

North Lake Land Owners Association

www.north-lake.org

Dec. 2025

Board Meetings are held on the second Wednesday of each month at the Georgetown Fire Station #6 on Williams Drive near 3405 from 7-8pm. Our next meeting is Wed Jan 14th, 2025

Adopt-a-Highway Clean Up To Sat Jan 10th 2026 9am

The North Lake Land Owners Association sponsors a portion of FM 3405 for the Texas Adopt-a-Highway Program. We usually meet the second Saturday of odd numbered months at the sign closest to FM 2338 near FM 3405. Two groups will each do a one-mile section of FM 3405. Please bring water and wear proper clothing. Bags, vests, carts and grabbers are provided. This is a great opportunity for any group or individual needing hours for community service. Any questions, please contact Orlando Rigueira 512 630-6605.

Everyone Welcome! We need more volunteers! Please consider helping out.

Northlake Facebook Page!

If you are a North Lake property owner consider joining our Face Book page to see what is happening in North Lake. Take interest in your neighborhood. If you are not a member of NLLOA please consider joining.

[North Lake Land Owners Association | Facebook](#)

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Board of Directors

Our current Board of Directors meets the second Wednesday of every month at 7pm. All Northlake residents are welcome. Please check the calendar of events at our website as we sometimes change the date due to room availability. [Home - north-lake.org](https://north-lake.org)

From the Board

With continued growth in North Lake come challenges, with looming water issues, congested traffic, and developments being built all around our North Lake area. We are fortunate to have deed restrictions that require a 1 acre minimum that prevents overcrowding.

Please consider joining the land owners association let any new neighbors know about our LOA We also have open positions on the board and would welcome new board members and volunteers for the various duties we perform.

President

Bodie Wood - Board President also handling restrictions.

Treasurer

Bill Brady – Currently handling restrictions and Treasurer duties.

Restrictions - Open Position

Security - Open Position

Road Report

Open Position, currently looking for a volunteer to help with this. We currently have one volunteer now

Membership

Dave Becerra – Our 2025 membership numbers are the highest in five years—thank you for supporting your neighborhood.

Dues will stay at \$35 for 2026 and membership will remain voluntary, but Deed Restrictions must be followed.

Other HOA board members note how much lower our dues are compared to theirs. Join us to help keep Northlake great.

Web/Social Media/Newsletter

Orlando Rigueira - Newsletter, Webpage admin and FB admin

<https://north-lake.org>

Do You Care??

Do you want to keep the North Lake Community the same way it was when you moved here? That won't happen unless you get involved. Some Board members have been serving for years. With less than 100 members out of 600 residents, this does not reflect well on our community. Find out how you can help by attending the Monthly meetings, pay your membership dues and get involved! We need your interest and time to keep North Lake the way you like it.

Unkempt Yards

Homes with unkempt or excessive clutter or potentially unhealthy environments will now be issued a written request to clean up their yards within 30 days. Failure to comply may result in the County being notified and subsequent action being taken.

Fraud Alert System

Property Fraud Alert is an electronic notification service that alerts a subscriber via email or telephone every time a land records document is recorded with a requested name in a participating County Land Records Office. The subscriber must select a method of notification either by providing an email address or a phone number. The Property Fraud Alert Service is offered at no charge. For more information feel free to call the Williamson County Clerk's office at (512) 943-1515.

To sign up for the free service please go to the following link.

[https://www.propertyfraudalert.com/TXWilliamsonProperty Fraud Alert](https://www.propertyfraudalert.com/TXWilliamsonPropertyFraudAlert)

2025 BOARD OF DIRECTORS

President - Bodie Wood

512-202-4732

bodie.wood@north-lake.org

Vice President – Open Position

**Restrictions – Open Position currently handled
by Bill Brady**

Bill Brady, Treasurer

512-635-0017

bill.brady@north-lake.org

**Secretary – Open Position currently handled
By Donna Rigueira**

Membership – Dave Becerra

562-217-0768

dave.becerra@north-lake.org

Web / Social Media – Newsletter – Adopt a Highway

Orlando Rigueira

512-630-6605

orlando.rigueira@gmail.com

**Roads – Open Position handled
by Blair Dillard**

Neighborhood Watch – Open Position

Security – We have two new volunteers handling Security!

FRAUD - AI will make internet fraud easier and more realistic

According to Gen Threat Labs, 2026 marks the moment when the internet will evolve faster than human intuition can keep up. AI will not simply accelerate digital experiences – it will reshape trust, how we view identity, and truth itself. What was once fringe becomes normal. What was once obvious becomes ambiguous. And what once relied on human instinct will demand verification, skepticism, and new digital reflexes that most people have never been taught.

"Cybercriminals are no longer adapting to technology – they're directing it," said Siggie Stefnisson, Cyber Safety CTO at Gen. "From identity to emotion to the browser itself, every corner of the internet is becoming a contested space. Our goal is to prepare people for the reality ahead and empower them with the habits and tools that can keep them safe."

Gen's 2026 predictions outline five seismic shifts reshaping digital life:

- 1. The Year Humans Need to Be Verified**

Deception will leave the screen and enter daily life as AI makes it possible to clone a person's face, voice, and writing style in seconds. Synthetic personas – friends, colleagues, influencers, even romantic partners – will emerge with shocking realism.

Deep fakes will move from videos into real-time calls and live interactions, turning trust into a liability and making human verification the new safety reflex.

Consumer Tip: Pause, then verify. Use a second channel to confirm sensitive requests. Hang up and call known numbers. Set family safe words. If visuals or audio look slightly "off," stop before you act.
- 2. The AI Feedback Loop Distorts Online Truth**

In 2026, the internet will enter an AI-driven distortion cycle. Machine-generated content gets scraped, summarized, and republished by other AIs, degrading accuracy and creating a flood of synthetic noise. To counter this, tech and media organizations will begin deploying authenticity markers and content-signing frameworks, though adoption will lag behind the surge of misinformation.

Consumer Tip: Apply a "two-source rule." Verify important claims through a credible, independent source. For finance, health, or safety topics, go directly to official websites rather than reshared posts or summaries.
- 3. The Scam Industry Evolves into Emotional Engineering**

Scams will transform from generic scripts into adaptive emotional engines. With real-time sentiment analysis, AI will sense fear, hesitation, guilt, or excitement – and tailor responses instantly. This new era of "empathetic scams" will mirror human connection to manipulate more effectively than ever before, requiring people to notice emotional red flags, not just technical ones.

Consumer Tip: When a message sparks a strong emotion, name it. That breaks the illusion of intimacy scammers rely on. Then run the message through trusted scam detection tools like Norton AI Scam Assistant or Avast Scam Guardian.

FRAUD - Continued

4. Synthetic Identities Trigger a Collapse in Digital Trust

AI will now generate entire identity kits – realistic IDs, bills, selfies, and even live video – that pass most basic verification checks. Criminals will use these fabricated personas to secure loans, open accounts, and commit cross-platform fraud at scale.

As "identity fusion" attacks expand across financial, tax, wallet, and service ecosystems, static credentials will no longer be enough.

Consumer Tip: Share ID documents only through verified websites or apps you navigate to directly. Enable transaction alerts or credit freezes and avoid sending credentials through unsolicited links.

5. The Browser Becomes Ground Zero for Deception

The browser has become the most heavily targeted environment in 2025, and this trend will expand in 2026. AI-generated malvertising, fake storefronts, poisoned pop-ups, and session token theft will dominate online crime. Clicking what appears to be a bank or retailer link may lead to an AI-generated clone designed to steal payment details or login credentials.

Malware increasingly lives inside the page itself, not in downloads, making it harder for even cautious users to detect.

Consumer Tip: Use passkeys or two-factor authentication for important accounts and review your active sessions regularly. Shop through trusted retailers, look for real contact details, and avoid buying through ads or sponsored results. Select safe-by-design browsers, such as the new Norton Neo, built with AI-driven protection at its core.

FRAUD – Summary

AI will make fake sites and emails look just like the real thing. Do not answer them but contact your banking/investment institutions directly if you think it is real. If you are contacted by someone like the police, IRS, bank and asked for any ID information, or to buy gift cards, send bitcoin or wire money it is a **SCAM!** Immediately hang up and contact them directly to check

USEFUL INFORMATION

Georgetown officials unveil first downtown parking garage

Georgetown's first downtown garage opened Nov. 21 on Austin Avenue and Sixth Street, adding 315 parking spaces near the square.

City officials and community members celebrated the garage's opening with a ribbon-cutting ceremony.

The details

The \$23.11 million garage has four stories, features a parking guidance system that connects with the city website to show available parking online and is free for the public. Some city offices are also included in the garage, such as the Downtown and Tourism Department.

Two art installations adorn the building—a mural by artist Arcy on the north side of the garage and a 14-foot longhorn sculpture at the office entrance.

Georgetown Mayor Josh Schroeder said the city plans to have several more downtown garages.

Water and wastewater capital project update

Three major water and wastewater capital projects are nearing completion and are in service. These projects increase capacity to address new residential and commercial development.

- ◆ South Lake Water Treatment Plant: phase 1 of 44 million-gallon-per-day plant completed and online in June; phase 2 completion in early 2026
- ◆ Berry Creek Interceptor: 4.6-mile-long wastewater line substantially complete and in service
- ◆ San Gabriel Park Wastewater Treatment Plant rehabilitation substantially complete and in service

[Learn more about City capital projects here.](#)

Reagor Property Proposed Wastewater Treatment Facility.

The below update was from the July newsletter currently waiting for ATLAS 14 map to be approved and a date set for the contested case hearing.

There is a property being sold adjacent to Navajo Trail that is planning on building a 625 home development and a waste water treatment plant along with a 35 acre drain field that is right behind the backyards of North Lake residents along Navajo Trail. The residents as well as NLLOA have sent comments to the TCEQ to discourage issuing a draft permit due to a number of issues, such as:

- 1) The proposed location sits in the updated Atlas 14 flood plain. This area has had a history of flooding in the past.
- 2) The city of Georgetown has a sewer line to a Georgetown wastewater treatment plant right nearby that they could connect to.
- 3) The plant itself would be situated on the Edwards Aquifer Contributing Zone, and the effluent field touches the Edwards Aquifer Recharge zone in the SE corner of the property.
- 4) This location would not be protective of groundwater quality or Local wells right on Navajo Trail
- 5) Omissions and discrepancies in the TCEQ technical review.

A number of affected landowners as well as the city of Georgetown have asked the TCEQ for a contested case hearing.

This is an ongoing situation and I will update the progress of this situation in upcoming newsletters.

Burning

Be aware that a burn permit is now required to do an open burn. You must call (512) 930-3510 on the day you want to burn. You will be asked to supply your permit number. You should comply with any burn ban announcements. You should always attend any burn and not leave it burning unattended; in addition, you should have a means of extinguishing the fire available. The following rules should be observed for any outdoor burning in Northlake:

- 1) Burn pile size maximum 6' wide by 4' high for outdoor burning that is 50 feet or more away from a structure.
- 2) Burn pile size 3' wide by 2' high for outdoor burning that is 25 feet to 49 feet from a structure
- 3) The initiation of burning shall commence no earlier than one hour after sunrise. **Burning shall be completed on the same day not later than one hour before sunset** and shall be attended by a responsible party at all times during the active burn phase when the fire is progressing. In cases where residual fires and/or smoldering objects continue to emit smoke after this time, such areas shall be extinguished if the smoke from these areas has the potential to create a nuisance to neighbors or traffic hazard condition. In no case shall the extent of the burn area be allowed to increase after this time.
- 4) Burning shall not be commenced when surface wind speed is predicted to **be less than six miles per hour (mph) (five knots) or greater than 23 mph (20 knots) during the burn period**. Most folks know not to start an outdoor fire when the wind is high but it is also bad to burn when there is NO wind (less than 6 MPH) as the smoke will lie on the ground and not rise up which can engulf you and your neighbors with smoke from the burn.

You can contact the Georgetown Fire Dept if you have any burn questions @ (512) 930-33473 Or email to Fire@georgetown.org, You can visit <https://fire.georgetown.org/outside-burning/> for burn rules.

Barking Dogs

We have had a number of complaints about barking dogs. **Please be considerate of your neighbors.** Do not leave a dog that barks a lot, out all day, or all night.

2026 Application for Membership or Renewal of Membership

2026 DUES - \$35.00

Due January, 2026 – Accepted all year long

To pay using PayPal we can send you a PayPal invoice from our North Lake PayPal account. Please send me an email to

northlaketx@gmail.com

Or a text to 512 630 6605

Please include your email and PayPal ID if it is different than your email.

Or

(Mail to the address below with a check or money order)

North Lake Land Owners Association
P. O. Box 584 Georgetown, TX 78627

Name: _____ Phone Number: _____

Address: _____ Section: _____ Lot(s): _____ Tract: _____

Email Address:(Print) _____

Yes, I am interested in helping with the “Adopt a Highway” Trash Pickup Program.

What activities would you like us to plan as a group that you would participate in:

Pot Luck get-together.

Neighborhood Night Out get-together (August or October)

Neighborhood Watch Program Block Captain

Yes, I am interested in becoming a Director for NLLOA.

Yes, I am interested in helping with various administrative needs for the NLLOA.

Yes, I would like to see our membership increase and would spend time soliciting new members.

Write us at:
North Lake Land Owners Association
P.O. Box 584
Georgetown, TX 78627-0584

WE, THE BOARD, WISH ALL OF YOU A VERY MERRY CHRISTMAS AND MAY ALL OF YOUR WISHES COME TRUE IN THE NEW YEAR.