



Board of Directors

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FB MUD District Web Site

www.fernbluffmud.org

District Meeting Schedule

July 12th, 2007,
Thursday at 6:00pm
Monthly Board Meeting

August 14th, 2007,
Tuesday at 6:00pm
Monthly Board Meeting

Deed Restrictions

To report violations or ask
questions contact:

Fern Bluff

Treasure of the Hills
219-1489 or
TOTHSCA@aol.com

Oak Brook

Real Management
219-1927

Stone Canyon

Goodwin Management
502-7510

Water Softeners, Pressure Reducing Valves and Low Water Pressure

Responding to several complaints of reduced water pressure within the district, field representatives from ECO Resources visited three addresses in Oak Brook. The pressure along Manitou Springs, Borden Springs and Graceland Trail averaged 84 pounds per square inch (psi). The homes visited had either a pressure reducing valve problem or the resident was simply used to a higher level of pressure from a previous home in Round Rock.

The Texas Commission on Environmental Quality (TCEQ) requires that the average system pressure be above 35 psi but no lower than 20 psi during an emergency. Otherwise, a boil water notice is to be issued. Because this area has a system pressure over 75 psi, many or all of the homes have a pressure reducing valve. We have found that the majority of the calls we respond to are issues with the unit itself. If no maintenance has been done on this valve in the last several years, we recommend that a plumber verify or replace this valve. On numerous occasions, we have also found that water softeners are culprits to low pressure and debris in the water. Typically, a damaged softener will release its media and clog any faucet with a flow limiter and/or a strainer. Toilet valves also fall victim to this debris.

If you have experienced color in the water, greenish or bluish, the first question should be "do you have a water softener?" The second question should be "how long has it been since that faucet has been used?" Water softeners change the chemistry of the water and tend to make copper leach out of the pipes when it has been stagnant for an extended period of time. It's recommended that all faucets be used at least bi-monthly as a preventative measure.

If there is a problem with your water supply, notice a major leak along the street or see any activity around a fire hydrant other than an ECO employee (white truck with a blue emblem), please notify ECO at (512) 335-7580 and report this to dispatch. This number is manned 24 hours a day.

Commissioner to Attend August Meeting

Precinct 1 Commissioner Lisa Birkman will attend the August 14, 2007 MUD Board Regular Monthly Meeting and all residents are encouraged to participate. A presentation will be held on upcoming bond projects, including planned improvements to 620. Consultants for the 620 project will join Commissioner Birkman and there will be a question and answer session.

Please mark your calendars for Tuesday, August 14th at 6pm at the Fern Bluff MUD Community Center.

Community Center Restrictive Covenant

The Board's recent action rescinding the restrictive covenants on the Community Center was taken because of problems associated with the creation and enforceability of the covenants. Restrictive covenants are covenants between landowners intended to enhance or protect the value of real property, and such covenants typically are applied to multiple lots within a platted subdivision. Unlike the other subdivisions in Fern Bluff, however, the Community Center was platted as its own separate subdivision, which means there are no residents or property owners within the Community Center subdivision to agree to or enforce the relevant restrictive covenants.

Additionally, the restrictive covenants were rescinded because of the onerous limitations on the use and ownership of real property, as well as a lack of public purpose. For example, a fundamental aspect of ownership of real property is the right to convey the property, and broad restrictions on an owner's ability to sell real property will be considered unreasonable restraints on alienation, which are unenforceable.

Street Sweeping and Neighborhood Beautification

Street Sweeping is scheduled for the week of July 9-13 in all three neighborhoods. The specific week days will be scheduled the weekend prior, so watch for the red and white street sweeping signs which will be posted at busy intersections within the MUD.

Please park all vehicles in driveways, not on the streets, the night before as the sweeping trucks arrive early. The trucks make one pass down each side of every street and cannot make additional passes.

Additionally, with our new commitment to beautification of our neighborhoods and protection of our storm gutters, please clean up all yard debris after yard maintenance. Grass clippings, small limbs and leaves left in the streets may prevent the storm drains from allowing excess rainfall to run off and could cause flooding.