

North Lake Land Owners Association

www.north-lake.org

March 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. Our next meeting is April 9th, 2025

Adopt-a-Highway Clean Up Our Next Clean Up is May.10th 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](https://www.north-lake.org)

President

Bodie Wood - Board President also handling restrictions.

Treasurer

Bill Brady – Currently handling restrictions

Restrictions

Open Position

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 membership numbers for this year have exceeded 2024 number.

However, memberships are still lagging for the number of landowners at this time.

Our current membership for 2025 is 41 paid landowners. Remember the 2025 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 added the 2025 meeting minutes and Oak Wilt presentation to the Forms and Documents section. 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/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 Orlando 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 .

Code Compliance

This was a presentation on how the city of Georgetown Code Compliance officer's work with the residents and the HOA's inside the city limits. While it does not apply to ETJ's they had a lot of useful information that we could use. 98% of code compliance cases are fixed voluntarily by owners and do not require any further actions.

Legislative Updates

89th Texas Legislature

Georgetown's agenda objectives

- Preserving Local Control
- Planning for Growth
- Preserving a High Quality of Life

Bills that remove local control

SB 1252 (electric utility)

SB 1253 (water conservation impact fee offset)

SB 1237 (tax exemptions for senior housing)

HB 2683 (can't regulate food trucks)

SB 239 (ban on political lobbying)

SB 1209 (November elections only)

HB 2736 (2/3rds Supermajority for tax increase)

SB 840 (Multi-Family everywhere)

SB 2038 (release of area from the ETJ by petition)

Folks ask why there is so much growth but these are state government bills and Texas is a property rights state so these bills prevent local entities from regulating growth.

What we're focused on...

- 1) Affordable Housing aka Removing Zoning
- 2) Lot Size/Density Bills (SB 840, SB 844, SB 854, SB 643)
- 3) ADU bills
- 3) Zoning protest threshold changes
- 4) Efforts to Remove Local Control/Citizen Voice
- 5) Uniform election date changes-only on Tuesday, only in November
- 6) Require 2/3rd majority to pass a tax increase
- 7) Protecting the Water and Electric Utilities from any adverse impacts
- 8) Protecting our ability to levy impact fees
- 9) Watching for bad bills that would hurt city departments/employees
- 10) Bad bills that make cost of living go up for everyone

Annual Meeting Minutes Feb 5th 2025

Minutes have been appended to the end of this newsletter and posted to our Website [Home - north-lake.org](http://www.north-lake.org) I have also posted the entire Oak Wilt presentation on our Website as well. Both are under Forms & Documents tab.

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.

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 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.

2025 Application for Membership or Renewal of Membership

2025 DUES - \$35.00

Due January, 2025 – 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**

**North Lake Land Owners Association
Annual Meeting
Feb 5th, 2025
Meeting Minutes**

Meeting held at the Jarell/Walberg room Cowen Creek Sun City

In Attendance:

Orlando Rigueira, Dave Becerra, Blair Dillard, Bill Brady

Absent:

Bodie Wood

The meeting was called to order by Orlando Rigueira at 7:10pm.

- **Sign in – 32 attendees**
- **Introduction of Board Members**

Guest Speakers

- **Camille Weisman - Texas A&M Forest Service**
- **David Morgan - Georgetown City Manager**

Camille Weisman – Texas A&M Forest Service

- **Oak Wilt Presentation**
 - Oak wilt, one of the most destructive tree diseases in the United States, is killing [oak trees](#) in central Texas at epidemic proportions. Oak wilt is an infectious disease caused by the fungus *Bretziella fagacearum*, which invades and disables the water-conducting system (xylem) in oaks. **All** oaks can be infected by the fungus that causes oak wilt; however, some oak species are affected more than others. The successful management of oak wilt depends on correct diagnosis and an understanding of how the pathogen and different oak species interact.
- I have the oak wilt presentation in PDF form but it is 42 pages and too long to attach here It is posted on our website under forms and documents -> Oak Wilt. www.north-lake.org
- I was also given some laminated oak wilt reference cards if anyone wants one, Please let me know. Orlando.rigueira@gmail.com

- **David Morgan City of Georgetown Manager**

Water

<https://communityimpact.com/austin/georgetown/government/2024/05/07/water-treatment-plant-upgrades-add-12-million-gallons-to-georgetown-water-capacity/>

https://georgetowntexas.gov/utilities/water/resources/water_sources/carrizo_wilcox_aquifer_water_supply_project.php

Two water treatment [projects](#)—the North Lake Water Treatment Plant expansion and Southside Water Treatment Plant rehabilitation—came online this spring.

The upgrades came online as water usage and conservation efforts continue to be key topics for the city.

Along with 9 million gallons contracted from other cities, officials said the projects brought the city's production capacity to 49.9 million gallons per day.

Officials said the first phase of another project, the South Lake Water Treatment Plant, is set to come online in late 2025 and bring an additional 22 million gallons per day. Its second phase will bring another 22 million gallons once it comes online in 2026, bringing the overall owned capacity to 93.9 million gallons per day.

Some context

According to Georgetown officials, an average of 42.8 million gallons of water are used per day during peak season. During the nonpeak season, water usage averages 17.63 million gallons per day. Per the [city's website](#), about 70% of Georgetown's residential water is used for irrigation during peak summer months.

Georgetown's water service spans 440 square miles—well beyond city limits—and gets most of its water from Lake Georgetown, Stillhouse Hollow Lake and Belton Lake.

Looking ahead

Conservation needs to be a key component in Georgetown's water usage.

"One of the things that we are shouting from the rooftops is the way water is used, at least in Central Texas, is about to change forever, "We are out of surface water, ... and so folks are going to be relying on groundwater, which is extremely, extremely expensive."

New Water Supply Projects

The need to increase and diversify our water supply

In 2022, the City initiated its [Integrated Water Resource Plan](#) (IWRP) to address faster than anticipated growth in the utility's approximately 400-square mile service area, modify long-term needs, and recommend steps for securing the additional water sources necessary to meet those needs in the coming decades.

The IWRP identified a need for Georgetown to secure additional water by 2030 while also diversifying its water sources to improve resiliency during periods of drought. While the City will not run out of water in 2030 without additional water, it likely would have to impose system-wide water restrictions on irrigation year-round with even tighter restrictions under drought conditions.

With little additional water supply available from the Edwards Aquifer and the local lakes that have traditionally supplied the majority of Georgetown's water, the City is pursuing potential long-term water supply agreements with two companies that could provide groundwater from the Carrizo-Wilcox Aquifer.

Potential New Water Supply Projects

EPCOR

In August 2023, the City entered into a two-year reservation agreement with EPCOR to reserve rights to water while the parties negotiate a water supply agreement.

If the parties execute a water supply agreement, EPCOR would build an 80-mile pipeline to deliver water from the Carrizo-Wilcox Aquifer in Robertson County. The partnership contemplates Georgetown receiving about 32 million to 55 million gallons per day of treated groundwater (39,399-70,000-acre feet).

"We entered into the reservation agreement with EPCOR for 40,000 acre feet of water only after we understood that the Brazos Valley Groundwater Conservation District had approved the permits necessary to produce and transport this water in accordance with state law," Mr. Morgan said.

If permits are approved, the water could be made available to the city at a delivery point or points throughout Williamson County via a constructed transmission pipeline infrastructure.

The water supply under the agreement would be permitted by EPCOR and be delivered to the city for industrial, commercial, agricultural, public and municipal water use. The water would be

reserved per year for a term of two years while the city and EPCOR negotiate a water supply agreement to provide long-term delivery of the groundwater and other related items.

“The EPCOR project is just one of the investments Georgetown is pursuing to diversify and increase our long-term water supply,” Mr. Morgan said. “Fortunately, our planning efforts remain well ahead of our needs, and we are confident that we will be able to provide enough water to support our community.”

GateHouse

In December 2024, the City entered into a 30-year agreement with GateHouse Water, LLC, to purchase 18,500-acre feet of groundwater per year from the Simsboro formation of the Carrizo-Wilcox Aquifer in Lee County. This water is already permitted for production and transport from the Lost Pines Groundwater Conservation District. At the end of the initial term, the City will have the option to purchase the project at no cost or to extend the term at a reduced water price.

GateHouse has three existing wells in the Simsboro formation and is authorized to build three more. The parties will jointly build the 36-mile pipeline from the GateHouse well field in Lee County to the City’s service area, with the City to build 28 miles of pipeline and GateHouse to build the wellfield, collection lines, and 8 miles of pipeline to the interconnection point.

Growth and Development



Fact Sheet 2024.pdf

We had a discussion on the difficulties that cities like Georgetown have in controlling growth. Many folks attending the meeting were not thrilled with the rapid growth in the area causing high traffic, constant construction and other issues such fast development brings. Texas is a property rights state and developers lobby the state government that they want to build low cost multifamily developments to have low cost housing. There is a senate bill currently being looked at, SB840 which could allow for 125,000 to 1 million additional multifamily units to be built in Georgetown, and the bill would also remove the City's ability to collect impact fees, which is one way the City works to limit how much existing residents pay for new growth.

“Anything that’s already zoned commercial or mixed-use, not just future [use], [developers] can [make multifamily housing],. “All of downtown is zoned mixed-use, and so they could walk in and redevelop any piece of property without any zoning case, to turn it into multifamily [housing].”

According to the bill, multifamily developers would not have to pay the city’s impact fees, which are in place to help mitigate resident costs to maintain roads and utilities that are impacted by the increased volume caused by the development.

The bill in its current state also doesn’t seem to make considerations for special zoning or building codes, like the historic overlays in place around the Square in Georgetown,

The bill’s sponsor, Senator Bryan Hughes — whose district encompasses Northeast Texas — and the Governor are submitting this bill under the guise of affordability.

- **ESD#8** - Bond was passed last year It is a 2% sales and use tax to supplement the money from property taxes. ESD 8 serves the greater Georgetown area, particularly to residents who live within the ETJ. Otherwise known as an extraterritorial jurisdiction, which is just outside the city limits.

ESD 8 and the Georgetown Fire Department partner to provide fire and emergency medical services to the city of Georgetown and the ETJ. The additional funding provided by the sales tax revenue would allow ESD 8 to keep up with its portion of the cost sharing agreement between the two entities.

Board discussion.

- Treasurers report – Bill Brady
- Opening balance-\$3287
- **Expenses**
- P.O. Box \$188
- Insurance -\$1133
- Website -\$490.13
- Go Daddy \$22.90
- Office supplies \$91.80
- Room Rentals - \$225
- Restrictions enforcement - \$102
- Closing balance \$3722.53

Membership Report Dave Becerra

- as of 2/15/2025 we have 40 Members

Board General

- Currently we have board and volunteer positions open. We need volunteers for both.
Please attend our monthly meetings to volunteer or apply to be a board member.
Meetings are usually on second Wed of each month but will move if needed. Check the website.

Meeting room time expired
meeting adjourned.