

Block House Creek Owners Association

March 18, 2023	Kite Festival/Easter Celebration	Tonkawa/Tumlinson
April 1, 2023	Shred Day	Tonkawa
April 22, 2023	Eco Fair	Tumlinson
April 29, 2023	Disc Golf Tournament	Jumano
May	Ladies/Moms Night Out	
June	Men's/Dad's Night Out	
July 4, 2023	July 4 th Celebration	Tonkawa
August 12, 2023	Back to School Bash	Tumlinson
September 23, 2023	Camp Out	Tumlinson
October 7, 2023	Lantern Parade	Pavilion
	Workshop dates TBD	Jumano Clubhouse
October 8, 10-12, 14, 15, 17-19	Pumpkin Patch	Tumlinson
October 28, 2023	Pumpkin Carving	
October 28, 2023	Decorating Contest	
December	Decorating Contest	

CD&P PROPOSAL FOR BLOCK HOUSE CREEK MUD SERVICES

VISIONING & GOALS WORKSHOP

CD&P will facilitate a 2 to 3 hour workshop for board members and staff to unite around shared visions and goals for the organization. During this workshop, we will focus on the following objectives:

- Strengths Weaknesses Opportunities and Threats exercise
- Outlining issues and objectives
- Prioritizing objectives
- Planning for resident communications

Deliverables: preparation, facilitation, and reporting on one 2 to 3 hour workshop

COMMUNITY SURVEY

CD&P will develop a survey to gather community feedback on communication preferences, park bond project priorities, satisfaction with the MUD/Board, and to gather input on concerns and opportunities for the future. The survey will be distributed electronically and paper copies will be made available on request. CD&P will assist the MUD in promoting survey participation. Promotional tools may include: social media posts, email reminders, signage, and postcards. Survey responses will be verified by name and address to allow one survey per household.

Deliverables: development of survey with up to 2 rounds of revisions, identification of the survey tool and build out of final survey, promotion of the survey, verification of surveys, and a final report.

QUARTERLY NEWSLETTERS

We will design and distribute up to 4 quarterly electronic newsletters for a variety of audiences. These will incorporate feature stories, service updates, photos, and infographics to convey information to key audiences. E-newsletters can be tracked for clicks, opens, and forwards. This budget accounts for up to 6 hours of photography of community events and/or sites.

For budgeting purposes, we assumed the MUD had an email distribution tool (Constant Contact, Mail Chimp, etc.). If not, we can purchase the subscription as a direct expense. CD&P will utilize suggestions from the Board and the Communications Committee to newsletter stories.

Deliverables: content creation and design of up to 4 newsletters including 2 rounds of revisions, and up to 6 hours of photography

ATTENDANCE AT BOARD MEETINGS

CD&P will work with staff and the Board to identify which board meetings we should be attending or getting highlights from the recorded meetings. This budget accounts for 36 hours of attendance/reviewing recorded meetings.

Deliverables: up to 36 hours of attendance/review of meetings

CONTRACT ADMINISTRATION & MANAGEMENT

CD&P will administer and manage the contract including setting up coordination meetings with staff and build out of an annual schedule. Invoices will be developed no more frequently than monthly and are due net 30 days.

FEE SCHEDULE

We have provided a range of rates to provide the best value. One of our strengths is supporting and supplementing our clients' staff and having full team commitment to respond to client needs. This proposal has been prepared to assist the Block House Creek MUD Board with communications. This is a time and materials contract and only time expended and expenses incurred will be billed. The contract may be terminated with 7 days written notice.

RATE CARD	
Position	Rate
Principal	\$225
Manager	\$175
Specialist	\$150
Coordinator	\$125

FEE ESTIMATE	
Services	Estimate
Visioning & Goals Workshop	\$3,900
Survey Development	\$2,950
Survey Promotion	\$4,325
Survey Analysis & Report	\$5,700
Quarterly Newsletters (up to 4)	\$10,050
Board Meeting Attendance (36 hours)	\$5,850
Contract Administration & Management	\$2,100
Direct Expenses (mileage, printing, survey tool, etc.)	\$1,500
Total	\$36,375

Acceptance of proposal and notice to proceed may be confirmed with an authorized signature and date below. Alternatively, CD&P is happy to review a standard contract issued by Block House Creek MUD.

Proposal Accepted and Notice to Proceed Authorized by:

_____ (Signature)

_____ (Printed Name & Title)

_____ (Date)

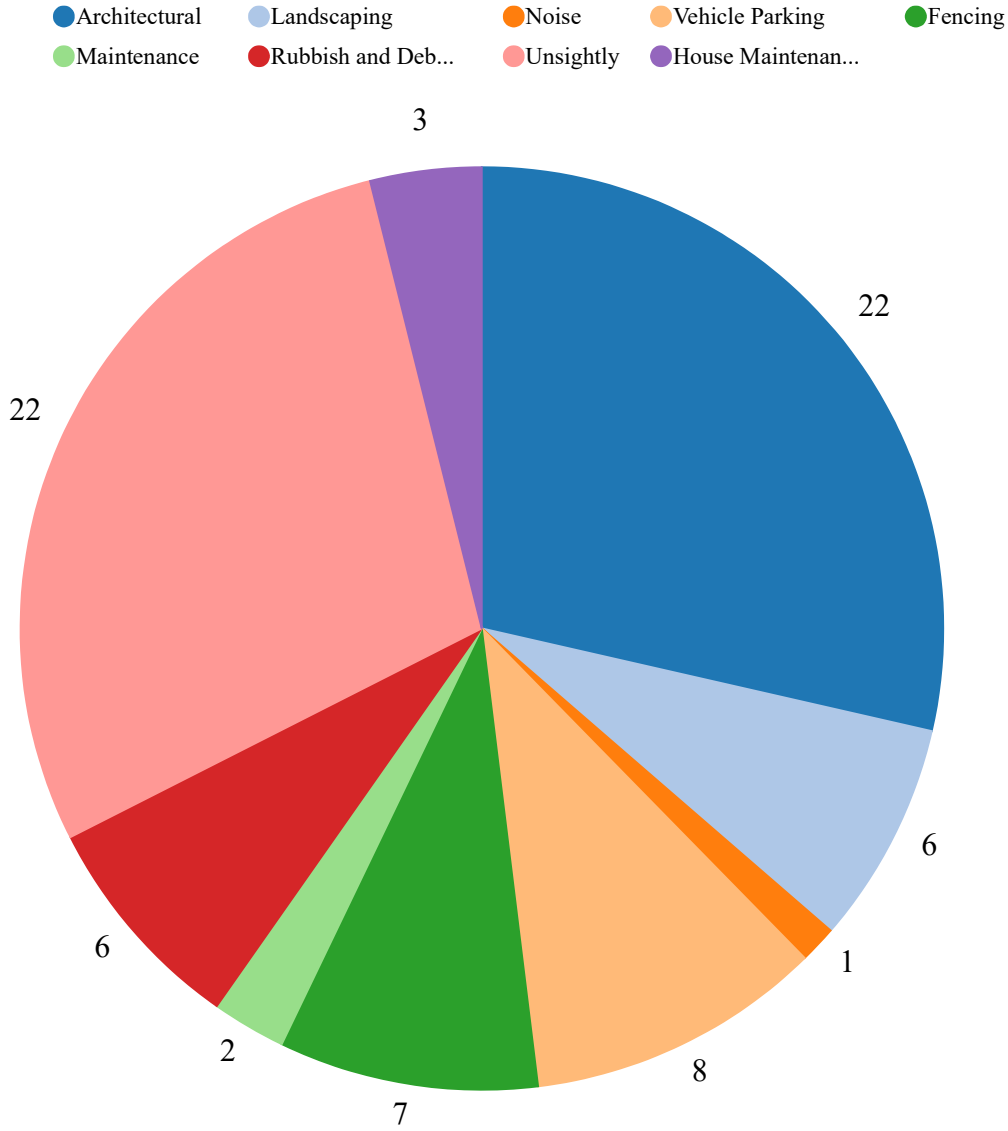
Block House MUD Compliance Report as 3-18-23

unitAddress	CreatedDate	Category	SubCategory	Stage	Status	CureDate
2701 ALEXANDER DR	2/28/2023 13:11	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 2	Open	3/31/2023 0:00
2704 ALEXANDER DR	3/16/2023 15:40	Fencing	Broken slat(s)	Stage 2	Open	4/16/2023 0:00
2709 ALEXANDER DR	3/16/2023 15:39	Vehicle Parking	Boat	Stage 2	Open	4/16/2023 0:00
2713 ALEXANDER DR	3/16/2023 15:39	Vehicle Parking	Trailer	Stage 2	Open	4/16/2023 0:00
2714 ALEXANDER DR	2/15/2023 14:04	Maintenance	Paint/Repair Garage Door	Stage 1	Closed	2/26/2023 0:00
2802 ALEXANDER DR	3/16/2023 15:38	Landscaping	General Yard Maintenance	Stage 2	Open	4/16/2023 0:00
2805 ALEXANDER DR	3/16/2023 15:37	Landscaping	General Yard Maintenance	Stage 2	Open	4/16/2023 0:00
2807 ALEXANDER DR	3/16/2023 15:37	Unightly	Broken Window(s)	Stage 2	Open	4/16/2023 0:00
2502 ARMSTRONG DR	2/28/2023 13:09	Fencing	Broken slat(s)	Stage 2	Open	3/31/2023 0:00
2508 ARMSTRONG DR	2/28/2023 13:09	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 2	Open	3/31/2023 0:00
2623 ARMSTRONG DR	2/8/2023 12:02	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 2	OnHold	3/11/2023 0:00
2500 AUTREY DR	2/8/2023 12:31	Rubbish and Debris	Construction Materials	Stage 1	Closed	2/19/2023 0:00
14909 BIG FALLS DR	2/28/2023 12:21	Unightly	Items at Side of House	Stage 2	Open	3/31/2023 0:00
15011 BIG FALLS DR	2/28/2023 12:22	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 2	Open	3/31/2023 0:00
16702 BLACK KETTLE DR	2/28/2023 12:37	Unightly	Items on Driveway	Stage 2	Open	3/31/2023 0:00
16816 BLACK KETTLE DR	2/8/2023 11:37	Rubbish and Debris	Debris - Unightly Material	Stage 1	Closed	2/19/2023 0:00
16818 BLACK KETTLE DR	2/8/2023 11:37	Rubbish and Debris	Debris - Unightly Material	Stage 1	Closed	2/19/2023 0:00
16821 BLACK KETTLE DR	2/28/2023 12:34	Rubbish and Debris	Debris - Unightly Material	Stage 2	Open	3/31/2023 0:00
16822 BLACK KETTLE DR	2/28/2023 12:34	Unightly	Items on Driveway	Stage 2	Open	3/31/2023 0:00
16823 BLACK KETTLE DR	2/28/2023 12:35	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 2	Open	3/31/2023 0:00
16904 BLACK KETTLE DR	2/15/2023 13:22	Vehicle Parking	Trailer	Stage 1	Closed	2/26/2023 0:00
2500 CYNTHIA CT	2/15/2023 14:22	Rubbish and Debris	Debris - Unightly Material	Stage 2	Open	3/18/2023 0:00
2505 CYNTHIA CT	2/15/2023 14:23	Unightly	Furniture	Stage 2	Open	3/18/2023 0:00
15208 ENGLISH RIVER LOOP	2/15/2023 13:29	Unightly	Items on Driveway	Stage 1	Closed	2/26/2023 0:00
15307 ENGLISH RIVER LOOP	2/8/2023 11:27	Unightly	Items at Side of House	Stage 1	Closed	2/19/2023 0:00
15338 ENGLISH RIVER LOOP	2/8/2023 11:31	Rubbish and Debris	Debris - Unightly Material	Stage 2	Closed	3/11/2023 0:00
15339 ENGLISH RIVER LOOP	2/8/2023 11:29	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 1	Closed	2/19/2023 0:00
15341 ENGLISH RIVER LOOP	2/8/2023 11:30	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 2	Closed	3/11/2023 0:00
15343 ENGLISH RIVER LOOP	3/16/2023 14:29	Fencing	Missing slat(s)	Stage 2	Open	4/16/2023 0:00
15345 ENGLISH RIVER LOOP	3/16/2023 14:29	Fencing	Missing Panel(s)	Stage 2	Open	4/16/2023 0:00
15351 ENGLISH RIVER LOOP	2/8/2023 11:33	Rubbish and Debris	Debris - Unightly Material	Stage 2	Closed	3/11/2023 0:00
2700 HOPEWELL CT	3/16/2023 15:22	Landscaping	Tree Removal	Stage 1	Open	3/27/2023 0:00
2510 JACQUELINE DR	2/8/2023 11:53	Rubbish and Debris	Debris - Unightly Material	Stage 2	Open	3/11/2023 0:00
2514 JACQUELINE DR	2/8/2023 11:52	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 2	Closed	3/11/2023 0:00
2516 JACQUELINE DR	2/8/2023 11:51	Fencing	Missing slat(s)	Stage 2	Closed	3/11/2023 0:00
16401 JADESTONE DR	2/28/2023 12:18	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 1	Closed	3/11/2023 0:00
16409 JADESTONE DR	2/28/2023 12:16	Unightly	Items on Driveway	Stage 2	Open	3/31/2023 0:00
16409 JADESTONE DR	3/16/2023 14:49	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 2	Open	4/16/2023 0:00
16412 JADESTONE DR	3/16/2023 14:49	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 1	Open	3/27/2023 0:00
16504 JADESTONE DR	2/15/2023 13:07	Unightly	Items on Driveway	Stage 1	Open	2/26/2023 0:00
16603 JADESTONE DR	3/16/2023 14:47	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 2	Open	4/16/2023 0:00
16604 JADESTONE DR	2/8/2023 10:37	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 2	Closed	3/11/2023 0:00
16606 JADESTONE DR	2/8/2023 10:37	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 2	Closed	3/11/2023 0:00
16202 KICKING BIRD DR	2/15/2023 13:16	Unightly	Items on Driveway	Stage 1	Closed	2/26/2023 0:00
16202 KICKING BIRD DR	3/16/2023 15:05	Vehicle Parking	Trailer	Stage 1	Open	3/27/2023 0:00
16300 KICKING BIRD DR	2/8/2023 10:51	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 1	Closed	2/19/2023 0:00
16404 LONE WOLF DR	3/16/2023 14:42	Fencing	Broken slat(s)	Stage 2	Open	4/16/2023 0:00
16410 LONE WOLF DR	2/8/2023 11:44	Vehicle Parking	Trailer	Stage 2	Closed	3/11/2023 0:00
16605 MIXTLI CV	2/8/2023 11:03	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 1	Closed	2/19/2023 0:00
2501 PHILLIP CV	2/28/2023 13:34	Unightly	Items on Driveway	Stage 2	Open	3/31/2023 0:00
2503 PHILLIP CV	3/16/2023 15:29	Rubbish and Debris	Debris - Unightly Material	Stage 2	Open	4/16/2023 0:00
2503 PHILLIP CV	3/16/2023 15:30	Vehicle Parking	Trailer	Stage 1	Open	3/27/2023 0:00
2504 PHILLIP CV	2/15/2023 14:26	Vehicle Parking	Trailer	Stage 1	Open	2/26/2023 0:00
2809 S WALKER DR	2/8/2023 12:17	Unightly	Items on Driveway	Stage 1	Open	2/19/2023 0:00
2825 S WALKER DR	2/8/2023 12:17	Unightly	Furniture	Stage 2	Closed	3/11/2023 0:00
16703 SHIPSHAW RIVER CV	2/8/2023 11:23	Landscaping	Mowing	Stage 2	Closed	3/11/2023 0:00
16710 SHIPSHAW RIVER CV	2/8/2023 11:22	Rubbish and Debris	Debris - Unightly Material	Stage 2	Closed	3/11/2023 0:00
16712 SHIPSHAW RIVER DR	2/8/2023 11:21	Vehicle Parking	Trailer	Stage 2	Closed	3/11/2023 0:00
16714 SHIPSHAW RIVER DR	2/8/2023 11:21	Vehicle Parking	Trailer	Stage 2	Closed	3/11/2023 0:00
16808 SHIPSHAW RIVER DR	2/28/2023 12:55	Unightly	Items at Side of House	Stage 2	Open	3/31/2023 0:00
16811 SHIPSHAW RIVER DR	2/8/2023 11:19	Rubbish and Debris	Debris - Unightly Material	Stage 2	Closed	3/11/2023 0:00
14813 SNELLING DR	2/8/2023 10:45	Unightly	Landscaping Materials/Equipment	Stage 2	Closed	3/11/2023 0:00
14815 SNELLING DR	2/8/2023 10:45	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 1	Closed	2/19/2023 0:00

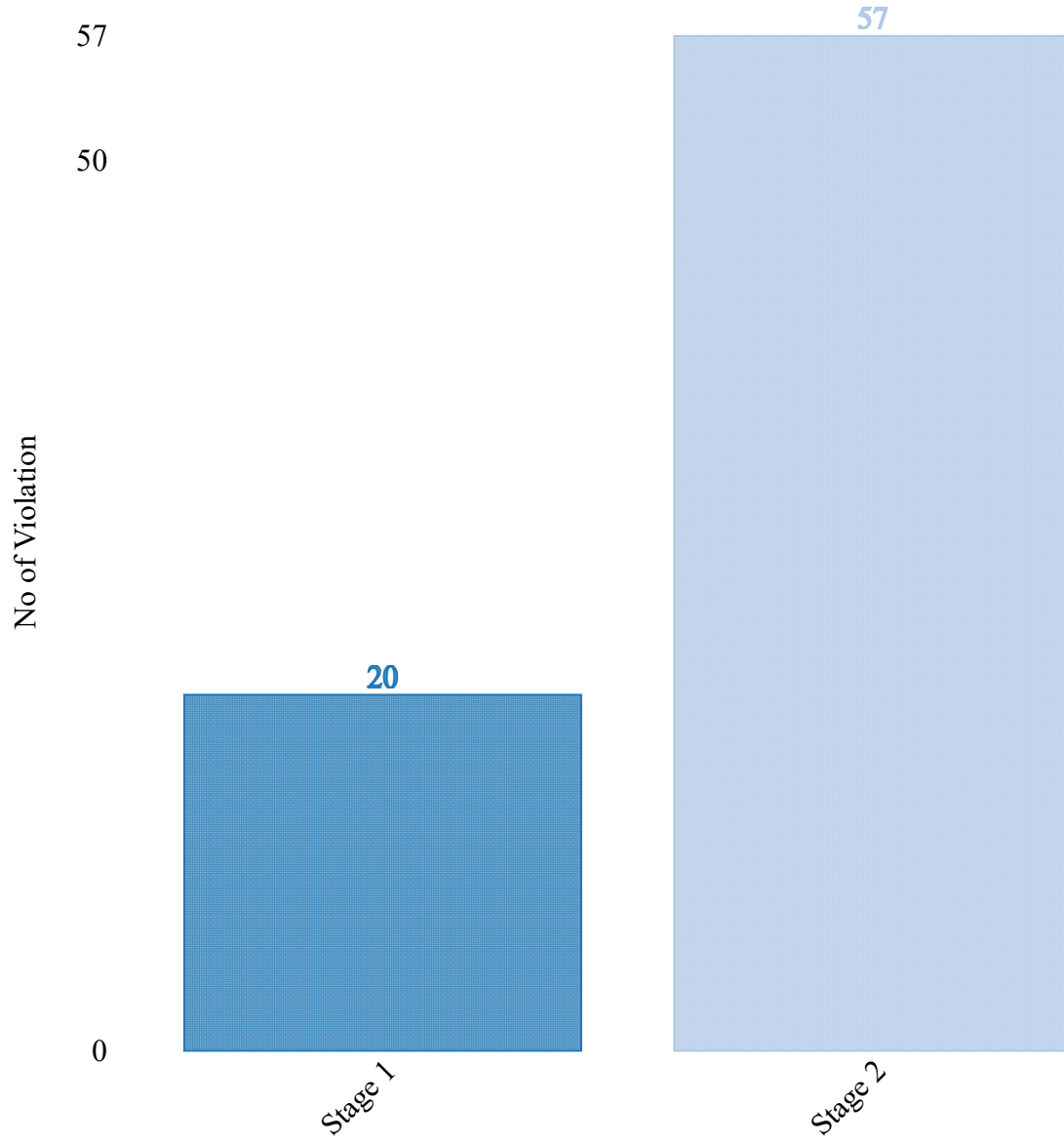
14910 SNELLING DR	3/9/2023 13:46	Rubbish and Debris	Debris - Unsightly Material	Stage 1	Open	3/20/2023 0:00
14916 SNELLING DR	2/8/2023 10:47	Unsightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 2	Open	3/11/2023 0:00
15008 SNELLING DR	3/16/2023 15:07	Vehicle Parking	Boat	Stage 1	Open	3/27/2023 0:00
16300 SPOTTED EAGLE DR	2/15/2023 13:53	Vehicle Parking	Trailer	Stage 1	Closed	2/26/2023 0:00
16320 SPOTTED EAGLE DR	2/8/2023 10:58	Rubbish and Debris	Debris - Unsightly Material	Stage 2	Closed	3/11/2023 0:00
16416 SPOTTED EAGLE DR	2/8/2023 11:00	Unsightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 2	Closed	3/11/2023 0:00
16701 SPOTTED EAGLE DR	3/16/2023 14:37	Unsightly	Items at Side of House	Stage 1	Open	3/27/2023 0:00
16713 SPOTTED EAGLE DR	2/8/2023 11:06	Rubbish and Debris	Debris - Unsightly Material	Stage 1	Closed	2/19/2023 0:00
16737 SPOTTED EAGLE DR	2/8/2023 11:08	Rubbish and Debris	Debris - Unsightly Material	Stage 2	Closed	3/11/2023 0:00
2412 SUSAN LN	2/28/2023 13:07	Vehicle Parking	Trailer	Stage 1	Closed	3/11/2023 0:00
2506 TRACY CV	3/16/2023 15:28	Vehicle Parking	Trailer	Stage 1	Open	3/27/2023 0:00
2702 TUMLINSON FORT DR	2/28/2023 13:20	Fencing	Broken slat(s)	Stage 2	Open	3/31/2023 0:00

Association Name: Block House MUD
Community SnapShot Report

Violation = 77
(by Category)



Violation = 77 (by Stage)



Unique Identifier / Type of Improvement	Address	Date Received from Resident	No ACC Approval Required	Date Acknowledgment Sent to Resident	Date Sent to ACC for Approval	Date Returned from ACC	Status	Follow up with Resident
pet door in garage door	15013 Big Falls Dr.	1/18/2023	x	1/18/2023	1/19/2023	1/19/2023		
rear patio cover	16737 Spotted Eagle Dr.	1/6/2023		1/19/2023	1/27/2023	1/27/2023	approved 1-27-23	Asked owner for more info before sending to ACC