

SUMMER 2025

# COMMUNITY NEWS



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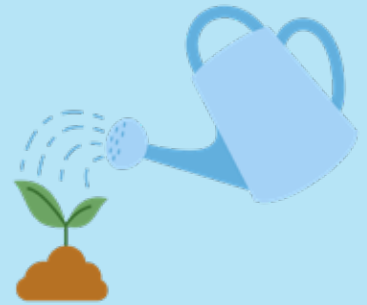


# Summer Water Conservation Tips

As summer temperatures climb, so does our water usage. Whether it's watering the lawn, filling pools, or cooling off with frequent showers, the demand on water supplies can spike dramatically during the warmer months. With longer days and higher demand for outdoor watering, it's crucial to adopt simple and effective water conservation practices. The good news is that conserving water doesn't require major sacrifices—just a few simple changes can make a big difference.

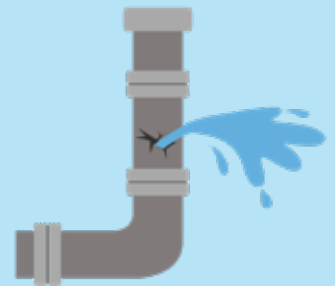
## Water Smarter

The biggest water waste often happens in the yard. To reduce usage, water your lawn early in the morning or late in the evening to minimize evaporation. Set sprinklers to avoid sidewalks and driveways, and consider installing a smart irrigation system that adjusts watering based on weather conditions.



## Check for Leaks

A dripping faucet or a leaky hose connection may seem minor, but small leaks can waste thousands of gallons over the course of a summer. Regularly inspect indoor and outdoor fixtures, and fix leaks promptly. Installing water-efficient fixtures, such as low-flow showerheads and dual-flush toilets, can also reduce daily water use.



## Embrace Native Plants

Native and drought-resistant plants require less watering and maintenance. They're adapted to your local climate and can thrive with minimal attention once established. Replacing portions of your lawn with native shrubs, succulents, or ground cover can reduce outdoor water use significantly.



## Be Mindful Indoors

Shorten your showers, turn off the tap while brushing your teeth, and only run dishwashers and washing machines with full loads. These habits, while simple, can save gallons of water each day.





FOOD • RIDES • GAMES

UPCOMING EVENTS

# INDEPENDENCE DAY *in the Park*

The Meadows at Chandler Creek MUD invites you to join us  
for an Independence Day Celebration

When: Saturday June 28, 2025 from 5:00 p.m. to 9:00 p.m.

Where: The Meadows at Chandler Creek Park  
2323 Agarita Trail, Round Rock, TX 78665

**4:30 PM – FLAG RETIREMENT CEREMONY**

**8:30 PM – RAFFLE – 50" TV, GIFT CARDS & MORE!**

(MUST BE PRESENT TO WIN)

**9:15 PM – FIREWORKS SHOW**





# YEAR IN REVIEW:

## The Meadows at Chandler Creek MUD

As we reflect on the past year at The Meadows at Chandler Creek Municipal Utility District, we are proud of the progress made and the continued commitment to serving our community. From infrastructure improvements and environmental initiatives to enhanced communication and community engagement, 2024 was a year of growth and resilience. This Year in Review highlights key accomplishments, celebrates milestones, and looks ahead to future opportunities that will help our district remain a vibrant, safe, and welcoming place to call home. Thank you to our residents, partners, and leadership team for making this year a success.

### TAX RATE DECREASE



In 2024, The Board of Directors of The Meadows at Chandler Creek MUD **voted to decrease the Tax Rate for residents.**

2024 - \$0.2972 on each \$100 of assessed value  
2025 - \$0.286 on each \$100 of assessed value

### BRIDGE REPAINTING IN CHANDLER CREEK PARK

In an effort to help keep our parks looking their best, the Board recently repainted the bridge in Chandler Creek Park.



BEFORE



AFTER

### SIDEWALK LEVELING

Many sidewalks throughout the District have been leveled to improve safety and accessibility for our residents.



### FIELD LIGHTING

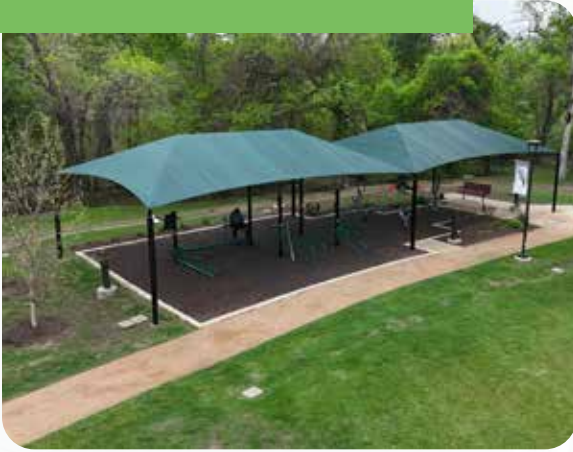
New field lights have been installed at Chandler Creek Park. The Board extends its sincere thanks to M&C Electric for their hard work and dedication in completing this project. M&C Electric has proudly served the District since 2009.





## WORKOUT AREA IMPROVEMENTS

Shade structures have been added to the workout area in Chandler Creek Park to help keep residents cooler and more comfortable during the hot summer months.



## NEW PARK ON WATER SPANIEL WAY

COMING  
LATE  
SUMMER  
2025

Since early 2024, the Chandler Creek MUD Board of Directors has been working to develop a new park on Water Spaniel Way. We're excited to bring this new outdoor space to our community and hope it becomes a place everyone can enjoy. The Board remains committed to enhancing our neighborhood through projects like this now and in the future.





# Consultant's Corner

Consultants play a crucial role in the effective operation and long-term success of Municipal Utility Districts (MUDs). These professionals provide specialized expertise that supports the planning, development, and management of essential public infrastructure.

From designing and maintaining water, wastewater, and drainage systems to navigating legal, regulatory, and financial requirements, consultants help ensure MUDs operate efficiently, remain compliant with state and local laws, and meet the needs of growing communities. Their guidance enables MUD Boards to make informed decisions and deliver reliable, high-quality services to residents.



## **Attorney - Cole Konopka - Coats Rose, P.C.**

A Director in the Austin office of Coats Rose, Cole brings a wealth of experience in local government, public finance, and real estate law. Attorneys play a vital role in ensuring that our District operates efficiently, lawfully, and in alignment with state and local regulations. Cole will support the District in navigating the complex legal, financial, and regulatory landscape that governs Texas MUDs, including compliance with the TCEQ and the Texas Water Development Board. Cole has been with Coats Rose since 2016. He holds a J.D. from Vermont Law School and a B.S. in Environmental Science from TCU, and is active in several professional legal associations.

COATS | ROSE



## **General Manager - Kathy Martire - Inframark**

Kathy Martire, General Manager of The Meadows at Chandler Creek MUD, brings 16 years of industry experience with a strong foundation in billing and customer service. Known for her dedication to reliable and efficient service delivery, Kathy takes great pride in her role supporting the community. She values personal growth and meaningful connections, and her position allows her to foster long-term relationships with clients, making a lasting impact on both residents and the district.

Inframark is a trusted leader in municipal and community management services, known for its commitment to quality, compliance, and exceptional resident service. Inframark offers a full-service MUD management partnership, providing expert support to boards and communities through proven best practices and a team of professionally trained, credentialed staff. Their approach is grounded in community outreach and total quality management, helping districts like ours operate efficiently and effectively.

 **INFRAMARK**



## **Communications - Brian Sparks - Triton Consulting Group**

Brian Sparks is the Chief Operating Officer of Triton Consulting Group, a company focused on municipal communications and public engagement. As the Communications Consultant for The Meadows at Chandler Creek MUD, Brian has played a key role in strengthening the district's digital outreach. His work demonstrates a strong dedication to promoting clear, transparent, and effective communication between the MUD and its residents. Brian has worked with The Meadows at Chandler Creek MUD since 2021 and has helped our district navigate the constantly evolving digital landscape with hands-on support and a strong commitment to service.

Triton offers a comprehensive approach to community engagement, from building custom websites and producing digital media to managing real-time email alerts and emergency notifications. Their work ensures that district communications are not only visually appealing but also functionally dependable—especially when residents need information most. The Meadows at Chandler Creek MUD is proud to partner with Triton in keeping our community informed, connected, and prepared.

**TRITON**

## **Bookkeeper - Tiffany Loggins - L & S District Services, LLC**

L & S District Services plays a vital role in the day-to-day financial operations of The Meadows at Chandler Creek MUD. They are responsible for maintaining accurate financial records, processing invoices, and tracking all incoming and outgoing funds. Their work ensures that the District's finances remain transparent, well-organized, and in compliance with state regulations. In addition to managing financial transactions, L & S District Services prepares monthly financial reports for the Board of Directors. These reports include updates on the District's revenue, expenditures, and budget status. With this information, the Board can make informed decisions about infrastructure improvements, maintenance projects, and long-term financial planning. L & S District Services also assists in the annual audit process, providing detailed records and working closely with independent auditors.

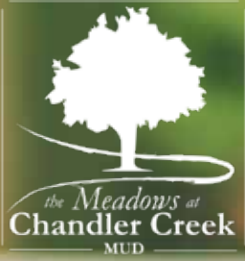
Ultimately, L & S District Services serves as the financial backbone of the District. Their diligence supports sound fiscal management and helps maintain trust between the District and its residents.



## **Engineer - Steven Minor, P.E. - Gray Engineering**

With nearly 10 years of experience in engineering design, construction, and project management, Steven brings valuable expertise and a deep understanding of local infrastructure needs. Engineers play a critical role in MUD operations, overseeing the design and maintenance of essential systems such as water, wastewater, drainage, and roadways. They also work closely with regulatory agencies like TCEQ and TXDOT to ensure projects meet all state and local requirements. Steven has served as a Project Manager at Gray Engineering since 2018 and became a shareholder in 2022. A graduate of the University of Texas at Tyler, he remains actively involved in community initiatives, including service with Brushy Creek MUD.





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*Independence Day  
in the Park*

**JUNE 28 FROM 5-9 PM  
MORE ON PAGE 3**



**Scan the QR code to sign up today!**

The District has implemented a digital notification system to inform residents quickly of a water, sewer, drainage, or other District related event or situation.

What will notifications look like?

Residents registered for this free service will receive text and/or email notification explaining the basics of the situation with a short link to the news post on the District website with more complete details.

**ARE YOU REGISTERED FOR  
RESIDENT ALERTS?**