for the district, its directors and consultants, tax information, meeting agendas and minutes, and financial information.

Town Hall/Safety Day



Special thanks to the Wilco Sheriff's Department, SWAT, Cedar Park Fire Department, Block House Elementary PTA, Premier Recreation, Tidal Waves Swim Team, BHC OA, The Peddler, and all the residents who joined the Town Hall/Safety Day Event on April 13th.

The recording is available online on the Block House YouTube Channel.
<https://www.youtube.com/watch?v=QRYTb-2Wo7Ko>

Community Garden Clean-up

Thank you to Monica and Mark Lovejoy, Danny Beaver, and Wiley NJHS for their volunteer work in making the community garden beautiful again. They added new soil to each plot and combined smaller plots to make bigger ones.

For information on obtaining a garden plot, please email Gardners@blockhouse-mudtx.gov or call 512-259-0959. You can also join The Gardeners of the Block House Community Facebook page to collaborate on gardening tips and produce sharing.

Swim Season with Premier Recreation

The MUD was thrilled to have Marc Marroquin and his team with Premier Recreation join our community last swim season; as the 2024 swim season approaches, check out the Premier Recreation website to learn more about Marc and his business.
www.premierrecreation.net

Premier Recreation's mission is to provide safe and professional services that enhance the daily lives of others. Their programs include pool maintenance, swimming lessons, water aerobics, and lifeguard information.
Marc@premierrecreation.net
(512) 591-0194



UPCOMING EVENTS

Tumlinson Pool Opening Day
April 28

Survey Monkey
Opens May 1 through May 31
<https://www.surveymonkey.com/r/GNRNQHK>

MUD Board Meeting
May 22 • 6:30pm
Walker House

LISD Last Day of School
May 24

LISD Graduation Ceremonies
May 24 & 25
HEB Cedar Park Center



DID YOU KNOW?

AT&T Fiber is being installed throughout the district. Should you have any issues with lawn or sprinkler repair, please reach out to:

Ernesto Alvarado
SR Specialist Construction & Engineering
Access Construction & Engineering – Austin
☎ (512) 975-5035
📠 (512) 870-2058
✉ ea972s@att.com

If you have issues with oil in the drain, don't hesitate to contact:

Ben Ingallina
Crossroads Utility Services
📠 (512) 246-1400

Introduction to Tidal Waves



Tidal Waves is a non-profit summer league Swim Team. We are part of the Northwest Swim Circuit. We compete against other teams in the NWSC like Steiner Ranch, Georgetown, Round Rock, etc. Tidal Waves Swim Team was the Division 3 Divisional Champions during our 2023 season.

When do you all have to take applications to be on the team?

For Neighborhood residents, a swim test can be completed at Polar Bear Swim. We typically hold Polar Bear Swim on the last weekend in December. Getting your swim test completed at this time allows you to register with returning swimmers instead of waiting for new swimmer registration. Swim tests consist of swimming 25 yards unassisted. Stroke knowledge is not required.

How long does the season last?

The season is typically 10-11 weeks depending on the calendar, beginning in late April, ending in late June or early July.

How many swim meets?

All swim meets are held on Saturdays. All meets are typically about 6-7 hours starting in the early morning hours. Swimmers are required to have a parent volunteer at all meets they attend; a minimum of attendance at 3 meets is required.

What ages do you all cover?

Kids 4-17 are able to swim with Tidal Waves with a passed swim test. We like to hire our aged out swimmers as coaches, so there is still the possibility of being part of the team in a different capacity after age 17.

Where are practices held, and how long are they held?

Practices are held at Apache Pool in Block House. In April through the last day of school, practices are in the evening. In the Summer, practices switch to mornings. Practices are Monday through Friday ranging from 30 minutes for our younger swimmers to 1.5 hours for our oldest swimmers.

TRIPP'S TIPS

Take Pride In Your Lawn

Responding to water restrictions in Central Texas doesn't have to mean sacrificing your lawn. You can maintain a vibrant outdoor space by adjusting your watering schedules, using rain barrels, and following intelligent lawn care practices like raising mower blades and leaving grass clippings. Xeriscaping with drought-tolerant plants is also a practical and water-efficient alternative to traditional lawns. Combining these strategies is a straightforward way for homeowners to conserve water without compromising the beauty of their outdoor spaces.

Efficient watering practices, such as early morning or late evening, help minimize evaporation and ensure water reaches the roots where it's needed. Implementing clever lawn care techniques like raising mower blades and leaving grass clippings on the lawn promotes profound root growth and retains moisture in the soil. For those looking to reduce water usage further, xeriscaping with native plants, mulch, and rocks creates a sustainable and low-maintenance landscape that thrives in Central Texas' arid climate.

By embracing these water-saving strategies and responsible lawn care practices, residents can enjoy a healthy and attractive lawn while minimizing their environmental impact and contributing to water conservation efforts in Central Texas. Adapting to water restrictions helps preserve water resources and promotes sustainable landscaping practices that benefit both the environment and the community.



2024 Apache Pool Schedule | 3100 N. Blockhouse Dr

6 lane, 25 meter pool, heated mid October - mid March

	Sun	Mon	Tues	Wed	Thur	Fri	Sat
Apr 20 - May 24	12pm - 5pm	CLOSED*	CLOSED*	CLOSED*	CLOSED*	CLOSED*	12pm - 5pm
May 25 - Aug 10	12pm - 8pm	12pm - 8pm	12pm - 8pm	12pm - 8pm	12pm - 8pm	12pm - 8pm	12pm - 8pm

* Swim Team | Swim Lesson in 2 lanes Monday - Thursday 4:30pm-7:00pm - additional cost to Premier Recreation
Water Aerobics Monday & Wednesday 7:00pm - 8:00pm in 2 lanes (June-August) additional cost to Premier Recreation

2024 Tumlinson Pool Schedule | 2600 S. Blockhouse Dr




Recreation pool with beach entry, splash features and water slide

	Sun	Mon	Tues	Wed	Thur	Fri	Sat
Apr 27 - May 24*	12pm - 5pm	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	12pm - 5pm
May 25 - Aug 10	10am - 8pm	10am - 8pm	10am - 8pm	10am - 8pm	10am - 8pm	10am - 8pm	10pm - 8pm

Pool schedule subject to change at any time

Special Events - May 24: Blockhouse Elementary pool party - Pool closed to community



 (512) 259-6512
 blockhousemudtx.gov
 info@blockhousemudtx.gov

BOARD OF DIRECTORS

Ursula Logan, President
David Shoemaker, Vice President
David Johnson, Treasurer
Robert Young, Secretary
Cecilia Roberts, Assistant Secretary

AMENITY ADDRESSES

Walker House, Tumlinson Park and Pool
2600 S. Block House Drive
Mondays - Thursday: 9:00 AM to 3:00 PM
Friday: (Appt. Only)

Apache Park and Pool
3100 Block House Drive

Comanche Park
2800 S. Block House Drive

Tonkawa Park
301 Susan Lane

Bike Trail
2601 S. Block House Drive

Junamo Park & Community Center
(Disc Golf Course & Community Garden)
1301 Black Kettle Dr.

MUD GENERAL MANAGER

Lisa Sandoval
(512) 259-0959
gm@blockhousemudtx.gov

WATER UTILITY OPERATOR/BILLING CROSSROADS UTILITY SERVICES

Ben Ingallina
(512) 246-1400
www.crossroadsus.com
customerservice@crossroadsus.com

Emergencies call 9-1-1

Williamson County Sheriff's Office Non-Emergency
(512) 864-8282

The Block House MUD newsletter is a publication of the Block House Municipal Utility District, a political subdivision of the State of Texas created and operating under Chapters 49 and 54, Texas Water Code. Questions or comments regarding this publication should be directed to 512-246-1400 or gm@blockhousemudtx.gov.