



## *Mayor's Letter*

April 15, 2022

**WATER SYSTEM UPDATE.** At our April 14th meeting, the Town Council approved, and I signed, the engineering contracts with E-HT Engineering for a new deep well and 300,000 gallon ground storage tank. First Texas is donating land for the well, and with engineering underway, the current plan is for it to be operational next Spring. Also at the meeting, the Town Council adopted the Extended Water Emergency Ordinance which is effective May 1st.

**RESTRICTIONS.** The Extended Water Emergency Ordinance is as follows:

- (1) In-ground irrigation systems **can only be used from 9 a.m. to 11 p.m.** Usage is limited to two days a week.
- |                       |   |
|-----------------------|---|
| Monday & Thursday:    | Carrie, Highridge, Hillside               |
| Tuesday & Friday:     | Stowe, Woodcrest, Lakecrest, Meadowlake   |
| Wednesday & Saturday: | Melody, Green Meadow, Peninsula, Parkwood |
| Sunday:               | <NONE>                                    |
- (2) Oscillating sprinklers on a hose are limited to one per property, and can operate on any day between the hours of 9 a.m. and 11 p.m. Hand watering is allowed on any day between 9 a.m. and 11 p.m. Filling of pools is allowed on any day between 9 a.m. and 11 p.m. Washing of cars and boats is permitted so long as the hose has an automatic shut-off nozzle.

**QUESTIONS.** Several people have asked me **why don't we get water from Little Elm ?** There are a lot of reasons, some technical and others more pragmatic. Let me explain. There are two types of water sources, surface water from lakes (what LE uses) and ground water from wells (us). There are large volumes of surface water in reservoirs which is good, however, it is very very complex and costly to treat it. Fill a glass with water from Lewisville Lake and look at it. On the other hand, our well water comes from 980 feet below ground. It comes out cold, clean and ready to drink. However, there are limits on how much water you can pump out depending on the aquifer. So, most towns eventually outgrow their wells and have to switch to surface water. Fortunately, we will never be that big.

Surface water is disinfected with chloramine (a mixture of chlorine and ammonia) which is better suited for the long distances and time required for the water to come through large, long pipelines. For example, LE gets their water from Lake Lavon, approximately forty miles away. Our water only travels 40 FEET from the well to our tanks. Because of the short distances, well water is disinfected with simple chlorine. And as you might expect, it is not recommended that you mix the two together. So, we cannot use LE water and our existing wells together. To use LE water, we would have to turn off our entire system, both operating wells and our pressure pumps. We aren't going to do that.

More importantly, **there is an assumption that LE would sell us water.** The fact is that, they don't have excess water to give us, they are busy trying to meet their own demands here on the west side. And that's exactly right. Little Elm's responsibility is to their own citizens, not Lakewood Village, as it should be. If we went on water restrictions because we were selling water to Lake Dallas, you would say "Tell Lake Dallas to get their own damn water". Exactly. We can get through one summer on our own, get the new well running and remain independent for the next 40 years.

**Having said that, let me be perfectly clear.** If we had a catastrophic emergency where we had no water, (for example due to a fire in the pumphouse), we have contingency plans for an emergency interconnect with LE. And in case you were wondering, under Texas Law, you cannot say "no" to an emergency water request. In fact, in August 2020, we received an emergency request from the State of Texas to supply water immediately to a failed water system off of Garza Road. The Lakewood Village MDD Rocky Point Water System is still supplying water to the area today.

**OVER** 

**SCHOOL BOND ELECTION.** As we have all experienced, there is tremendous growth occurring in our area. LEISD schools are reaching or exceeding current capacity and we need new facilities. Because of the new growth and expanded tax base, the schools and other improvements **can be constructed without increasing the tax rate**. The first school to be built will be Lakewood Village Elementary, with a planned opening in Fall 2024. The election is on Saturday May 7th. Early voting is April 25th - May 3. The closest place to vote is at the Little Elm Community Center on Hardwicke Lane located behind the fire station. This is really important for our future. Having an elementary school where you can walk your kids there, take them in a golf cart, or let them ride their bikes will enhance our property values even more. It is inevitable that more schools will be built. There are LEISD schools in Little Elm, Oak Point, The Colony, and Hackberry, we are the only municipality in the district without one. I will be supporting the bond issue. It will be good for Lakewood Village. It will be great for our kids.

**THE NEW SIGNS ARE UP.** Back in 2003, the Federal Government changed the Manual on Uniform Traffic Control Devices (MUTCD) to require that street signs be both UPPER and lower case. The MUTCD is the guidelines that states and municipalities must follow; that's why stop signs in Idaho aren't shaped like a triangle. They decided that street signs in ALL CAPS were harder to read than signs with upper and lower case letters. The original rules were later relaxed to allow more time, with cities now required to make the change when they normally replace their signs. With our concrete road projects done, and new roads on the way with the upcoming developments, we decided to make the changes now.



Our new street signs are teal colored, no more brown signs. All of the new signs and poles have been installed. Only one sign had a small typo, but it is hard to spot. (the other side of the sign is right-side up so you can't just flip it). Of course, it happens to be the sign for my street, and closest to my house. Coincidence? You never know, it might turn out to be a good thing if it confuses all of the people driving around on the weekend looking for the lake.

**DEVELOPMENT NEWS.** I have placed all of the maps for the various developments on the walls inside town hall. You are welcome to stop in and take a look. **The Northshore at Lakewood Village** is the cleared area to the west of our current entrance. **Those lots are for sale now.** The utilities and roads planned completion date is January 2023. You buy the lot, hire an architect and builder and then build whatever you want. You have two years to obtain a building permit from Lakewood Village after you purchase a lot.

**First Texas Homes** is finalizing their construction engineering. They will be both the developer and builder. Unlike the Northshore, you cannot buy lots from them. I anticipate they will have a sales office here in about a year, with houses under construction next summer.

And finally, **Taylor Morrison South Oak Phase 3** dirt work is underway on the north side of Eldorado. These entry level houses will be built primarily on 40 foot wide lots. Let me absolutely clear. **This development is NOT in Lakewood Village and we will not annex it.** Taylor Morrison and their products are terrific, but they are not compatible with our vision of the future of Lakewood Village.

**Let's all get out and vote. There's never been a better time to be in Lakewood Village.**

**Dr. Mark E. Vargus**  
Mayor

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