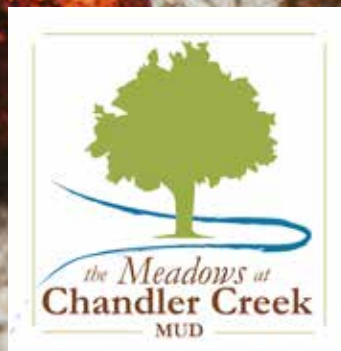


# Blueprint

Winter | 2023



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## IN THIS ISSUE:

- Director Spotlight
- Farewell Herb Edmonson
- Understanding Your Tax Rate
- Garbage & Recycling
- Numbers to Know



# DIRECTOR

# Spotlight



*Cassandra  
Fruge-Brown*

**B**orn and raised in the heart of Louisiana, Cassandra Fruge-Brown's formative years were steeped in the unique blend of Southern charm, rich culture, and the warm embrace of close-knit communities. The values instilled in her during those early years would become the guiding lights of her remarkable journey.

Cassandra's commitment

to education took her to Mississippi State University, where she earned a Bachelor of Science degree. Her academic journey was not only marked by achievements in the classroom but also by the thunderous applause of basketball courts and softball fields. A full athletic scholarship attested to her prowess, showcasing a multidimensional talent that would later shape her approach to leadership.

Behind Cassandra's professional and personal achievements is a love story spanning 24 years. Her husband, Anthony Brown, has been there every step of the way, laying the foundation for the director we see today.

In the year 2000, Cassandra moved to Round Rock, where the spirit of Texas would become interwoven with her own. After settling in Round Rock, Cassandra dedicated 20 years of her professional life to the City of Austin. The dedication she brought to her work mirrored the same passion she infused into her community engagements.



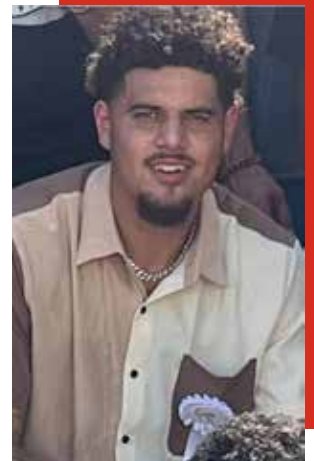
**A glimpse of Cassandra's Family**

Family is the heartbeat of Cassandra's life. Jalen, her 21-year-old son and college football player, represents the next generation of resilience and determination. Cassandra's parents, Jeanette and Falis Fruge, set an inspiring example with a marital union that lasted 60 years. Her sister, Theresa Randing, resides in Taylor, Texas, sharing in the joys of family life with her husband and two sons.

Cassandra's commitment extends beyond her professional roles. Since 2019, she has served on the Board of Directors of The Meadows at Chandler Creek Municipal Utility District. Her passion for community shines through as she takes charge of planning events for the MUD, creating spaces where neighbors can come together and forge connections.

While her role as a director is central to her identity, Cassandra's passions extend to the court, the field, and the great outdoors. Her love for basketball is unwavering, and she finds joy in watching her son excel on the football field. Her cherished moments are those spent with her family. A family that will be growing in the near future as Cassandra welcomes her first grandchild in early 2024.

Cassandra Fruge-Brown stands as a testament to the power of passion, leadership, and the enduring strength of family bonds. As she continues to shape communities and inspire those around her, her journey remains an ode to the vibrant spirit of the South and the transformative power of dedicated individuals.



**Cassandra's son Jalen**



**Cassandra and  
husband Anthony**

# Farewell Herb!



Herb & Fellow Directors



Herb & His Son

As we bid farewell to a stalwart figure in our community, it is with both gratitude and a touch of nostalgia that we announce the retirement of Herb Edmonson, Jr., our esteemed District Engineer, after an incredible 28 years of dedicated service.

Herb has been the driving force behind the scenes, ensuring the smooth operation and development of our community's infrastructure. His expertise, commitment, and unwavering dedication have left an indelible mark on The Meadows of Chandler Creek MUD District, shaping it into the thriving and secure haven we know today.

Over nearly three decades, Herb has faced engineering challenges head-on, finding innovative solutions and maintaining the highest standards of excellence. His keen attention to detail and forward-thinking approach have not only kept our systems running seamlessly but have also positioned us for a sustainable and prosperous future.

Herb's impact extends far beyond the technical realm. His genuine care for the community and its residents has fostered a sense of trust and collaboration. Always approachable and willing to listen, Herb has been more than a District Engineer; he's been a cornerstone of our community, contributing not only to its infrastructure but also to the sense of unity and safety we all cherish.

As Herb embarks on a well-deserved retirement, we extend our deepest gratitude for his countless hours of hard work, his leadership, and the positive influence he has had on all of us. While we will miss his daily presence, we are excited for him as he enters this new chapter of life, filled with relaxation, joy, and new adventures.

**Thank you, Herb, for your exceptional service. May your retirement be as fulfilling as the impact you've had on our community.**

*Thank you!*

# UNDERSTANDING YOUR MUD TAX RATE



The Meadows at Chandler Creek MUD plays a crucial role in providing essential services to the residents within its jurisdiction. The District's tax rate influences the funding available for development and operations.

The Meadows at Chandler Creek MUD is one of the numerous special purpose districts in the state of Texas. These districts were created to address the unique needs of specific geographic areas, providing water, wastewater, drainage services, recreational facilities, trash collection, and contract additional security and law enforcement. MUDs operate as special-purpose government entities, distinct from city or county governments, with their own boards of directors responsible for decision-making and governance. The primary source of revenue for these districts is the property tax paid by property owners within the district.



**Your Current Tax Rate \$0.2972 per \$100 of assessed value**

**Previous Year Tax Rate \$0.3092 per \$100 of assessed value**

**Example:**

*Assessed home value of \$200,000 (with no tax exemption) for 2023 would make your MUD tax \$594.40.*

Home Value	\$200,000
Tax Rate	\$0.2972
$\$200,000 / 100 \times 0.2972$	
Tax Due	\$594.40

## Tax Rate Structure

Each fall the Board of Northwest Harris County MUD 16 sets a tax rate based on the district's financial requirements for the upcoming year. The rate is expressed in terms of cents per \$100 of assessed property value, which is determined by the Harris County Appraisal District.

**Some homeowners qualify for special exemptions** that reduce their tax burden by lowering the taxable value of the property from its appraised value.

Exemptions can include a **Homestead Exemption** (if the home is your primary residence) and **special exemptions for those who are over 65 or disabled, and others**.

Understanding the tax rate of The Meadows at Chandler Creek MUD is not only about individual financial obligations but also about contributing to the sustainable development of the community. Active collaboration between residents, the board of directors, and other stakeholders ensures that the district's resources are effectively managed to provide reliable and efficient services.

## Participation in Public Meetings

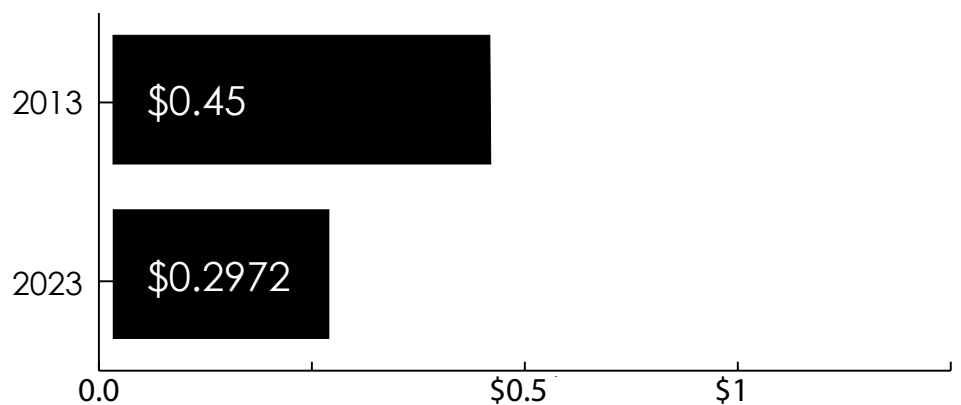
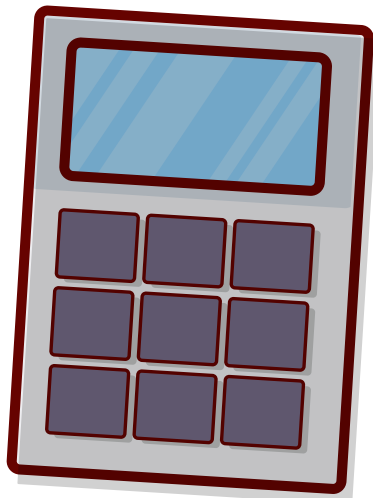
The Meadows at Chandler Creek MUD regularly conducts public meetings where community members can obtain information about proposed budgets, tax rates, and upcoming projects. Actively participating in these meetings provides an opportunity to ask questions and express concerns.

## Engagement with the Board

The board of directors, elected by property owners, plays a crucial role in decision-making. Engaging with board members, attending meetings, and participating in the election process can influence policies related to tax rates.

As Texas continues to experience growth and demographic changes, the role of MUDs in supporting community infrastructure becomes increasingly vital. Residents and property owners within The Meadows at Chandler Creek MUD can play an active role in shaping the future of their community by staying informed, participating in meetings, and advocating for responsible financial practices. In doing so, they contribute to the resilience and sustainability of their neighborhood, fostering a thriving and well-supported community.

**The Meadows at Chandler Creek MUD has been committed to reducing the tax burden on our home owners.** Over the past 10 years, the tax rate has fallen from \$0.45 in 2013 to \$0.2972 in 2023, a reduction of 34%. The Board continued this trend when it adopted its current \$0.2972 rate.







# GARBAGE



## Garbage Collection Guidelines

- Household garbage is collected once every week on Fridays.
- Collection containers may be placed out as early as 7 AM on Friday, but must be removed by 7 PM the same day. If your container was not emptied, please reach out to Round Rock Refuse after removing it from the street.

## Garbage Collection Day:

Friday from 7 AM – 6:30 PM

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27	28	29	30	Dec 1	2
					Recycling - B Pickup Trash Pickup	
3	4	5	6	7	8	9
					Recycling - A Pickup Trash Pickup	
10	11	12	13	14	15	16
					Recycling - B Pickup Trash Pickup	
17	18	19	20	21	22	23
					Recycling - A Pickup Trash Pickup	
24	25	26	27	28	29	30
Christmas Eve	Christmas Day				Recycling - B Pickup Trash Pickup	
31	Jan 1	2	3	4	5	6
New Year's Eve	New Year's Day				Recycling - A Pickup Trash Pickup	



There is no collection on Thanksgiving, Christmas, and New Year's Day. Collection will occur the following day and be pushed back one day for the remainder of that week. For example, if Christmas falls on a Friday, there will be no collection that Friday, and collection for the remainder of the week will be pushed back one day.

**SCAN THE QR CODE TO LEARN MORE!**



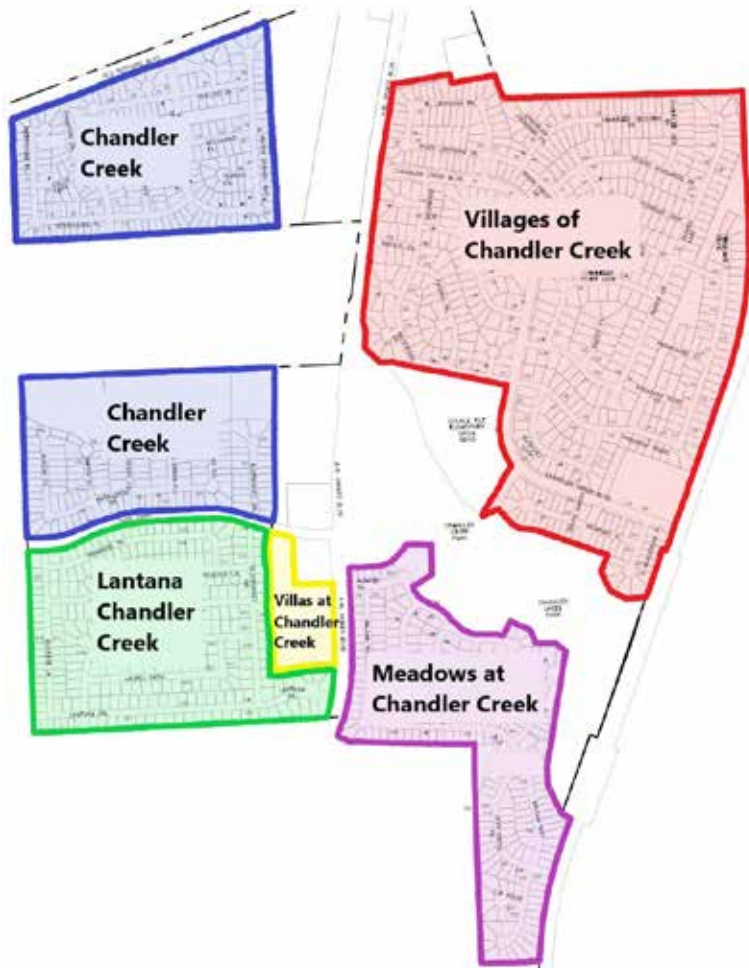
# RECYCLING



## Recycling:

The City of Round Rock has two different recycling collection days for The Meadows at Chandler Creek MUD. Your recycling pickup day is determined by your subdivision.

**Recycling Collection Day:** Every other Friday from 7 AM – 6:30 PM



## What Subdivision am I in?

- Chandler Creek – Friday A (shown in BLUE on map) ◆
- Lantana Chandler Creek – Friday A (shown in GREEN on map) ◆
- The Villas at Chandler Creek - Friday A (shown in YELLOW on map) ◆
- Meadows at Chandler Creek – Friday B (shown in PURPLE on map) ◆
- Villages of Chandler Creek – Friday B (shown in RED on map) ◆

## Recycling Collection Guidelines

- Recycling is collected every other week on Friday.
- Collection containers may be placed out as early as 7 AM on Friday, but must be removed by 7 PM the same day. If your container was not emptied, please reach out to Round Rock Refuse after removing it from the street.

# Blue**line**

Winter | 2023

Prsrt Std  
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# NUMBERS TO KNOW

Situation	Emergency	Williamson County Sheriff's Office Non-Emergency	Crime Stoppers	Crisis Center	Medical Services	Seton Medical Center Williamson	Scott & White Hospital	NextCare Urgent Care	PM Pediatric Urgent Care	Community Outreach	National Safe Place	Hope Alliance Texas	Here for Texas	Round Rock Area Serving Center	211 Confidential Help	Water/Wastewater/Trash/Recycling	City of Round Rock Utilities	Gas Service	Atmos Energy	Report a Gas Leak (from a safe distance)	Miscellaneous	Child Protective Services	Animal Control	
	911	512-943-1389	800-253-STOP	512-252-1212	512-324-4000	512-509-0100	512-733-9100	512-893-7676	502-635-3660	1-800-460-7233	972-525-8181	512-244-2431	211	512-218-5460	888-286-6700	866-322-8667	512-388-6200	512-864-8282						

