

MONTGOMERY COUNTY

Municipal Utility District No. 113 Newsletter

December 2016 Issue Introduction

The Board of Directors of Montgomery County Municipal Utility District No. 113 (“MUD 113”) intends to publish a newsletter on an as-needed basis but bimonthly as a minimum. The Board wishes to thank Woodforest Owners Association, Inc. (“WOA”) for agreeing to publish MUD 113’s articles in the community magazine.

The MUD 113 newsletter is one of several improvements your Board has made to improve communications with residents of Woodforest. Our monthly Board meetings have been moved into MUD 113 at the Homefinder Lodge to allow more residents to attend. Board meetings are regularly held on the third Monday of each month at noon. A website has been created to provide a great amount of information about MUD 113 in easily retrievable form. The agenda for each Board meeting is available on the website. The website address is www.MCMUD113.com. When visiting MUD 113’s website for the first time, you will be asked if you would like to submit your email address to receive future newsletters and any urgent messages from the Board. The website also has a “Contact Us” tab where you can inform the Board of any issues of importance to you.

What is the difference between MUD 113 and WOA?

MUD 113 is a governmental entity that was created by and operates under the

Texas Constitution and Chapters 49 and 54 of the Texas Water Code. MUD 113 provides sanitary sewer and drainage services to customers located within the boundaries of MUD 113. MUD 113 has no water-producing assets or wells of its own. MSEC Enterprises is a state regulated water utility that served this area before MUD 113 was created.

MUD 113 also contracts with the Montgomery County Sheriff’s Office for additional patrol, provides for garbage/recycling collection services through Waste Management Corp., road construction, and funds parks and recreational facilities. The Board of Directors consists of 5 members, elected by the residents of MUD 113 to govern the activities of MUD 113.

MUD 113 is funded through an annual ad valorem tax. Currently, the ad valorem tax has two components (debt service, and operations and maintenance). Debt service is primarily used to reimburse the Woodforest Development, Inc. (“Developer”) for Capital Improvements made to the MUD 113. MUD 113 infrastructure has to be built before homes can be constructed. All costs to design and construct this infrastructure are paid by the Developer. As MUD 113 grows, the MUD reimburses the Developer for infrastructure costs, subject to the strict requirements of Texas law and the rules of the Texas Commission on Environmental Quality (TCEQ). MUD 113 can only reimburse the Developer as the community grows because the

TCEQ requires a sufficient tax base to support the reimbursement. The operations and maintenance portion of the tax pays for the recurring costs, as the name implies.

In contrast, the WOA is a non-profit corporation established by the Developer to manage the common areas and to enforce the Covenants, Conditions, and Restrictions (CCRs), as per the legal documents that created the WOA. The goal of our WOA is to enhance the appearance of our neighborhood and maintain property values. The WOA is the cornerstone of the Woodforest planned residential community. It brings continuity and order to the community, it preserves the architectural integrity and it maintains the common elements. The WOA is funded through annual homeowner dues. A private company (FirstService Residential) has been contracted to manage the day-to-day operations under the direction of a 3-member Board of Directors appointed by the Developer. A more detailed description of the WOA may be found at www.Woodforesttx.com.

Toilet “Do Not Flush” Guidelines

MUD 113 is experiencing significant operational problems at the sewer treatment plant due to items being disposed of down the toilet. **The only items to be flushed down the toilet are human waste and toilet paper.** The toilet should not be used as a trash can. Flushable wipes are the biggest offender. They are synthetic fabrics that do not

degrade in the sewer system. Instead, they remain intact and tangle into massive clogs that jam pumps and screens.

Two photographs are included in this article to illustrate the problem. One shows a mountain of items, predominantly wipes, retrieved from our sewer treatment plant. There are also many other items that should not be flushed down the toilet.

The other photo illustrates what happens when these items come in contact with fats/oils/greases that are poured down garbage disposals: a gooey, brown, ugly mess! In order to keep sewer rates low and a continuing decline of taxes, residents

must stop flushing wipes down the toilet. In September 2016 MUD 113 spent almost \$10,000 to remove and repair facilities due to items being flushed that do not degrade.

Here's what you can do. Avoid purchasing "flushable" items. Clean with a sponge or a rag that you can wash and reuse. If you

must use a wet wipe product, dispose of them in the garbage, not down the toilet. Cooking fats, oils, and greases can solidify and clog pipes and should be disposed of in the trash, not down the drain. Please visit www.pattypotty.com for more information regarding items that should not be flushed down the toilet.

If there are any items you would like MUD 113 to explain or discuss in this newsletter, please feel free to send the Board a message via the "Contact Us" page on the MUD 113 website.

