



## Board of Directors

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## FB MUD District Web Site

[www.fernbluffmud.org](http://www.fernbluffmud.org)

## District Meeting Schedule

September 11th, 2007,  
Tuesday at 6:00pm

**Public Hearing on  
Proposed Tax Rate for  
2007**

**Regular Monthly Meeting to  
follow**

## Deed Restrictions

To report violations or ask  
questions contact:

**Fern Bluff**

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

**Oak Brook**

Real Manage  
219-1927

**Stone Canyon**

Goodwin Management  
502-7510

## What's Up with My Water?

Recently, you may have noticed a difference in the quality of your water. Around the first week of August, the City of Round Rock informed Fern Bluff MUD that there was an issue with the water the city provides the MUD. Not a health issue but an aesthetic one. There were two culprits to this issue. First was an elevated level of Manganese, and second, the presence of organic material.

Manganese is an abundant element found naturally in the earth. Dissolved Manganese is found in many water supplies, including ours. At concentrations in excess of 0.05 milligrams per liter, it has the ability to cause black stains on plumbing fixtures, laundry and other items in contact with the water. The water may have a brown tint to it, but is certainly not a health issue. Over the last few weeks, the City of Round Rock had to treat for unusually high levels of Manganese in the source water, Lake Georgetown. At its peak, the City recorded 0.8 milligrams per liter. As of August 15<sup>th</sup>, the water entering the plant has come down below 0.05 milligrams per liter. The water leaving was at or below this level.

The city had also indicated that there was an odor in the water. It was not associated with Manganese, but organic material such as grasses and bushes that grew in areas that are now covered in water as a result of the unusually high amount of rain we've have this year. Resulting higher nutrients in the lake caused algae blooms which are the source of the odors.

Many lines were flushed to address the calls that came in; this will continue until the issue is completely resolved. Should you experience any issues regarding water quality, please call ECO Resources' 24-hour dispatch at 335-7580. We also encourage you to sign up for periodic updates on the District website, [www.fernbluffmud.org](http://www.fernbluffmud.org), follow the "email me updates" link on the lower left corner of the home page. If you have specific questions about this issue, please feel free to email the MUD's General Manager, Hector Alanis at [halanis@ecoresources.com](mailto:halanis@ecoresources.com).

## Community Center News

Come check out the new, neighborhood **BOOK EXCHANGE** at the community center! All residents are encouraged to stop in and check out the selection: mystery, legal thrillers...

Please bring your hard cover and paperbacks to the center and exchange them for new adventures in reading!

We currently have books for adults, but we look forward to including children's titles as well.

**\*\*\*Please call the center at 238-0606 to book your events for late 2007 and 2008\*\*\***

We are still looking for instructors to hold classes at the Community Center. Afternoon and evening class times are available so call now to schedule your dates.

## Roads Update

Williamson County and the City of Round Rock have well over 100 roads projects. The Creek Bend Extension and Wyoming Springs widening are the two discussed in this month's newsletter. For more information regarding all projects, and how they are differentiated, see these links on the Internet:

- **General Government Projects** <http://www.roundrocktexas.gov/home/index.asp?page=226>
- **Transportation Projects** <http://www.roundrocktexas.gov/home/index.asp?page=227>

Commissioner Lisa Birkman spoke at the August board meeting. It was stated that the *possible* Wyoming Springs widening (in front of Fern Bluff Elementary) and the proposed Creek Bend Extension (start date of February 2008) could be concurring projects. When asked why the Creek Bend Extension is necessary, Commissioner Birkman deferred to the City having their own reasons. Upon checking with the City, hospital access and access to Round Rock High School were given as answers. Please recall that there are 2 hospitals on Chandler Road (1431), one close to completion.

Additionally, the City of Round Rock already has a completion date of July 2008 associated with the Creek Bend Road extension. Regardless of an individual's perspective of a four lane thoroughfare through the MUD (Brightwater to be extended from where it dead ends at Wyoming Springs to Creek Bend Boulevard) this will have an impact on our district. The new extension could run just a few yards away from the Community Center. Fern Bluff Elementary is located diagonally across the street. There have been purported instances of non-residents speeding down Brightwater as a through street.

To state your opinion regarding the Creek Bend Extension, please note that the City of Round Rock is having an Open House to field questions regarding this road proposition, which already seems to be moving forward.

*The Austin American Statesman, Metro Section, page B 9, from August 22, 2007:*

*ROUND ROCK CITY BEAT - Creek Bend Open House set for Sept 6. The City of Round Rock will conduct an open House from 4 to 8 pm, Thursday, Sept 6, at the Baca Center, 301 W. Bagdad Ave., Building 2, to solicit public comment on the proposed Creek Bend Boulevard Extension from Creek Bend Circle to Wyoming Springs Drive.*

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## Restrictive Covenants Help Our Property Values!

Restrictive covenants are deed restrictions that apply to the Fern Bluff MUD residents, as well as other neighborhoods and MUDs. They apply to our group of homes, lots, or property that are part of the Fern Bluff MUD development. Some control lot size, architectural design, lot setback and they regulate activities. They were put in place by the original developer.

Restrictions give our development a more standard appearance, and control some of the activities that take place within its boundaries. When enforced, these covenants will protect property values. Some general aspects of these restrictions are listed below:

- Set backs (how far homes must be from streets and interior lot lines)
- Rules about pets and other animals
- Regulations dealing with in-home businesses and home rentals
- Rules that describe or limit tree-cutting
- Clauses that dictate what type of fencing can be used, or that forbid types of fencing
- Clauses to reduce clutter on lots, such as prohibiting owners from storing a vehicle that doesn't run within view of others, or parking a recreational vehicle on the property

The Fern Bluff MUD will be taking a more active role in the enforcement of these restrictions. Although already in place, the board of directors felt it would be beneficial to clearly announce this action. Henceforth, after an initial breach of covenant occurs, there will be a time period to correct the violation. Thereafter, legal steps will be taken to remedy the violation if compliance is unattained. While this may seem extreme to some, it is certainly a relief for others who feel they have watched their home values drop due to restrictive covenant violations.

Please attend the monthly board meetings if you wish to discuss any further questions regarding these covenants and their enforcement. This is your MUD and we want to hear what everyone has to say.

A real estate attorney can answer any further questions you might have about confusing clauses in deeds and restrictive covenants.

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