

Why Are My Taxes Going Up?

Sequence of events over the last several years that led to increased taxes for repairing and rehabilitating the water and sewer systems.

May 10, 2010

Vote Passed

Voters in the Cypress Creek Utility District (CCUD) voted “FOR” the creation of a Maintenance Tax fund on May 8, 2010.

The funds will begin with 2010 taxes collected by Bob Leared, Tax Assessor-Collector due in January, 2011. The funds will be kept in a Maintenance Fund account and will be used for the necessary improvements and changes in the district’s water treatment system when the conversion to Lake Houston surface water occurs.

The North Harris County Regional Water Authority (NHCRWA), and others like it, was created ten years ago to provide adequate water supplies for consumers and to alleviate the subsidence along the Gulf Coast. The volume of water per day pumped out of wells throughout Harris County was causing the subsidence. Also, the available water in the aquifer was not going to be sufficient in the future. NHCRWA will continue to expand its pipelines to encompass all of the water districts in North Harris County for the next 20 years, or more.

Norchester is scheduled to be converted to surface water by 2015, or possibly before then.

The Board of Directors of CCUD “Thanks” all the homeowners who took time to vote on this maintenance fund proposal. We believe it will be the most economical solution for paying for the up-grades in improvements and will insure that we have adequate water supplies in the future.

April 17, 2014

Report on the CCUD Town Hall Meetings

Cypress Creek Utility District has conducted three Town Hall meetings within the past three months. We appreciate the attendance of all the homeowners from Norchester and Mills Walk sub-divisions and their interest in the variety of topics which were discussed by members of our panel. The CCUD panel included the following:

- Glenn Land, Robert Jackson, and Rob Nixon (Norchester residents), Harvey Roensch and Chris Stanley (Mills Walk residents);
- CCUD Board of Directors
- James Murdaugh, Jr., Attorney for CCUD
- DeWayne & Christine High; Water & Environmental Technical Services

- Erik Miller; District Engineer, Sander Engineering Corp.
- Brenda McLaughlin and Robin Goin; Bob Leared Interests, Tax Assessor & Collector
Stephen Eustis; Financial Advisor
- Shanna Lopez; Waste Management

The range of topics included the following:

- The Capital Improvements Program plans (20-30 years) to maintain or replace our aging water plants and water and sewer lines; a hand-out of the CIP was provided.
- Discussed the Bond proposal and issuance process (implemented over several years) for obtaining the necessary working capital to fund the long term CIP. This is to insure that CCUD can keep supplying water services to homeowners with a Superior Water Rating by Texas.
- Discussed CCUD low tax rate vs. adjacent MUD rates; and, discussed hand-out materials.
- Discussed payment of long term bonds with minimal, if any, increase in property taxes.
- Discussed continuing program of replacing end-of-service-life water meters with smart meters (data transmitting).
- Discussed development of computer program for owner's usage.
- Discussed the possibility of water rationing, if drought becomes critical later this summer. Discussed long-range plans for North Harris County Regional Water Authority for new pipe lines, pump stations, and new water plant at Lake Houston to serve areas north of Beltway 8.
- Discussed garbage and recycling programs; new hand-outs by Waste Management.

All Homeowners are encouraged to attend the monthly board meetings, normally held on the fourth Monday of each month at 6:00 p. m. at the Mills Walk clubhouse located at 10643 Mills Walk. If anyone has questions concerning any of the above topics, or would like one of the hand-outs from the meetings, please contact any board member.

Glenn Land
President
Cypress Creek Utility District

October 15, 2014

Vote "For" the CCUD Bond Election

Cypress Creek Utility District urges everyone to vote for passage of the Bond Election on November 4, 2014.

CCUD has conducted four information town hall meetings since last spring to explain the Capital Improvements Plan which was developed last year. In these meetings, the CIP program explained how the 42-year old infrastructure needed to be replaced. Water plants, water main

lines, and sewer lines will be replaced in stages over several years to insure that CCUD can keep supplying water services to all homeowners while maintaining our Superior Water District rating from the State of Texas.

Bond elections have provided the long- term financing for CCUD, and many other MUD Districts in Harris County, since 1969 when this District was created years.

We have maintained the lowest tax rate in Harris County, which is \$0.18/ \$100.00 valuation, for several years and will strive to keep it that way.

If anyone has not attended the town hall meetings, or has thought of a question about CCUD or the Bond Election, call a Board Member for information.

Cypress Creek Utility District Board of Directors
Glenn Land – Norchester
Robert Jackson – Norchester
Harvey Roensch – Mills Walk
Robert Nixon - Norchester
Chris Stanley – Mills Walk

June 22, 2016

Upgrades to CCUD

Plans have been made for the upgrading the water and sewer lines in Norchester. There are older water and sewer lines which have been repaired, but are noted to have recurring problems. These will be repaired on a “worse is first” schedule.

Approximately 7,200 feet of water lines have initially been scheduled for replacement. Replacement lines will be laid underground and parallel to the existing lines. Therefore, interruptions in service will be minimal, for only necessary re-connections from old to new lines. The sewer lines have shown an increase in ground water leakage, also. Sections of lines will be isolated and then pressurized with smoke to further identify where there are leaks. However, the smoke testing requires that the ground to be drier than it is now. The smoke testing must have some dry cracks in the soil for the smoke to rise to the surface to find the leaks.

Homeowners will be notified in advance of any tests, repairs and/or interruptions in service.

October 24, 2018

- [Notice of Public Hearing on Tax Rate](#)

November 6, 2018

Events and Dates Leading to the Necessary Increase of Taxes

In 2013, leaks and breakages in Cypress Creek Utility District (CCUD) water main lines and sewer sanitary main lines were increasing in frequency due to the 48 year old lines and their deteriorating conditions. Inspection of the lines determined it was necessary to replace the lines rather than paying ever-increasing costs of repairs.

In 2014, Town Hall meetings were held on 2/13/2014, 3/11/2014, 4/9/2014 to explain the Capital Improvement Plan (CIP). Water treatment plants will be up-graded, water main lines, and sanitary sewer main lines will be replaced in stages over several years. This will insure that CCUD will continue to provide water and sewer services to all homeowners, without interruption, and while maintaining our Superior Water District rating from the State of Texas.

A Bond Election for the CIP improvements was voted on by the residents on November 4, 2014 and was passed overwhelmingly (506 to 237) in favor of issuing bonds for the water and sewer improvements.

In April, 2018, the District sold just over \$5,000,000 in bonds to the Texas Water Development Board (at well below market interest rates) to finance Phase One of our water and sewer improvements.

Plans, testing, and scheduling have been progressing toward starting work on the water improvements. Therefore, work scheduling and the issue of bonds determined an increase in taxes were necessary, now.

CCUD residents have enjoyed one of the lowest tax rates in the area since 2000. Our current tax rate of \$0.3475 is still below average in Harris County. We will strive to continue to provide the best services at the lowest tax rate possible.

Board of Directors: Glenn Land, Robert Jackson, Harvey Roensch, Robert Nixon, Theresa Dildy

December 18, 2018

Well Water vs Surface Water

Well Water vs. Surface Water

Our water from our wells is considered “hard” or water that has several dissolved minerals in it. Those dissolved minerals also gives water from various sources different, individual tastes to us. Surface water, from lakes and streams, is generally much “softer”, or contains less mineral content.

What does this difference have anything to do with our water conversion?

Several sub-divisions and water districts were built about the same time as Norchester in the 1970's. But, the plumbing systems installed in the homes were not the same everywhere. Some homes were plumbed with galvanized pipe, some with PVC, some with copper, etc. Many houses in Norchester were plumbed with galvanized pipe, as were many other houses in this area. Over the years, the "hard" water gradually deposited minerals from it into the inside of the pipes. Additionally, rust developed and deposited in the pipes, too.

Now, the conversion from using well water to surface water has been completed to 60 HOA's. The "soft" water has been introduced into the older plumbing systems and has begun to dissolve the build-up of the "hard" minerals. This can cause changes in color, texture, and taste of the water, until the minerals are leached out. **In some instances, the "soft" water dissolved the rust inside the plumbing and opened holes, which caused leaks!**

Therefore, many homeowners will need to have their plumbing inspected before surface water is introduced to prevent some "unexpected" problems.

Norchester has been tentatively scheduled for conversion to surface water by March, 2020.