

# North Lake Land Owners Association

www.north-lake.org

Dec 2024

## NOTICE OF ANNUAL MEETING

**DATE: Wed, Feb 5th, 2025**

**TIME: 7:00 P.M. – 9:00 P.M.**

**PLACE: Jarell/Walburg room at Cowen Creek  
1433 Cool Spring Way Georgetown Tx, 78633  
Please review the included Agenda**

Board Meetings are usually held on the second Wednesday of each month. We are currently meeting at the new Georgetown Fire Station #6 on Williams from 7:00-8:00 pm. Our next regular meeting is Jan. 8th 2025

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.

---

## Adopt-a-Highway Clean Up

### Our Next Clean Up is Jan 11th, 2025 9:00AM

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 someone 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 to see what is happening in North Lake. Take interest in your neighborhood.

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

### **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://www.north-lake.org)

#### **President**

**Bodie Wood** - Board President also handling restrictions.

#### **Treasurer**

**Bill Brady** – Also handling restrictions

#### **Road Report**

**Open Position.** We currently have one volunteer for our road reports. Road and Bridge have completed the resurfacing of the north lake roads.

#### **Membership**

**Dave Becerra** –

Our membership numbers for this year are lagging from previous years at this time. Current Membership for 2024 is 33 paid landowners. Remember the 2024 Membership fees are \$35 for the year and are voluntary, however adherence to Deed and Restrictions are not.

The fee is significantly lower than what most LŌA's in the area charge monthly.

#### **Web/Social Media**

**Orlando Rigueira** – We have had to remove the PayPal option on the website as the cost of having a business website went up over 50%.

You can still pay for your membership with PayPal but you need to ask for a PayPal invoice which I will send to your email. Please email me at [northlaketx@gmail.com](mailto:northlaketx@gmail.com)

or text me at (512 630-6605) your PayPal ID and email address if it is different from your PayPal ID.

#### **Restrictions**

**Open Position,** Bill Brady currently handles restrictions

#### **Neighborhood Watch**

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

#### **Security**

**Open Position,** We currently have two volunteers and we hope they join the board.

**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 40 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:**

Email and phone scams continue to grow and with AI technology seem to be getting more folks to believe they are real. If you receive an email showing a receipt from Amazon, PayPal, Shipping companies or anyone asking if this is in error either call a number or click a link it is a scam. If you really believe it to be real do not call or click on any link, instead go to the company's website and check your account online. Have you ever tried to get a real person on the phone with any company recently? It is almost impossible to reach a human, but if you call a scam supplied number they will answer right away. Do not be fooled. Also in North Lake there was someone representing themselves as a Wilco Sheriff and asking for payment or face arrest. Anytime some asks for payment especially with gift cards it is a scam! Please be careful folks.

## **2024 BOARD OF DIRECTORS**

**President - Bodie Wood**

**512-202-4732**

**[bodie.wood@north-lake.org](mailto: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](mailto:bill.brady@north-lake.org)**

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

**Membership – Dave Becerra**

**562-217-0768**

**[dave.becerra@north-lake.org](mailto:dave.becerra@north-lake.org)**

**Web / Social Media – Newsletter – Adopt a Highway**

**Orlando Rigueira**

**512-630-6605**

**[orlando.rigueira@Gmail.com](mailto:orlando.rigueira@Gmail.com)**

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

**Restrictions committee for Twin Springs – Open Position**

**Neighborhood Watch – Open Position**

**Security – We have two new volunteers handling Security!**

## USEFUL INFORMATION

### Fraud Alert System

There has already been a fraudulent title change that has occurred on a North lake lot. Williamson County has a free service to notify you by email or telephone if a land records document is recorded with a requested name in a participating County Land Records Office.

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 service please go to the following link.

<https://www.propertyfraudalert.com/TXWilliamson>

[Property Fraud Alert](#)

### Winter home checks

Prepare your home for winter weather, now is the time to start getting your home prepared for winter weather. Here are some tips:

- Check caulk and weather stripping on doors and windows.
- Learn how to shut off water valves in case of a freeze and burst pipes.
- Clear rain gutters; repair roof leaks; and cut away tree branches that could fall on a house or other structure.
- Gather supplies in case you need to stay home for several days without power. Learn more at [ready.gov/winter-weather](http://ready.gov/winter-weather)

Be a Super Water Saver and prep your irrigation system for winter. During the winter months when grasses are dormant, the City encourages you to turn off your irrigation system. You'll save on water and lower your utility bill. When you turn off your system for the winter, it's also a good time to replace the battery on the controller and cover outdoor hose bibs and back flows to prepare for freezing temperatures. For more tips on water conservation and to take the water conservation pledge, visit [georgetowntexas.gov/water](http://georgetowntexas.gov/water).

## **Smoke Detector Batteries.**

- 1) Test your alarms at least once a month to ensure they are working properly.
  - 2) Replace the batteries in your smoke alarm every six months.
  - 3) Replace the detector itself at least every ten years.
  - 4) Replace the battery twice a year: once when you switch to daylight savings time, and once when you switch back to daylight standard time
- Some detectors come with long-life lithium batteries that last up to 10 years. Check your detector's user manual for specific recommendations!

Its best to change all the batteries at one time, to avoid constantly hearing the beep of a dying battery and trying to locate the beeping detector.

## **Know when to replace your water heater**

The best indicator that a tank water heater should be changed is its age. The average life cycle is in the 8 to 12 year range. Once your heater gets past 12 years old, it's working on borrowed time. If you do not know its age you can look on the heater for a data tag for a date of manufacture. Tank less hot water heaters have a service life of 20 years or more. I have two tank water heaters with drain pans under them and buy inexpensive water alarms from Amazon and wrap the remote sensor with a small section of paper towel and put it in the pan. Any water falling in the pan will wet the paper and trigger off the alarm. I change the 9 volt battery every year.

### Roadwork projects ongoing



## Traffic shifts for Austin Avenue bridges rehabilitation

🚧 Starting this week through spring 2026, travel lanes on Austin Avenue from Morrow Street to Second Street will be reduced from two lanes in each direction to one lane in each direction. All traffic will be shifted to the east to allow room for crews to work safely and efficiently.

⚠️ All lanes on Austin Avenue from Morrow Street to Second Street will be closed overnight from 10 p.m.-7 a.m. Monday-Thursday for the next four weeks. Closures are weather- and field condition-dependent.

✔️ Morrow Street, Second Street, and San Gabriel Village Boulevard will remain open throughout construction. All hike and bike trails along the North and South Fork of the San Gabriel River under the Austin Avenue Bridges will also remain open.

🛑 Be prepared to stop, watch for construction crews, and most importantly, stay safe.

👤 Stay updated

Keeping you updated is a priority for us and the construction team. Updates on lane closures, traffic shifts, and work progress will be shared as needed in this newsletter and on [Facebook](#).





**WATER CONSERVATION REBATES  
NOW OPEN**

Georgetown Water Utility customers can qualify for up to \$5,000 in rebates for completing water conservation projects.










**GEORGETOWN**  
TEXAS




## Water rebates now open!

Starting this year, customers can now qualify for up to \$5,000 in rebates for completing water conservation projects, including:

-  Digital hose water timer materials
-  Pool cover materials
-  Lawn aeration and compost materials and labor
-  Multi-stream nozzle conversion materials and labor
-  Smart controller replacement materials and labor
-  Irrigation checkup inspection
-  Love Your Local Lawn native landscaping materials and labor
-  Permanent removal of irrigation system (either by zone or entirely)
-  Rainwater harvesting
-  Texas Grown tree rebate materials and delivery

 All services, work, and/or projects must be performed on or after Oct. 1, 2024, to qualify.

 Fiscal Year 2025 rebates will be open from Oct. 1, 2024-Sept. 15, 2025.

**[Find out more...](#)**

## Learn about the Texas Legislative Session that kicks off in January

In August, the Georgetown City Council approved the City's legislative agenda for the 89th Texas Legislature beginning in January 2025.

[View the full agenda and learn more about our Legislative Task Force who developed the agenda.](#)

Make sure you keep up to date with what's happening in the State Legislature and how it impacts the City of

Georgetown by signing up for our  e-newsletter.

**[Find out more...](#)**

### **Breakfast with Santa - Dec. 21**

The 24th annual Breakfast with Santa is from 7:30 to 11 a.m. Dec. 21st at the San Gabriel Community Center, 445 E. Morrow St. Enjoy pancakes and sausage made by Georgetown firefighters and served with juice and coffee. Children can have a picture taken with Santa and get up close to a fire truck. Tickets are \$6 at the door or in advance from Sun City Rotary Club members. Tickets for children age 12 and younger are free with an adult. The event is sponsored by the Sun City Rotary, Georgetown ISD, and the Georgetown Fire Department. Proceeds benefit children and families in need in Georgetown during the holidays. For more information, visit [bit.ly/GTXBreakfastWithSanta](http://bit.ly/GTXBreakfastWithSanta).

### **Art in the Library**

The Georgetown Public Library, 402 W. Eighth St., hosts three art shows through Dec. 29. In the Second Floor Bridge Gallery, "Phases and Stages" by Phil Brubaker consists of pieces in contemporary and abstract expression and uses various materials such as wood, stone, glass, acrylic inks and paints, and epoxy resin. In the Hal Gallery, "Serenity in Nature: A Photography Exhibit" by Kathy Ledzius offers visitors a peaceful existence where the serenity of nature is displayed through photography. In the First Floor Café Gallery, Gaylon L. Yancy presents "Georgetown Life: A Photography Exhibit" showcasing different aspects of Georgetown to inspire others to explore and appreciate the area's natural and cultural attractions. Learn more about this show and other art exhibits at the library at [georgetowntexas.gov/library](http://georgetowntexas.gov/library)

### **Holiday fire safety**

Nearly half of holiday decoration fires happen because decorations are placed too close to a heat source. As you deck the halls this season, be fire smart. • Inspect holiday lights for frayed or pinched wires before putting them up. • Water your Christmas tree every day. A dry tree can catch on fire easily. • Consider using battery-operated flameless candles. • Make sure lit candles are in stable holders where they cannot be knocked down easily and keep them away from pets and children. • Overloaded electrical outlets are a major fire hazard. • Some lights are for indoor or outdoor use only—not both. Be sure to check packaging before installing them. By following a few simple practices and precautions, you can create a fun and perfectly fire-safe holiday for you and your loved ones. And remember, have working smoke alarms in your home and create a home escape plan. For more information and free fire-safety resources, visit [usfa.fema.gov](http://usfa.fema.gov)

### **Local Crime information.**

There is a website called <https://cityprotect.com> from there go to Georgetown Police Department under agencies Then you will see a map with blue and black dots where there have been police incidents. You can expand the map then click on a dot of interest then zoom in. You can then click on the zoomed in dot and get the incident information.

### **Burning**

Be aware that a burn permit is now required to do a 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 lay 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](mailto: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.

2025 Application for Membership or Renewal of Membership

**2025 DUES - \$35.00**

Due January, 2025 – 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](mailto: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 to:

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

Contact us at [northlaketx@gmail.com](mailto:northlaketx@gmail.com)

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 at least once a year.

Neighborhood Night Out get-together (August or October)

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.*

## **NLLOA Annual Meeting Feb 5th 2025**

**7:00 - Call meeting to order**

- **Sign in – membership applications at the entrance take this opportunity to renew.**
- **Introduction of Board Members**

**~ 7:10 Guest Speakers**

**Camille Wiseman – Texas A&M Forest Service Woodland Ecologist**

**David Morgan – Georgetown city manager**

**~8:45**

- **Q&A of Board Members**
- **Board Elections We have a number of open positions**
- **Secretary, Restrictions, Vice President**
- **Please consider Joining.**

**~9:00 Meeting Adjourned**