

North Lake Land Owners Association

www.north-lake.org

March 2026

Board Meetings are usually held on the second Wednesday of each month. We are currently meeting at the Georgetown Fire Station #6 on Williams Drive near 3405 from 7-8pm. Our next meeting is Wednesday April 15th, 2026

Adopt-a-Highway Clean Up Our Next Clean Up is Mar.14th 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 on FM 3405. Two groups will each do a one-mile section of FM 3405. Please bring water and proper clothing. Bags, vests, carts and grabbers are provided. This is a great opportunity for a community involvement project for Boy or Girl Scouts, as well as any other group needing hours for community involvement. 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 FaceBook 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](http://Home-north-lake.org)

President

Bodie Wood - Board President also handling restrictions.

Treasurer

Bill Brady – Currently handling restrictions

Restrictions

Open Position - Who Wants to Volunteer

Neighborhood Watch

Open Position, currently looking for a volunteer to do this.

Road Report

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

Membership

Dave Becerra –Our current membership for 2026 is 36 paid landowners. Remember the 2026 Membership fees are \$35 for the year and are voluntary, however adherence to Deed and Restrictions are not. The fee is significantly lower than all HOA's in the area charge monthly. And significantly lower than other landowners pay..

Web/Social Media

Orlando Rigueira – I have been working to keep the calendar activities for meetings and 3405 Adopt –a-Highway pickups up to date. I will be adding the 2026 annual meeting minutes to the Forms and Documents section after the march 4th meeting. The web address is still the same go have a look.

<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.

Frauds:

EZ pass TX toll Tag Scam Going around

An elderly woman living in Georgetown was defrauded out of approximately \$300,000 in a gold buying scam targeting the elderly

There has already been a fraudulent title change that has occurred on a North lake lot.

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/TXWilliamsonPropertyFraudAlert>

2026 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!

Restrictions committee for Twin Springs – Open Position

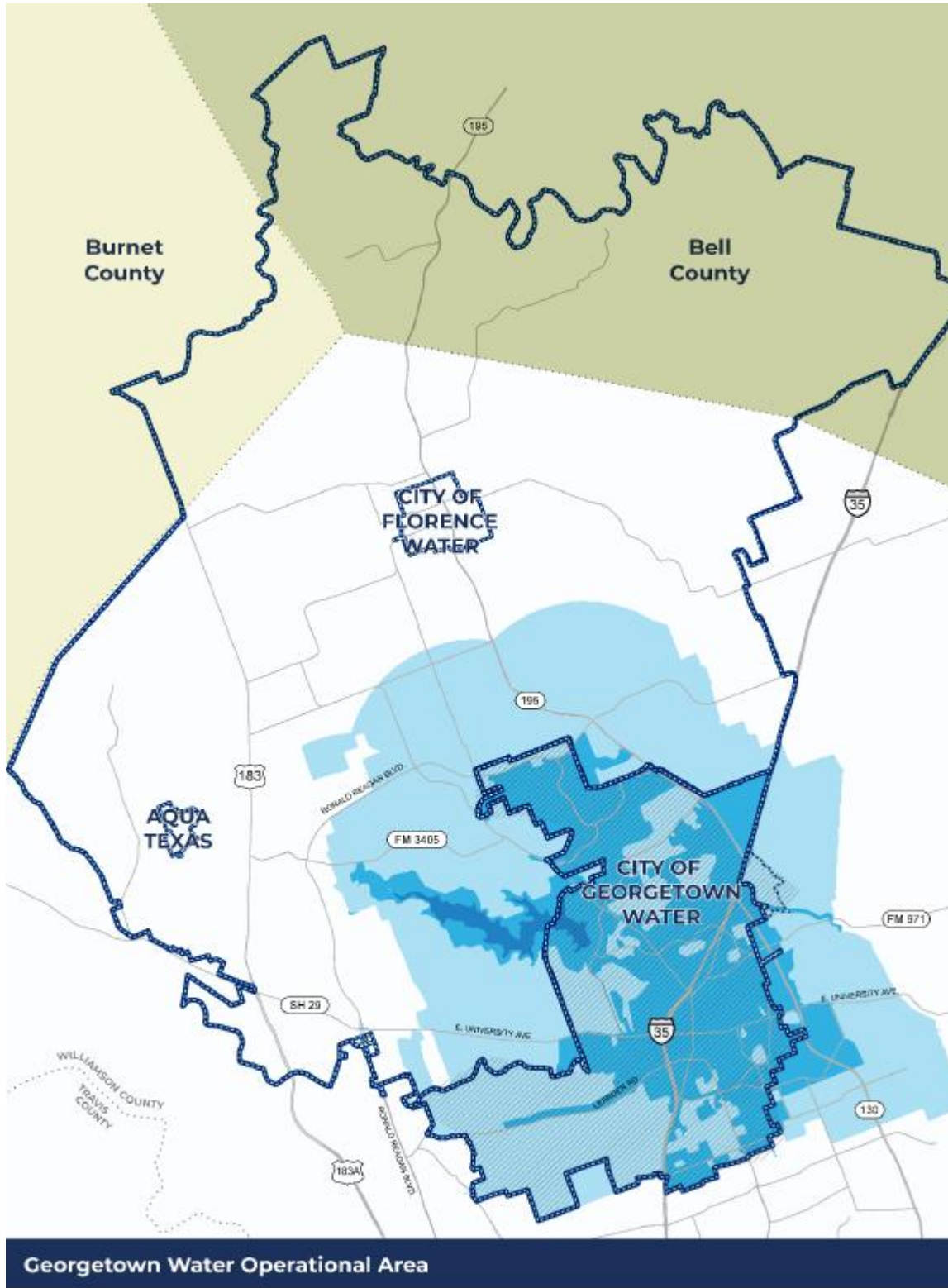
Georgetown Quarterly roundtable

The following information is from last month's Georgetown quarterly roundtable for LOA's and HOA's in Georgetown and ETJ's .

Georgetown Water Supply www.north-lake.org

SALE OF CCN

- 400-square-mile service area.
- 40% of water customers live outside City limits.
- Large service territory brings major financial and legislative risks, along with the obligation to provide more water.
- Council directed staff to manage risks of a large CCN by selling a portion of territory outside our City limits and ETJ.



Georgetown Water Operational Area

- WATER OPERATION AREAS
- GEORGETOWN CITY LIMITS
- GEORGETOWN ETJ
- BURNET COUNTY
- BELL COUNTY

SERVICE AREA CHALLENGES

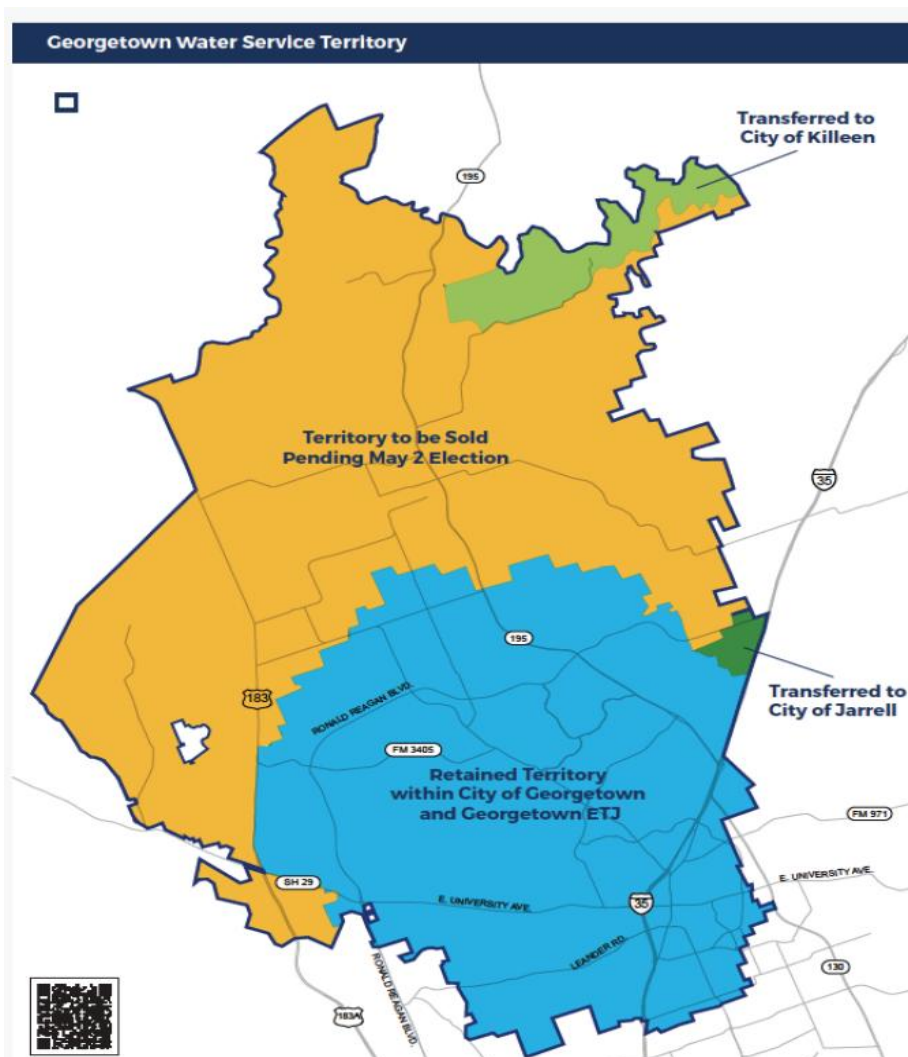
- **Growth:** By 2070, Georgetown's service area population is expected to grow to over 900,000, with water demand nearing 152,000 AFY.
- **Control:** Georgetown has little control over development that occurs outside of our City limits and ETJ, but we are legally required to provide water to any residential and commercial user within our service area that requests service.
- **Planning:** Georgetown needs to be better able to plan for growth in our service area, especially given the City's need to secure more water to meet future needs.

CCN TRANSFER

- To address these challenges, Georgetown is proposing to transfer portions of its CCN outside of its city limits/ETJ.
- **The City will retain all service area within the city limits and ETJ.**
- It also plans to keep territory west of its ETJ to Hwy. 183, where Georgetown has invested in critical water infrastructure
- We offered neighboring cities the first opportunity to obtain the portions of our CCN within their ETJ or surrounding area before beginning the transfer process.
- Approx. 11,500 current water customers would be transferred in the sale. 62,500 customers would remain in Georgetown's CCN.

Areas in Sale

- Areas 2 (Salado), 3 (Florence), 6, 7 (Liberty Hill), 9 and 10 are included in the sale area.
- Areas 1 (Killeen) and 4 (Jarrell) will be transferred to those cities.



RFP PROCESS

- **Summer 2025:** Offered territory to neighboring cities
- **October 2025:** Issued RFP
- **December 3:** Proposals submitted
- **December 15:** City selected top proposals
- **Early January:** City interviewed top three proposers
- **February:** Council authorized election to sell portion of CCN
- **May 2, 2026:** Election

SELECTED PROPOSER

- Three proposers were selected to advance to the interview stage.
- City selected the top proposers on the following criteria:
 - Experience and qualifications
 - Ability to provide continuous, adequate service
 - Water and system modification plan
 - Price
- On February 10, Council authorized moving forward with National Utility Infrastructure (“NUI”).

ELECTION REQUIREMENT

- State law requires Georgetown voters to approve the sale of CCN.
- City residents can vote in this election.
- Election to be held on May 2, 2026.

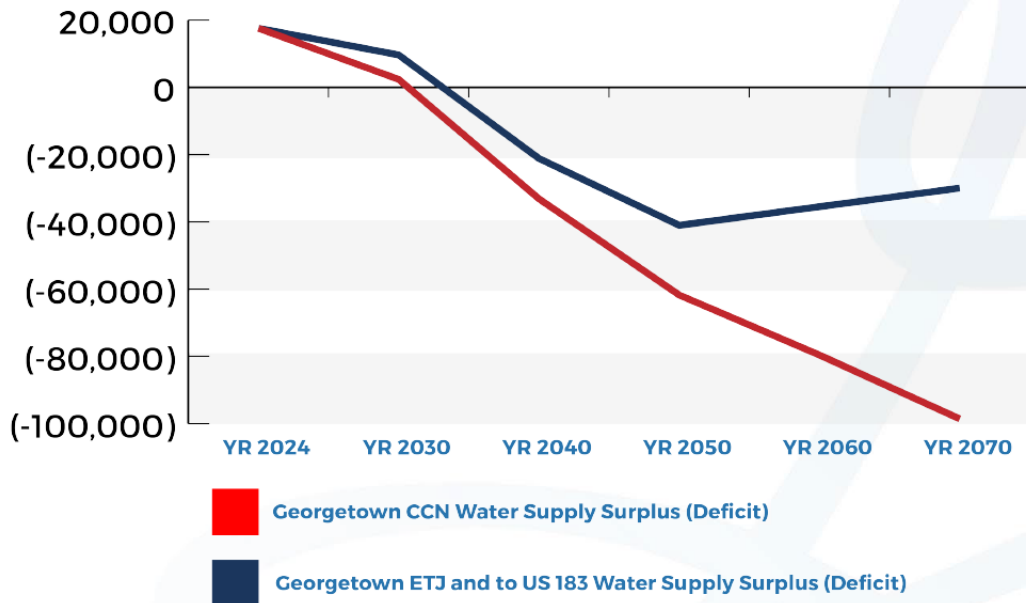


Water Supply

IMPACTS – GEORGETOWN

- If we sell the areas proposed, the City’s CCN water deficit will be substantially less.
 - 2070: 41,000 AFY vs. 100,000 AFY
- Water rates for Georgetown residents would increase more slowly due to less demand for new water.

WATER SUPPLY DEFICIT REDUCED BY 58%

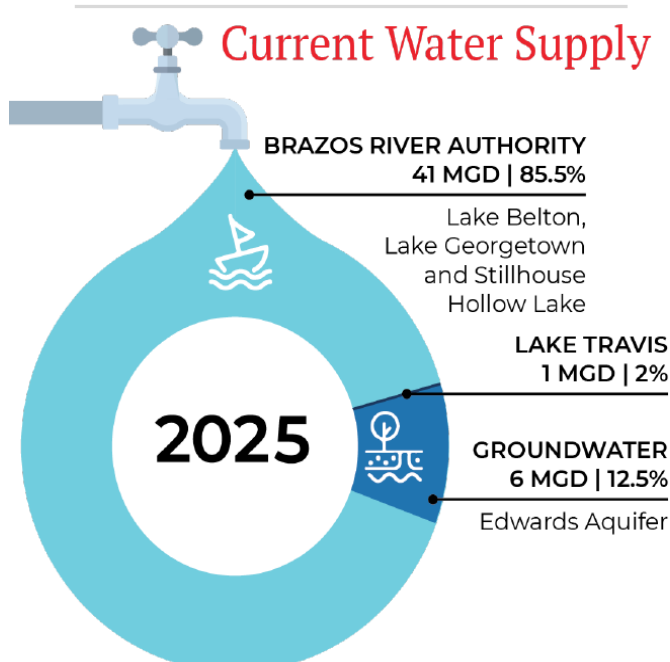


WATER SUPPLY PLANNING

- **Georgetown is not running out of water.**
- However, even with the proposed CCN sale, we need to secure additional water by 2030 to meet demand.
- Diversifying water portfolio is essential to increasing resiliency and meeting long-term demand.



WHERE OUR WATER COMES FROM



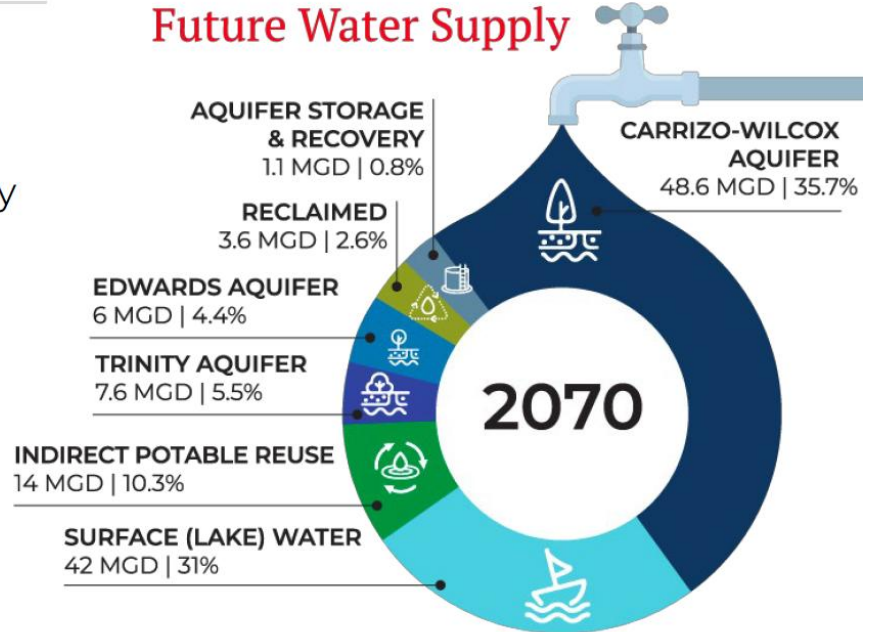
> The majority of our water supply currently comes from local lakes, which are **highly susceptible to drought.**

**This represents the averaged water supply throughout the year and does not account for seasonal variations in summer and winter usage.*

DIVERSIFYING OUR WATER SUPPLY

> We will increase reliability and resiliency through supply diversification.

Future Water Supply



CARRIZO-WILCOX AQUIFER PROJECTS

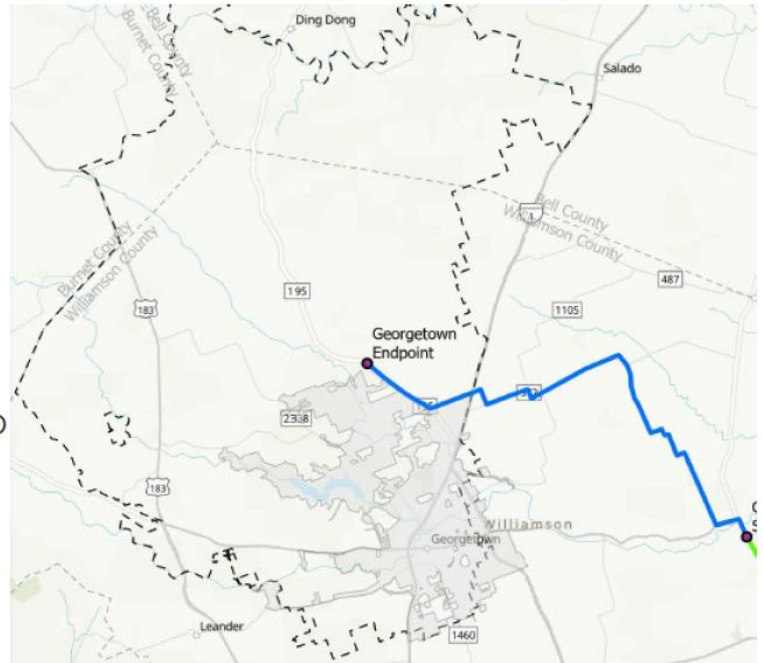
City has been negotiating two deals with the goal of finalizing the one that would best serve the City’s long-term interests based on price and risk factors.

Recharge: 34,800 acre-feet per year permitted for production and transport from Lee and Bastrop Counties. 35-mile pipeline to the City.

EPCOR/Upwell: 39,399 acre-feet per year permitted for production and transport from Robertson County. 80-mile pipeline to the City.

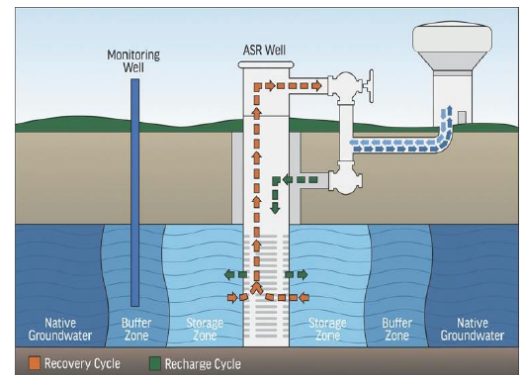
INFRASTRUCTURE PROJECTS

- City building a line from Taylor to deliver new water from the Carrizo-Wilcox Aquifer.
- **November 2025:** Hired Owner's Advisor to plan the project, do preliminary design, and assist with RFP for construction.
- **January 2026:** Closed on acquisition of land in Circleville to use as receiving site.
- **Next Steps:** Acquire easements and hire design builder to begin design.



AQUIFER STORAGE & RECOVERY

- **December 2025:** Hired engineers to design site layout for ASR and treatment.
- **January 2026:** Closed on acquisition of land in Circleville.
- **January 2025:** Obtained grant from EPA for \$750,000.
- **2026:** Exploring potential to add additional wells to be drilled into the Trinity/Hosston that could go on this site.



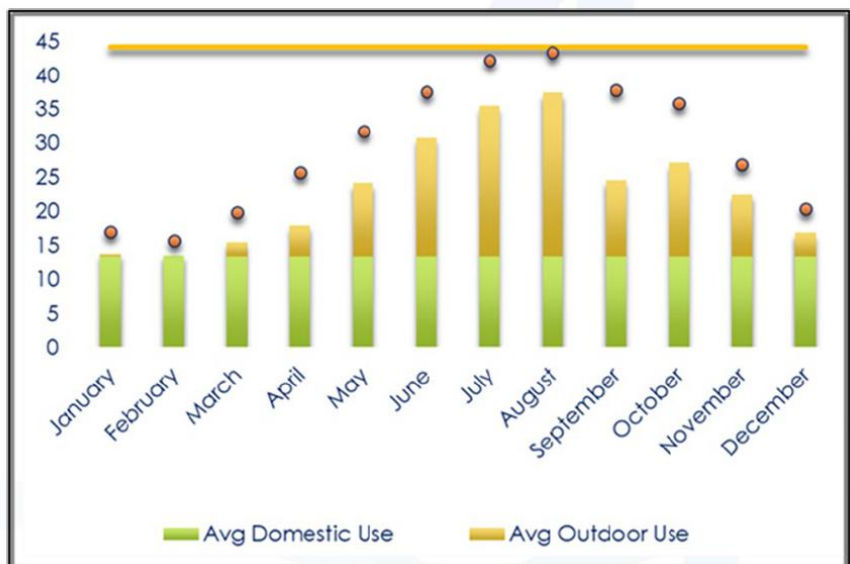
RECLAIMED/REUSE

East Wilco partnership with Brazos River Authority

- City would participate in upsizing pipeline and expanding the East Wilco plant near Circleville (SHW29 and SHW95 area)
- Requires TCEQ Bed and Banks permit – Allows City’s downstream wastewater flows to be treated at BRA plant at Lake Granger
- Estimated supply varies (due to wastewater flows) estimated between 5,000 – 15,000 AFY
- Currently negotiating contracts

CONSERVATION

Why We Have Conservation



Current Watering Schedule


- No watering on Mondays to allow our system to recharge and do maintenance
- 2-day per week watering
- Hand watering is allowed anytime

Watering Schedule

Applies to 76527, 78626, 78628, 78633, 78641, & 78642.

Address Last #	Watering Day
1, 5, 9	Tue. &/or Fri.
2, 4, 6, 8	Wed. &/or Sat.
0, 3, 7	Thur. &/or Sun.

No watering on Mondays
No watering 9 a.m.-7 p.m.



Full service map & more:
georgetowntexas.gov/water

Introduction to our Rebates

- | | |
|---|---|
| <div style="display: flex; flex-direction: column; align-items: center;"> <div style="display: flex; align-items: center; margin-bottom: 20px;">  <div style="margin-left: 10px;"> <p>Encourages residents & businesses to adopt sustainable landscaping and water efficient practices</p> </div> </div> <div style="display: flex; align-items: center;">  <div style="margin-left: 10px;"> <p>10 Residential rebates available</p> </div> </div> </div> | <div style="display: flex; flex-direction: column; align-items: center;"> <div style="display: flex; align-items: center; margin-bottom: 20px;">  <div style="margin-left: 10px;"> <p>Goal is to reduce outdoor water use through native plant selection, harvesting & reusing water, minimizing water loss and smart irrigation</p> </div> </div> <div style="display: flex; align-items: center;">  <div style="margin-left: 10px;"> <p>4 Commercial</p> </div> </div> </div> |
|---|---|



Current Rebate Program

- Residential Customers: Up to \$5,000
- Commercial Customers: Up to \$8,000
- Rebates are processed on a first come, first served basis while funding is available
- Must be a City of Georgetown Water Utility customer
- Must be the property owner or utility account holder

Residential Rebates

Residential Rebates		
Type	Maximum Amounts	Covers
Digital Hose Water Timer	\$25.00	Materials
Pool Cover Rebate	\$150.00	Materials
Lawn Aeration and Compost	\$100.00	Materials & labor
Multi-stream Nozzle Conversion	\$600.00	Materials & labor
Smart Controller Replacement	\$150.00	Materials & labor
Irrigation Check-up	\$75.00	Inspection
* Texas Grown: Native Landscaping	\$3,000.00	Materials & labor
* Permanent Removal of Irrigation System	\$600.00	\$100/zone or \$600 entirety
Rainwater Harvesting	\$600.00	\$.50/gallon and 1/2 of equipment cost
* Texas Grown: Native Tree Rebate	\$500.00	Up to five (5) qualifying trees: 5-gallon size (\$50/tree) 15-gallon size (\$100/tree) or Up to two (2) qualifying trees 30-gallon trees (\$250/tree)
Maximum Combined Total \$5,000		

*Requires pre-approval

Commercial Rebates

Commercial Rebates		
Type	Maximum Amounts	Covers
*Texas Grown: Native Landscaping Rebate	\$5,000.00	Materials & labor
*Median/Island Removal or Conversion	\$1,000.00	\$250.00/zone capping or \$100.00/zone drip conversion
* Permanent Removal of Irrigation System Rebate	\$1,000.00	\$200.00/zone
*Texas Grown: Native Tree Rebate	\$1,000.00	Up to ten (10) qualifying trees: 5-gallon size (\$50.00/tree) 15-gallon size (\$100.00/tree) or Up to four (4) qualifying 30-gallon trees (\$250.00/tree) or Up to two (2) qualifying 45-gallon or 3-inch caliper trees (\$400.00/tree)
Maximum Combined Total \$8,000		

* Require pre-approval

Additional Requirements

- Any application that causes the applicant to receive \$600 or more in total rebates for the calendar year requires the applicant to submit a W-9 tax document.
- Must be in compliance with current City of Georgetown water restrictions
- Must meet any federal, state, and city codes and obtain necessary permits
- Customers may apply for each rebate once per fiscal year, which runs October 1st through September 15th.

Customer Self Service Portal

- Customers with a smart meter can view monthly, daily, and hourly usage
- Pay your bill, update account information, and submit variances



Check out these annual events

February

DATE TBD

- Cupid's Chase 5K and Fun Run

March

FIRST SATURDAY

- Georgetown Swirl

FIRST SUNDAY

- Chase the Chief 5K and Fun Run

April

DATE TBD

- Spring Art Stroll

LAST FULL WEEKEND

- Red Poppy Festival

July

JULY 4

- Sertoma Club Family July 4 Celebration in San Gabriel Park

August

FIRST SATURDAY

- Blazin' Beer Crawl

October

DATES TBD

- Sculpture Tour
- Autumn Art Stroll
- South Main Arts Festival

November

MID-NOVEMBER (NEAR NOV. 11)

- Field of Honor

FRIDAY AFTER THANKSGIVING

- Annual Lighting of the Square

SATURDAY AFTER THANKSGIVING

- Shop Small Saturday/Coffee and Cocoa Crawl

December

FIRST WEEKEND IN DECEMBER

- Christmas Stroll
- Breakfast with Santa

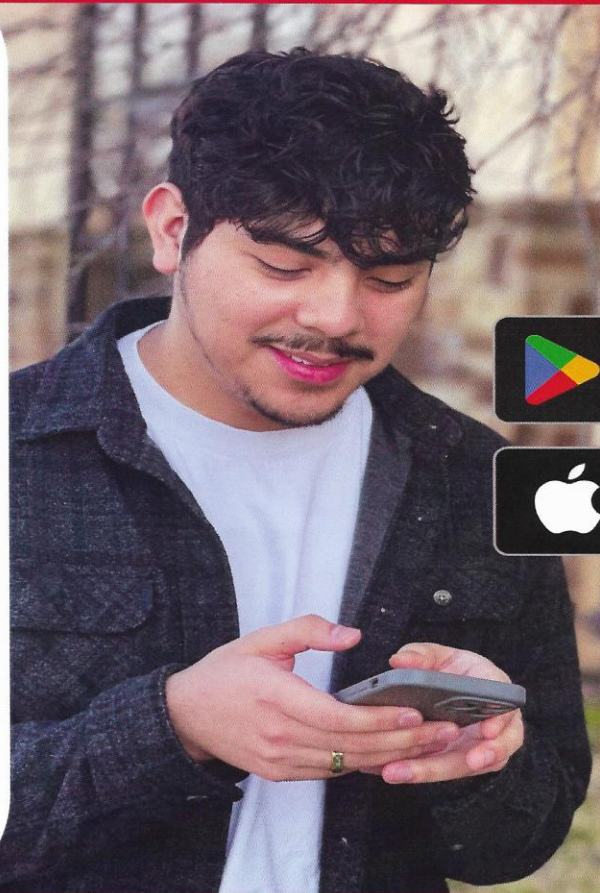


How should I report a loose or dead animal?

Where can I learn about transportation vouchers (rideGTX)?

Where can I find my trash and watering days?

How do I report a traffic or road repair problem?



FIND AN ANSWER. REPORT AN ISSUE. CONNECT WITH CITY SERVICES.



Now available in a mobile app! Get the askGTX app for your iPhone or Android smartphone.

georgetowntexas.gov/askGTX or call 512-930-CITY (512-930-2489)



Georgetown Information

Important City information



Art Stroll



State of the City



Sign up for emergency alerts by text, email, or phone call at WarnCentralTexas.org.



Find information about recycling events, including household hazardous waste and other collection events, georgetowntexas.gov/recycle.



Find when the City will be closed for holidays at bit.ly/gtxholidayschedule.



Need to know your solid waste and recycling collection days? Check out texasdisposal.com/waste-wizard.



See what days you can irrigate your lawn at georgetowntexas.gov/water.



Sign up to participate in our regular surveys through FlashVote at flashvote.com/georgetowntx.



Learn about public engagement opportunities on our Gather 'round Georgetown site at bit.ly/GTXpublicengagement.



Find, report, and connect with City services through our new askGTX service at georgetowntexas.gov/askgtx.



Find information about City Council elections held the first Saturday in May each year at wilcotx.gov/185/Elections.



Find City Council and other board and commission meeting agendas and minutes, sign up for alerts, and more at georgetowntexas.gov/agendas.

Things To Know

Outdoor Warning Sirens:

The City's 23 outdoor warning sirens are tested on the first Saturday of the month at 11 a.m. with two back-to-back, 60 second audible tests. The outdoor warning sirens are used to warn people who are outside to seek shelter. They are activated to warn of severe weather or other emergencies such as a hazardous chemical incident.

Georgetown electric and water utility outages/leaks:

Text ELECTRIC to 512-930-8400 to sign up for electric outage notifications.
Text WATER to 512-930-3640 for water outage information.
More information at georgetowntexas.gov/outages.

Additional disposal services:

The City and TDS provide several other ways to dispose of various household items throughout the year. For the full list of residential services and cleanup events, visit georgetowntexas.gov/recycle.

Water conservation rebates

The City offers residents up to \$5,000 each year in rebates for making smart water-use investments, like replacing turf with native landscaping and having your irrigation system inspected.
Learn more at georgetowntexas.gov/waterconservation.

rideGTX

rideGTX is a City of Georgetown program that partners with Uber and zTrip to provide City-funded vouchers to help pay for accessible transportation 24/7, year-round. More information at georgetowntexas.gov/rideGTX.

Don't fall for frauds and scams:

Scammers and fraudsters pretending to be official sources prey upon Georgetown residents every day. Be wary of anyone trying to rush or threaten you or asking for payment through odd means, like gift cards or courier services. It's okay to hang up and call askGTX for tips.

Lock your vehicles

Georgetown is a safe place, but that doesn't mean you shouldn't be careful. Georgetown police respond to too many burglaries of vehicles every month. Always remember to lock your car, wherever you are.

USEFUL INFORMATION

Air Conditioning Maintenance Checklist for Spring

Air conditioning accounts for more than 50% of energy costs during the summertime. By following these air conditioning maintenance tips you will save money and energy in your home.

Change air filter

Changing your air conditioner air filter is an easy task to do that will increase the efficiency of your unit and improve indoor air quality. If the filter is dirty, the air flow is restricted. As we approach summer, you should be checking your air filter every month to see if it is dirty. Replacing a dirty, clogged filter with a clean one can lower your air conditioners energy consumption by 5% to 15%.

Clear around outdoor air conditioning unit

The outside AC unit draws air into the system so you should make sure there is nothing obstructing or leaning against your air conditioning unit. Trim any plants or trees growing next to/on your unit. You should Have 2 feet of space around your outdoor AC unit.

Clean vents and registers

Vacuum and wipe down the air conditioning vents or registers in every room of your home. Be sure that they're open and clear from anything blocking them. When the registers are clean and clear, air flows smoothly and your air conditioning system will be more effective.

Clean AC condenser and evaporator coils

When the condenser coils get dirty, your air conditioning performance is significantly reduced. Air blowing across the coils can contain dust, pollen, and other particulates. Since the coils are usually damp from the dehumidification process, it's very easy for contaminants to stick to them. The condenser coils are located on the outside unit of the air conditioner. A garden hose can be used to spray the fins from the inside to wash away any built-up dirt on the fins after first turning power off to the unit. Coil cleaner may also be applied ahead of rinsing to help dissolve dust and dirt.

Change inside fans to move air down

If you reversed your fans during the winter it's time to put them back to pull the hot air down during the hot summer months.

There is currently a burn ban in effect!

Williamson County, Texas, has implemented a **countywide burn ban** that went into effect on Tuesday, February 24, 2026, in response to severe drought conditions.

The ban is expected to remain in effect for **up to 90 days**, though it may be lifted earlier if conditions improve.

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

(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