

NORTHWEST HARRIS COUNTY MUD NO. 16

FEBRUARY, 2016

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BOARD OF DIRECTORS

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From the President's Desk

Greetings!

On behalf of the Board of Directors and myself, we sincerely thank you all for your support.

We are thoroughly committed to sustaining the quality and integrity of Northwest Harris County MUD No. 16.

We're looking forward to spring.



BOARD DIRECTORS

Joseph Millspaugh.....President
Karen Lange.....Vice President
Anthony Kasapis.....Secretary
Raquel Villareal.....Assistant Secretary
Wayne Didier.....Director

IMPORTANT PHONE NUMBERS

Fire / Ambulance.....9-1-1
Recreation Center.....281-447-3388
Harris County Sheriff's Dept.....713-221-6000
Water – Billing & Service/Repairs.....281-377-9100
Tax Office.....713-932-9011
Poison Control.....1800-764-7661
Clubhouse Rental.....832-678-4500
Garbage / Recycling Service.....281-313-2378
Wednesday & Saturday (curbside)

IMPORTANT DATES REGARDING YOUR WATER BILL

Billing Due Date.....20th of each month
Meter Read Date.....15th of each month

MEETINGS

The Board of Directors of Harris County MUD No. 16 holds a regular meeting on the SECOND Monday of each month at the District's recreation center at 6606 ½ Whimsey Court, Houston, TX 77084.

Meeting notices are posted 72 hours before the meeting at the Whimsey Court recreation center.

HERE'S WHAT YOU SHOULD KNOW ABOUT UTILITY EASEMENTS

WHAT IS AN EASEMENT?

An easement provides the right to use an owner's property for a particular purpose. A utility easement allows the District the right to use an owner's property for specific purposes such as to construct, repair, maintain, operate, and manage utility facilities. Sometimes other utility providers, such as cable and telephone companies, also have the right to use the same utility easement.

HOW IS AN EASEMENT CREATED?

Utility easements are created when a subdivision of land is approved by the city or county. Utility easements may also be created by a separate agreement between the owner of the property and the District. Easements are generally located along streets, lot lines, or between two lots when created by a subdivision of land.

Under state law, the Texas Attorney General is required to develop a Statement summarizing a landowner's rights when property is proposed to be taken for a public use. The Attorney General published the Statement on their web site.

UTILITY EASEMENTS

Before water or sewer service commences to any user, the user requesting services shall grant an ingress and egress easement to and from the water meter(s) appurtenant to the premises to be served for the purposes of operating, maintaining, reading and repairing the meter(s) as the District may deem necessary.

HOW DO I KNOW IF THERE ARE ANY EASEMENTS ON MY PROPERTY?

Easements are usually recorded in the real property records of the county in which the land is located. The existence of a recorded easement should have been identified by the title company handling the purchase of your property. You may presume there is an easement over a portion of your property if you see utility lines on your property.

WHY IS IT IMPORTANT TO KEEP UTILITY EASEMENTS CLEAR?

Utility easements must be kept clear so that the operator can efficiently operate the utility systems under its control. For example, there may be times when the operator must replace a pole or repair a water line, they need to have unobstructed access to the utility facilities must at all times to avoid delay or conditions which may endanger personnel.

HOW DOES A UTILITY EASEMENT AFFECT WHAT I CAN DO WITH MY PROPERTY?

A utility easement affects your ability to use that portion of your land in a variety of ways. For example, you may be restricted in what you can build on the easement, whether trees or other vegetation can be planted in the easement and how trees and other vegetation must be maintained on the easement.

WHAT ARE MY RESPONSIBILITIES REGARDING UTILITY EASEMENTS?

At all times, a property owner must provide continuous, unobstructed access to easements under operation in the district. You must get written permission from the district to place or construct improvements on the easement. You should determine whether there are utility lines buried in the easement.

SAVING WATER...SAVING MONEY...SAVING FOR THE FUTURE!

Growing populations, rising demands, warm temperatures, and low rainfall can challenge the availability of water, especially during the summer. A few small changes in your water-use habits can make a huge difference in water savings. Practicing these tips could save up to 25,000 gallons per year for a family of four!

Indoor Water Use Bathroom

Installing a low-flow showerhead is the single most effective conservation step that can be taken inside the home. Take a shower instead of a bath. Never use the toilet to dispose of trash. Do not allow the water to run while brushing your teeth or shaving.

Tips in the Kitchen

Only run the dishwasher with a full load. Your drinking water will be much more refreshingly cool if you keep a container of it in the refrigerator! Running water from the tap until it is cool is wasteful. Install an aerator on your kitchen faucet to use less water, without feeling an impact.

Outdoor Water Use

In the summer, outdoor water use can account for 50% or more of total water use.

One half to one inch of water per week in the summer, will keep most Texas grasses healthy.

Although there may be some loss of the green color, the root system is often alive and healthy.

To determine how long you should run your sprinklers, place straight-edged cans at different distances away from the sprinkler and time how long it takes to fill an average of one half to one inch of water in each can.

Then, only water for the amount of time it takes to reach the desired level.

Water during the early morning or evening hours since evaporation losses will be up to 60% higher during the day.

Do not water on windy days. Set sprinklers so the lawn is watered, not sidewalks and driveways.

Harvest the rain.

Buy a rain barrel or a cistern and collect the water from your gutters to water your plants.

Additional Tips

Know where your master water shut-off valve is in case a pipe bursts. • Insulate hot water pipes to avoid wasting water waiting for it to get hot (you will save energy too). Install under-the-counter instant water heaters so you don't waste water while waiting on it to get hot.