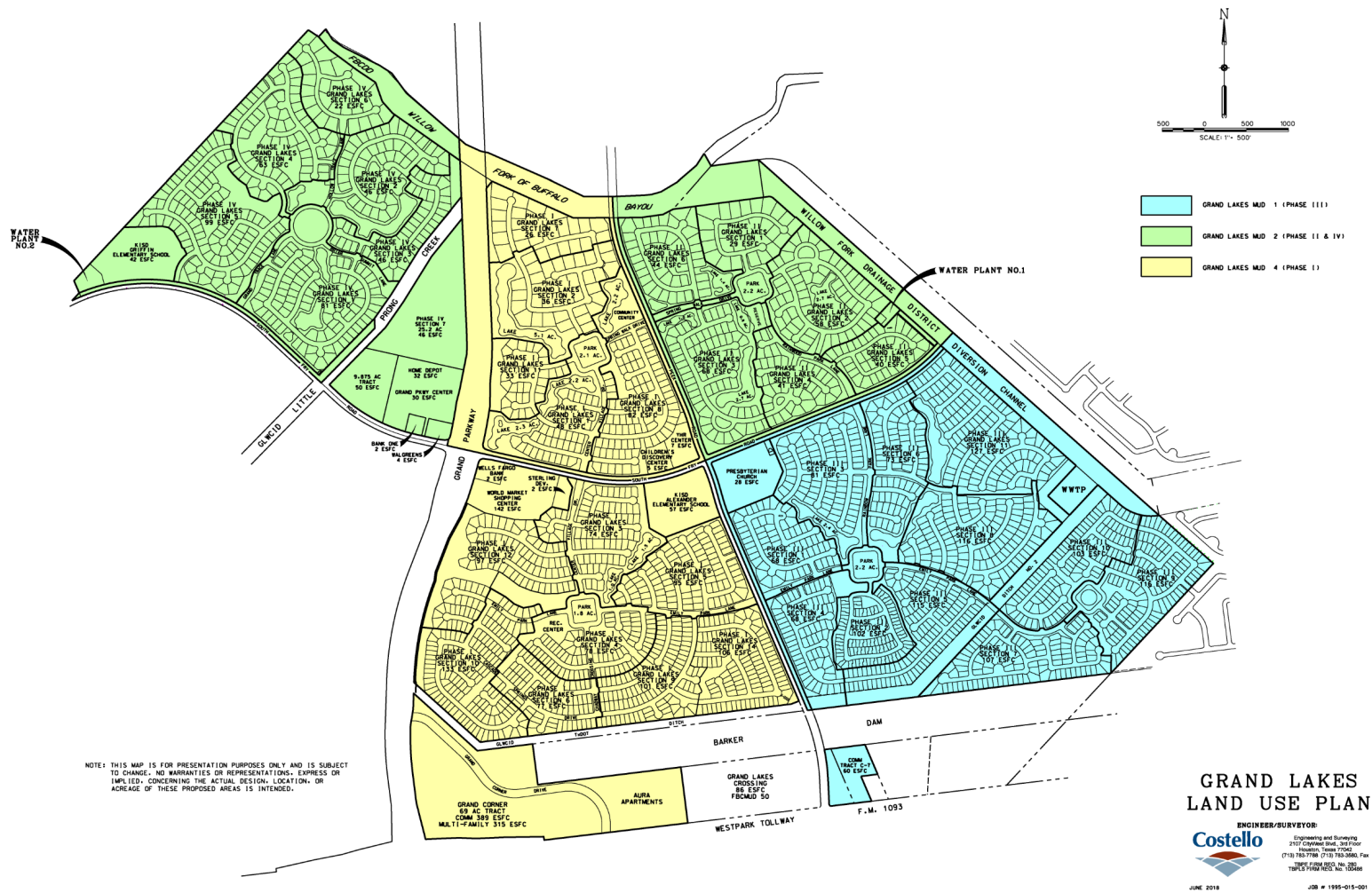


MUD PUDDLE

Grand Lakes Municipal Utility District No. 2 Newsletter
September 2021





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For additional articles not included here and prior issues of the MUD PUDDLE, please visit the Grand Lakes MUD 2 website.
www.grandlakesmud2.com



Message from the Board

Do You Know: How are all the ancillary services paid for?

There are several services provided to Grand Lakes residents that are funded by your MUD's.

Garbage Service

Most of us likely assume that our garbage service is paid for through our HOA fees. In Grand Lakes this is NOT the case. Each MUD contracts with Best Trash to pick up the trash and recycled items we all discard.

Streetlights

Did you know that most of the streetlights in our community are paid for by your MUDs? If you have not lived in GL very long you may not know that one of the only times that the annual GLCA assessment was reduced was when your MUDs assumed responsibility for funding our streetlights. In 2009, your MUDs approached the GLCA board with the idea that the MUDs could assume the cost of the streetlights within the MUD's boundaries. The cost at that time was approximately \$315,000 for the GLCA. The assumption of this cost by the MUDs resulted in about a \$100 reduction in the annual costs to each

homeowner. We continue to pay these costs today on your behalf.

Sheriff patrol

In 2009, the Lazy River pool and the Frog pool were subjected to multiple vandalisms that cost the GLCA a lot of money. The MUD boards approached the GLCA with the idea of the MUDs hiring contract Sheriff deputies to patrol Grand Lakes with specific attention to pools. The GLCA board agreed to this scenario and the MUDs have reimbursed the full amount of the Sheriff's costs since that agreement. There are currently four 4 sheriffs patrolling GL.

Constable patrol

In 2014 your Grand Lakes MUDs desired to implement more of a "Community Policing" platform and hired constables to patrol primarily within the streets of Grand Lakes. There are currently 4 constables patrolling Grand Lakes. Two officers are dedicated to Grand Lakes MUD 2.

All of the above costs are approximately \$75.00 a month per household in Grand Lakes MUD 2 and are absorbed in your MUD bill and do not show up as a specific charge. We are accomplishing this by using the Strategic Partnership revenues we receive.

Origins of Grand Lakes

Builder Launches Big Development: Trendmaker Breaks New Ground with Grand Lakes Community

Article originally written by Tanya Sasser Rutledge, published in the Houston Business Journal April 6, 1997

Houston-based Trendmaker Development Co. is about to break ground on a unique 1,253-acre master-planned development that eventually will include more than 3,400 homes in Fort Bend County.

Grand Lakes, a community of cul-de-sacs located south of Interstate 10 along the Grand Parkway at Fry Road, will be the largest project ever developed by Trendmaker. The 26-year-old company, best known for building homes in the Houston market, has become more aggressive in land development in recent months.

"We will continue to be focused on home building because a home builder of our size doesn't typically go out and develop communities," says Joel Marshall, vice president of land development for Trendmaker. "But we're really excited about going ahead on this and moving forward with development opportunities."

Trendmaker, a subsidiary of residential building giant Weyerhaeuser, has owned the immense parcel of land that will soon be Grand Lakes since the mid-1980s. But the tract was acquired through a partnership with the now-defunct University Savings, so Trendmaker has spent the last several years mired

in litigation in an effort to regain control of the property from the Resolution Trust Corp.

The land was originally the site of the family-owned Via Ranch, and still is occupied by a ranch house that will be torn down to make way for a recreation center.

Grand Lakes, which will be financed internally through Tacoma, Wash.-based Weyerhaeuser, will feature homes ranging in price from \$110,000 to more than \$300,000, according to Marshall. The 65 higher-end homes that will be incorporated into the first phase of the project will sit on half-acre lots.

"The number of half-acre homes that will eventually be built will depend on how well-received this first set is," Marshall says.

Grand Lakes will feature 116 acres of non-detention fishing lakes. The project also will include 200 acres of village greens, which will span two acres each and appear at the center of each cell of homes.

The heavily landscaped village green areas will include parks, recreation centers, swimming pools, pedestrian trails and hike and bike trails. Between 20 percent and 25 percent of the land in Grand Lakes has been allocated for open/green space.

The most unique feature of Grand Lakes will be in the arrangement of lots. Between 80 percent and 90 percent of the homes will be situated on cul-de-sacs, according to land planner Kerry R. Gilbert, president of Kerry R. Gilbert & Associates Inc.

Gilbert says no community in Houston has used such a design pattern.

"This is one of the most unique land plans I've ever seen," says Trendmaker's Marshall. "We stared at it for a long time, but once we understood it, we became very excited about it."

Gilbert says Grand Lakes has been designed using the neo-traditional village/town plan apparent in River Oaks and some other close-in neighborhoods. The veteran land planner says he was impressed that Trendmaker was willing to try something different even though the company has had success with traditional land plans in other communities.

"You see these plans floating around a lot, but they tend not to get implemented because they're not practical for most pieces of land," Gilbert says. "Our project is better adapted for a suburban neo-traditional neighborhood because it's not forced. It works nicely on this tract because of the natural lay of the land."

Four different products will be offered in the first phase of the project, which will begin construction in the next couple of months and will include 1,025 homes. Model homes should be on the ground by early 1998, with overall build-out expected to span between 10 and 12 years.

Most of the infrastructure -- streets and water and sewer lines -- was put in several years ago by the Trendmaker/University Savings partnership. Trendmaker co-owns the drainage facilities used by the nearby Cinco Ranch master-planned community, which means the two communities now will share those amenities.

The entrance to Grand Lakes will be located at the intersection of the Grand Parkway and Fry Road, where the first stages of development will begin this year.

Trendmaker already has sold 12 acres of land to the Katy Independent School District for development of an elementary school. Several other tracts are being held for commercial, retail and church uses.

Marshall explains that Trendmaker will likely be the dominant builder in Grand Lakes, with plans to build on about one-third of the lots. Three or four other builders will be chosen to build on the remaining lots.

Marshall says the timing for Grand Lakes was based on the company's completion of the neighboring Green Trails community, which Trendmaker began developing several years ago. The 2,000-home neighborhood is expected to be built out by the end of the year.



Grand Lakes MUD 2 TAX HISTORY

Why are our taxes so low?

As stated in this article, the increase in home values is one component. The other component pertains to a Strategic Partnership Agreement (SPA) that we and the other two Grand Lakes MUDs negotiated separately with the City of Houston in 2005 to secure a supplemental revenue stream. In exchange for allowing the City of Houston to collect an additional one cent sales tax (\$0.01 per \$1.00 spent) at the commercial sites within those Districts, the City of Houston agreed to remit one-half (1/2) of that revenue to the Grand Lakes MUDs. The City of Houston further agreed to not annex the Grand Lakes community for 30 years. This allows residents to continue to enjoy all the services and low taxes they have become accustomed to.





About your MUD: Trash Collection

The trash pick-up in Grand Lakes is managed and paid for through your MUDs.

Trash days are Monday and Thursday.

Your MUDs have contracted with Best Trash to provide garage door collections for HOUSEHOLD garbage, however there are some parameters to this agreement.

1. **Best Trash personnel will not go behind any closed gates to access waste.**
2. **Residential solid waste must be either in containers or bags not exceeding forty (40) gallons or forty (40) pounds. If you have receptacles over 40 gallons and all trash is bagged the crew will take all the bagged trash. If receptacle is over 40 gallons and you have loose trash the crew will take your receptacle to the curb empty it and leave it at the curb.**
3. **Residential solid waste is defined as waste generated inside the house, exclusive of any construction or remodeling debris or any other waste defined in this Agreement. Tree and yard waste must be located at the curb area of each residence and contained in containers or bags not exceeding forty (40) gallons or forty (40) pounds.**
4. **Trees, shrubs, brush trimmings and fencing must be bundled in lengths no greater than four (4) feet with no branch diameter exceeding three (3) inches.**

RECYCLING

Recycling pick-up occurs only on Thursdays

MUD 2 has recently upgraded to "64" gallon receptacles

1. **The receptacle must be placed at the curb for collection**
2. **The receptacle will be left in approximately the same place that it was found by Best Trash**
3. **Items collected, all paper products, plastics 1-7, aluminum and tin cans and all colors of glass**

North Fort Bend Water Authority: Why Is It Good for Grand Lakes?

Let's first discuss what exactly is the NFBWA. The Authority was established by the Texas legislature in 2005 to address the Fort Bend Subsidence District's plan to reduce ground water use in Fort Bend County. Without the NFBWA source of water that is now available to our area, we would be totally dependent on ground water pumping. While ground water has been widely used in the gulf coast region for many years the continued pumping has resulted in irreversible ground subsidence and has exacerbated flooding that is disruptive and costly.

The alternative source of surface water that we primarily use today was only made possible through the creation of the Authority. The most reliable source of surface water in our region is found in Lake Houston which is also the main supply for the City of Houston. Our leaders on the board of the NFBWA negotiated successfully with the City of Houston to secure some of the water capacity in Lake Houston for our consumption. However, the infrastructure necessary to bring this source from northeast Harris County all the way to Fort Bend is very costly. The authority passes on that cost in the form of a monthly fee you and I see on our water bill. The fee is based on each user's consumption just like the water fee you pay your MUD. The NFBWA infrastructure fee was low in the early stages of development, but as the total infrastructure is completed the fee has had to increase and now makes up the largest portion of your monthly water bill.

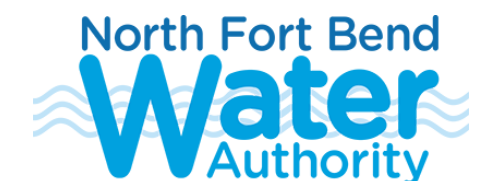
Why is the Authority good for Grand Lakes?

- **First and foremost, the NFBWA provides the source of water that is needed so we won't experience more subsidence and devastating flooding county wide.**

- **The Authority is also tasked with encouraging water conservation and identifying opportunities to reuse water where possible.**
- **Your MUD directors began negotiating with the NFBWA a few years back to construct a Water Reclamation system in Grand lakes to better leverage the fee structure. Simply stated...it is cheaper to reuse than to acquire new.**
- **This is the project you currently see being completed as they are now laying the "purple" pipes.**
- **The system is scheduled to be operational by October and will allow us to use this treated effluent to fill our lakes and irrigate our community thus reducing the cost.**
- **Currently, the irrigation system is being operated by the GLCA. After discussion between your three MUD boards and the GLCA board, it was agreed that the MUDs would assume the responsibility for the irrigation of Grand Lakes common areas. This transition is expected to occur beginning in January of 2022. This will require the MUDs to assume all expenses associated with the irrigation that is now the responsibility of the GLCA**

Your MUD boards are hopeful and have encouraged the GLCA to reduce the annual assessments in correlation with the reduced budget expenses that the MUDs will now assume.

For more information about the NFBWA please visit www.nfbwa.com



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
- HOA partnership
- Grand Lakes Grand Plan

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. 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