

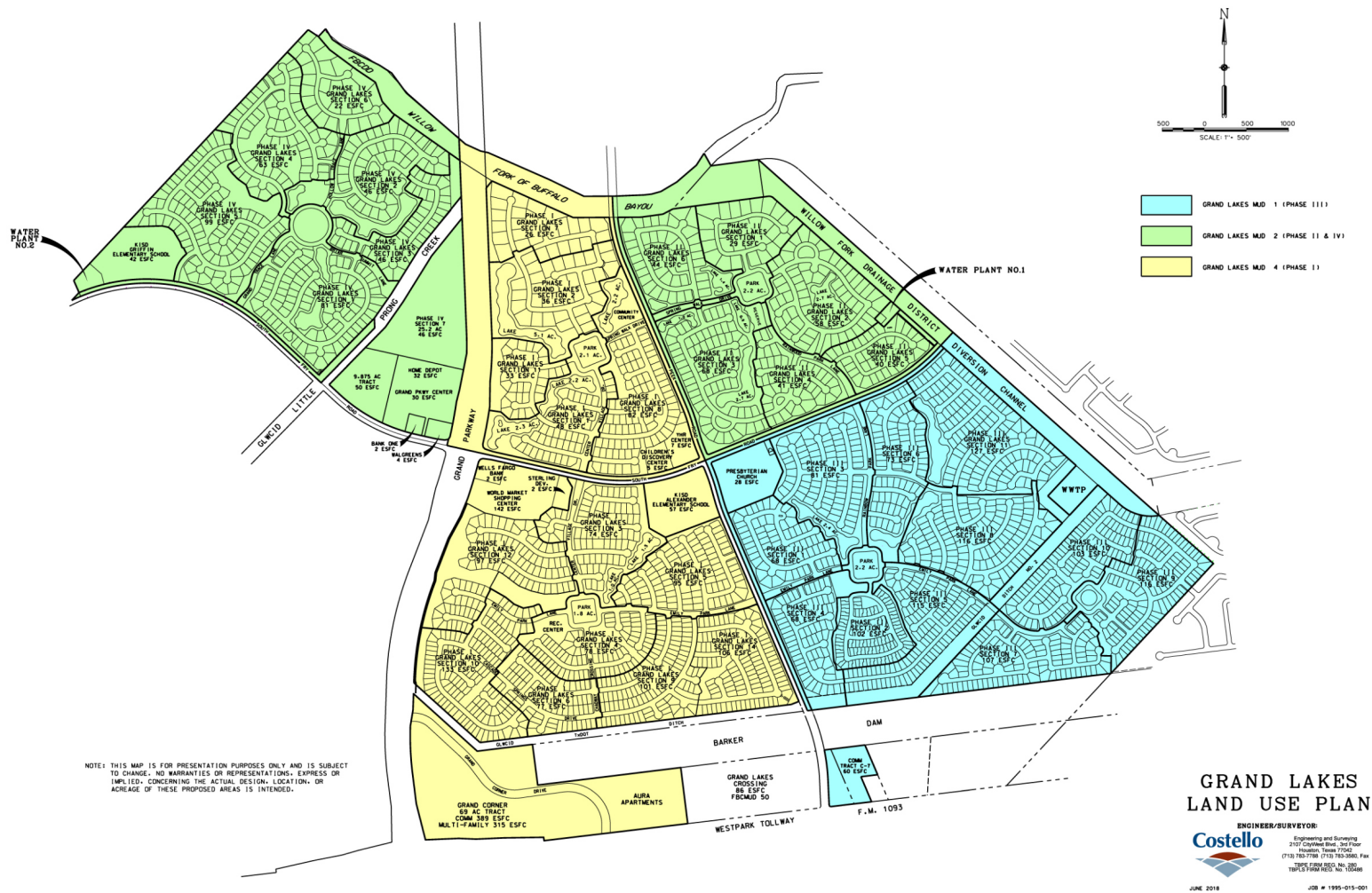
A photograph of a wooden park bench in a park setting. The bench is made of light-colored wood and is positioned in the foreground, partially obscured by the shadow of a large tree on the right. In the background, there is a grassy area, several trees, and a building. The lighting is bright, suggesting a sunny day.

# MUD PUDDLE

Grand Lakes Municipal Utility District No. 2 Newsletter  
December 2021



# Message from the Board



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### Great News for Grand Lakes MUD 2 Residents!

Grand Lakes Municipal Utility District No. 2 (GLMUD 2) is excited to announce some **great news** about reduced costs to homeowners, as 2021 has worked out to be a banner year for residents of GLMUD 2!!!

In the September issue of the MUD Puddle, the Board discussed the partnership between The North Fort Bend Water Authority (NFBWA) and the District. (see "North Fort Bend Water Authority: Why Is It Good for Grand Lakes?")

Now comes the really good part: additional reduced cost!!!

1. As residents are probably aware, the three Grand Lakes MUDs partnered with the NFBWA and the GLCA to construct a water reclamation system (purple pipes) in the community. The reclaimed water will only be used to irrigate and to fill the lakes; it will not be delivering to any connection for human use.

Since the community irrigation system will now be managed by the Grand Lakes MUDs the cost of operation will no longer fall upon the HOA budget. As a result, the GLCA agreed to reduce the annual assessment by \$100.00 in 2022, reflected on the most recent HOA billing statement.

2. The NFBWA has also increased its rates for 2022, raising the rate from **\$4.50** to **\$4.90** per 1000 gallons used. As discussed in the previous issue, this rate funds the

infrastructure costs to deliver the water districts in North Fort Bend use.

This increase was expected; however, as a result of the Strategic Partnership (SPA) revenue and fiscally sound budgeting efforts by the Board of Directors, GLMUD 2 is happy to announce the Board of Directors has approved another reduction to resident bills, as the District is now able to absorb some of the NFBWA fees.

Beginning in early 2022, the District will only pass the cost of \$2.80/1000 gallons to the homeowner in GLMUD 2. This savings of **\$2.00/1000** gallons will result in an average savings of approximately **\$25** per month. This equates to approximately **\$300** in annual savings to GLMUD 2 water users.

3. Every year, the GLMUD 2 Board evaluates the annual budget and determines the revenue needed to meet District maintenance obligations. Again, as a result of the SPA revenues, the Board has set the operation and maintenance (O&M) tax rate for 2022 at **\$0.15** per \$100 valuation. This three-percent reduction from the current rate of **\$0.18** will result savings of **\$120.00-\$150.00** per home in 2022.

In total, these reductions mean most homeowners will save around \$500.00 in 2022!!!

As always, the GLMUD 2 Board of Directors continues to look for ways to elevate the Grand Lakes community through improvement projects and reduced cost to residents.



For additional articles not included here and prior issues of the MUD PUDDLE, please visit the Grand Lakes MUD 2 website.  
[www.grandlakesmud2.com](http://www.grandlakesmud2.com)





## Grand Lakes Advisory Board **Grand Plan**

In 2017, the three Grand Lakes Municipal Utility District presidents met to discuss how the MUDs could assist in the restoration of Grand Lakes as a result of the damage caused by Hurricane Harvey. They determined the best approach was to form a partnership with the HOA so all entities would be on the same page. Then, in early 2018, the GLMUDs established an Advisory Panel which consisted of two board members from each Grand Lakes MUD and invited the HOA board to do the same. These eight representatives met in early 2018 to discuss the deteriorating fences in the community, with emphasis on those panels damaged by Hurricane Harvey.

The GLMUDs originally offered to fund the exterior fence if the HOA would commit to replacing the HOA-owned interior fencing in Grand Lakes over the next four years. As discussions progressed regarding the exterior fence, a member of the Advisory Panel wondered if the MUDs could upgrade the fence to brick, which would bring the districts in line with other neighborhoods of similar stature. Upon learning the difference in price for the brick option, the MUDs agreed to fund the project; however, the HOA was

asked to provide additional commitments relative to the original agreement. It was agreed the GLMUDs would pay for and manage the brick fence project and the HOA would complete the interior wood fence within four years. Additionally, the HOA agreed to convert all asphalt walking trails to concrete within three years.

The interior fence replacement began soon thereafter, and the design of the brick fence commenced. Several mock-ups were constructed for viewing by the panel, and the fence residents see today was ultimately chosen. The project went out for bid and Fencecrete America was awarded the contract with a bid of +/- \$2.4 million. Construction began in the summer of 2020 and was completed in September 2021.

In early 2020, GLMUD directors noted the asphalt conversion had not been initiated. The Advisory Panel inquired as to the status with the HOA board and were advised "because of COVID 19, two members were reluctant to spend funds as they believed 2020 collections would be down and the budget could not support that expenditure". To jump-start the process GLMUD 2 agreed to fund the asphalt conversion in Phase 2 for \$350k. The project was completed in early 2021.

In late 2020, the GLMUDs asked to reconvene the Advisory Panel to discuss long term plans for the community. It was requested all members of the HOA board be present to discuss as many ideas as possible. During that meeting and with the input from all, the Advisory Panel developed the **Grand Lakes Grand Plan**. The projects were prioritized and agreed to by all four entities by way of a Memorandum of Understanding (MOU). While substantial progress has been made, there are a few projects that have not begun as originally hoped. The GLMUDs will be requesting a meeting with the new HOA board in January 2022 so the Advisory Panel can update and jump-start the **Grand Plan**.

Items from the original December 2020 agreement are listed below. While not exhaustive by any means, we felt confident this plan addressed many of the concerns of our homeowners.

### **PROJECT PRIORITY**

- 1. All asphalt trails to be converted to concrete within 2 years**  
Primary funding by HOA with possible MUD participation
- 2. Lazy River Pool Pavilion to be rehabbed by pool opening summer 2022**  
MUD 2 to manage (Needs agreement from HOA)
- 3. Trip hazard alleviation (Sidewalks will be surveyed and lifted or replaced where necessary)**  
HOA project
- 4. Phase 2 Formal Park Pavilion to be rehabbed**  
HOA project (MUD 2 to reimburse)
- 5. Phase 2 town square walking trail to be refurbished**  
HOA project (MUD 2 to reimburse)
- 6. Remainder of interior fence to be replaced (4000 linear feet)**  
HOA project to be completed by end of Q2
- 7. Landscaping upgrade**  
HOA project (Needs comprehensive plan)
- 8. Erosion on Emily Park**  
HOA project

### **9. Ant hill treatment**

HOA project

### **10. Sidewalk construction along west side of Peek Road**

Funding by MUD 4 and Ft Bend county- needs estimate & scope.

### **FUTURE PROJECTS**

### **11. North Fort Bend Water Authority project for ground water reclamation should take affect Q3 2021**

This will reduce the HOA budget for water consumption/ NFBWA fees and related maintenance costs as MUD's will provide irrigation to the community.

### **12. Add bathroom complex to Phase 3 barn park**

HOA project (Need design and estimate - possible MUD 1 participation)

### **13. Add Trash cans to trails**

HOA project (Needs survey & Estimate- possible all MUDs participation)

### **14. Tree plan**

HOA project (Needs analysis and comprehensive long-term plan)



# Winter Preparedness

It's that time of year! The Gulf Coast is now several months past Winter Storm Uri, which occurred in February 2021. This severity of winter storms is not a regular occurrence in south Texas and caught many homeowners off-guard. Many homes encountered frozen pipes and plants that became costly to repair or replace. Some homes in Grand Lakes have still not been completely restored.

As the District approaches the 2021/2022 winter season, it is important to ensure residents and GLMUD 2 alike address all opportunities to mitigate possible freeze damage. During Winter Storm Uri, the District water facilities were taxed at a high level due to the numerous leaks we had in the community. As a result, system water pressure fell below the standard and the District had to acquire some water resources from a neighboring district. The Board of Directors was very thankful for their assistance in providing this resource to GLMUD 2 residents.

Many homeowners have installed irrigation systems. GLMUD 2 would like everyone to know that these systems, if allowed to freeze, can cause large unintended water use that can go undetected for some time, and will contribute to low water pressure throughout the community. Please ensure that these systems are serviced and prepared for the winter season via winterization. There are many informative "how-to" videos on the internet, and irrigation professionals should be consulted if residents are unsure how to proceed safely with winterization.



## Grand Lakes MUD 2 Lazy River Pool Park Project Update

Grand Lakes Municipal Utility District No. 2 (GLMUD 2) met with 7Gen Planning earlier in the year to plan the rehabilitation of the Lazy River Pool Park. On the District website, residents can review the project concept that will be managed and funded by GLMUD 2. It is the Board of Directors' desire to accomplish **all** of the work as soon as possible; to that end, the Board has identified specific phases and will approach it systematically.

**Phase One** will be to refurbish the pool itself. This will include leveling the pool, alleviating leaks and hazards, and bringing the amenities up to date. The specifications have already been approved and submitted for bids. Work should begin in early 2022 and should be completed in time for the summer pool season.

**Phase Two** will include a new pool building and will incorporate new restroom facilities, storage, etc.

**Phase Three** will add a new Splash Pad to the grounds.

**Phase Four** will be to evaluate a possible meeting facility with additional parking.

As this project kicks off, the GLMUD 2 Board of Directors would like to thank the HOA Board for allowing the District to support the community with this project.



## Grand Lakes MUD 2 Project Updates

### Brick Fence

Project Completed in September.

### Lazy River Pool

Project is ongoing. Pool rehab work should begin in early 2022 to be completed in late spring. For details visit [grandlakesmud2.com](http://grandlakesmud2.com)

### Formal Park Repair

This project was originally to be managed by the HOA; however, MUD 2 will now take the lead in the first quarter of 2022.

### Town Square updating in Phase 2

This project was originally to be managed by the HOA; however, MUD 2 will now take the lead in the first quarter of 2022.

### Bench Powder Coating

All benches & trash cans in GLMUD 2 will be removed systematically, powder coated and replaced over the next couple of months.

### Power Washing

Phase 2 All common areas, sidewalks and curbs, fence pillars have been completed.

Phase 4 All common areas, most sidewalks and curbs are complete; the remainder

should be complete by January. We hope to begin work on walking trails soon thereafter.

### Trip Hazard Alleviation

All trip hazards and sidewalk leveling should be completed by January.

### Gazebo Park on Breezeway Bend (Phase 4)

- Crushed granite trails will be replenished & bridges will be repaired in first quarter of 2022.
- Gazebo inspection and determination of appropriate course during first quarter of 2022.

### Erosion Mitigation

- Sod strip placement has begun in Phase 2 along Rainwood Park and Ivy Terrace circle
  - Sod strip replacement will begin soon along Fry Road in Phase 4
- Please note: the District is only placing strips of sod at this time to alleviate the erosion. All necessary sod replacement will occur when the irrigation is fully operational and adequate sunlight is available for healthy growth. GLMUD 2 is targeting the first quarter of 2022 for full installation.

### Street Sweeping

The District will begin periodic street sweeping in GLMUD 2 when all erosion mitigation is complete



## Grand Lakes MUD No. 2

406 W. Grand Parkway S, Ste 260

Katy Texas 77494

### On the Horizon

Be on the lookout in future MUD Puddle articles

- Emergency text alerts
- Electronic meters
- Eye on Water & mobile app
- How your MUD works

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Receipt of this newsletter by mail confirms residency within Grand Lakes MUD 2 boundaries and any reference to GLMUD 2 within is applicable to your address and neighborhood.

If you are reading this in a digital format accessed from the GLMUD 2 website and are unsure which Grand Lakes MUD you may reside in, please go to [www.grandlakesmuds.com](http://www.grandlakesmuds.com) and enter your address to confirm which Grand Lakes MUD you reside in.

### Website

Have you heard? Grand Lakes MUD 2 has a new website. You can navigate to the website to find information about the District, including tax information, billing information, District documents, and the Board of Directors and their consultants. There will also be regular meeting updates and other District news posted to the home page each month.

To view the website, use your computer or mobile device and go to [www.grandlakesmud2.com](http://www.grandlakesmud2.com). If you have questions about the content of this newsletter, or anything you find on the website, be sure to use the [Contact Us](#) page to reach out to the District!

### How Can I Get More Information?

Feel free to contact the District's Utility System Operator, Municipal District Services, at (281) 290-6507 should you have a question or comment regarding water service.

### Numbers to Know:

**Garbage Service:**  
Best Trash, Inc.: 281-313-2378

**Water and Sewer Service:**  
Municipal District Services:  
281-290-6503 24 HR Service Line  
281-290-6507 Customer Care