

Farewell to Director Roberts

Since 1983, Block House Creek has been home to Cecilia Roberts, who was among the first six families to move into the community. As a native Austinite, her curiosity about the workings of the municipal utility district led her to become a pivotal figure in the neighborhood. In 1984, Cecilia became the first resident to join the Block House MUD Board of Directors, where she faithfully served for four decades, from 1984 to 2024.

Her commitment to the community extended far beyond her official duties—Block House Creek was not just a place of service for Cecilia but also her beloved home, where she raised her three children. The legacy continues as her youngest lives in the community, raising the next generation. This personal connection makes her farewell even more heartfelt and meaningful for all of us.

Director Roberts' tireless work in maintaining and improving the neighborhood, from district pools to parks, greenbelt amenities, and the Walker House, has left an indelible mark on Block House Creek. Her dedication to fiscal responsibility and community



well-being has greatly enhanced the quality of life for all residents.

We will always remember and appreciate Director Roberts's lasting contributions over the years. Her legacy of commitment and care has shaped our community for the better. We wish her the best and extend our deepest gratitude for all she has done while serving on the Block House MUD Board of Directors!

2024 - 2025 Block House MUD Tax Rate

The levy of the district tax rate is a two-step process that is done in conjunction with adopting the district's budget



Each year, the District undertakes due diligence to ensure that the District's budget addresses the operation and maintenance needs of the District. Such expenditures include the maintenance of the District's water and wastewater systems, park and pool operation and maintenance, and the maintenance of the District's amenities.

After the District's Board of Directors un-

derstands the budget considerations, a proposed O&M (operations and maintenance) tax rate is established. At the same time, the Board also undertakes diligence relating to the I&S (debt service) tax rate and the fire tax rate. The Board then formally meets to approve a proposed tax rate, and subsequent to such approval, the proposed tax rate is published in a newspaper of general circulation.

After publication, the Board once again formally meets in the context of an official meeting and conducts a public hearing relating to the tax levy. The Board levies the tax rate after the public hearing and further deliberation. As a local government entity of the State of Texas, the District must adopt its tax rate annually in accordance with all applicable state laws. In 2023, the District levied a total tax rate of \$0.5905/\$100 assessed valuation; in 2024, the District levied a total tax rate of \$0.5504/\$100 assessed valuation.

UPCOMING EVENTS

Market Days

November 2nd

Community Garden

Mistle Toe Market

November 7 - 9th

Thursday & Friday: 9am - 7pm

Saturday: 9am - 4pm

Walker House

See reverse side

Walker House CLOSED

November 6 - 8th

Block House MUD Board Meeting

November 12th • 6:30pm

Walker House

Walker House CLOSED

for Thanksgiving

November 28 - 29th

(OA) Zumba - Pavilion

Every Wednesday and Friday Night @ 6pm



SAVE THE DATE

Cocoa Christmas

Dec 7

Walker House • Times TBD

Christmas Tree Recycling

Dec 26 - Jan 14

THE 38TH ANNUAL MISTLETOE MARKET AT THE WALKER HOUSE

The Mistletoe Market presents its 38th Annual Christmas Boutique, November 7-9, 2024

Mistletoe Market is around the corner! The show will feature handcrafted gifts and holiday decorations from very talented artists.

The show is located in the historical Walker house at 2600 Block House Drive South in Leander. The hours are Thursday, 9 am - 7 pm, Friday, 9 am - 7 pm, and Saturday, 9 am - 4 pm.

<https://www.facebook.com/MistletoeTX>

Mistletoe Market is one of the Holiday Arts and Crafts Trail shows:

<https://www.facebook.com/HolidayTrail>

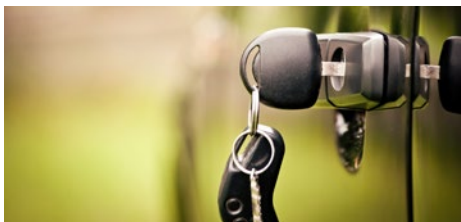
Admission is free. And in the spirit of community, canned goods will be collected and donated to Hill Country Community Ministries.

Please get in touch with Liz at (512) 826-8988 for more information.



The Walker House will be closed Wednesday 6th, Thursday 7th, and Friday 8th.

Lock Your Cars!



For the past two months, Leander PD has been receiving reports of stolen firearms from

parked, unlocked vehicles in the community. The MUD wants to remind everyone of the importance of consistently securing firearms.

Please ensure your firearms are locked and stored safely at home, in your car, or anywhere else.

Taking these precautions helps prevent these dangerous weapons from falling into the wrong hands and keeps the community safe.

October Pool Schedule

Apache Pool Schedule | 3100 N. Blockhouse Dr

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

	Sun	Mon	Tues	Wed	Thur	Fri	Sat
Aug 17 - Dec 31	12pm - 5pm	5pm - 9pm	CLOSED	5pm - 9pm	CLOSED	5pm - 9pm	12pm - 5pm

* 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

Tumlinson Pool CLOSED until April 28, 2025

 **WINTER AVERAGING**

It's important to remember that Winter Averaging only applies to wastewater billing. You will continue to be billed for potable water consumption based on your actual usage throughout the year, and this occurs for Block House MUD this year from November 28, 2024, to February 28th, 2025

Winter Averaging is a common practice in utility billing. It involves calculating an average based on your water consumption during winter, specifically November through February, which will determine your wastewater charge for the next 12 months.

The reasoning behind this approach is that during these winter months, outdoor water usage (e.g., watering lawns and gardens and washing your car in the driveway) is generally lower due to colder weather. Therefore, the winter months are considered a fair representation of residential wastewater use. The wastewater charge on your bills will be calculated using this average to determine a fixed amount, regardless of actual wastewater flow during the billing period.

NOVEMBER 3, 2024



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 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.