Dear Lost Creek Resident,

As you know, we are being annexed by the City of Austin on December 15, 2015, and we will convert to a Limited District at that time. Included in this newsletter are some short articles intended to keep you informed of any changes and improvements in the services we provide to you and to help prepare for the City’s annexation and transition to the Lost Creek Limited District.

We make every attempt to contact you during emergencies and we send many announcements, notices and surveys via email to save time and money. It saves you tax dollars if we send notices via email so we request that you send your email contact information to gm@lostcreekmud.org to ensure you are on the list. All email addresses and other contact information is kept strictly confidential.

Sincerely,
Lost Creek MUD Board of Directors

Important Note

Meet Your Lost Creek MUD Board of Directors

From left to right: Chuck McCormick (Secretary); Leah Stewart (Vice President); Eric Castro (President); Nancy Naeve (Treasurer) and Gary Sertich (Asst. Secretary-Treasurer).

New Boulder Trail Park Gazebo

Your Lost Creek MUD is constructing a new gazebo at Boulder Trail Park. The gazebo will be similar to the gazebo located in the Boulevard Park. It will provide shelter from a sudden shower, have a ceiling fan to move the air on still days and be furnished with picnic tables to have outdoor lunches in a scenic setting. The project will cost approximately $35,000 and should be completed by the first of June.

For more neighborhood news and information, visit www.lostcreekmud.org
Update on the Marshall Tract Development

As you enter Lost Creek, the scenic, undeveloped 37-acre tract commonly called "the pasture" on the north side of Lost Creek Blvd., across from Arronimink Drive, is also known as the Marshall Tract. The contract with Atlanta-based Cousins Properties, Inc. to re-zone the Marshall Tract from Single Family (SF-2) to a Planned Unit Development (PUD) has expired and has not been renewed by the landowner, Dan Marshall.

On April 29, Mr. Marshall met with Lost Creek property owners in a town hall-style gathering at the Lost Creek Country Club to present a proposed development for the Marshall Tract, which will be developed by Mr. Marshall himself. Mr. Marshall's team includes L.M. (Mac) and Roy Holder, architects, and Victor Russo, property and business development manager. Paul Schumann, a 35-year Lost Creek resident, introduced the development team and described his role as liaison. Mr. Marshall approached Mr. Schumann due to his extensive research of the Marshall Tract.

At that meeting, the development team proposed rezoning the land from SF-2 to Limited Office (LO). The proposal showed two office buildings, one three-story 40-foot high building closer to 360 and a second four-story 60-foot building closer to Quaker Ridge, with a total of approximately 350,000 square feet of office space. A five-story parking garage would be located between the buildings and there would be a parking lot next to the second building, with a total of approximately 1,350-1,400 parking spaces. These buildings would encompass 17 acres on the north and east side of the Marshall Tract. The team has since lowered the height of the proposed second building to three stories so that no building will exceed 40 feet in height. It was stated that the team does not anticipate requesting the City of Austin for any variances from the LO zoning requirements.

The proposed development would also set aside 20 acres along Lost Creek Blvd. and Quaker Ridge as a private wildlife preserve not accessible to the public. Mr. Marshall stated his intent that these 20 acres be permanently protected from any further development, but that the lot cannot be divided because of impervious cover restrictions. The team is researching ways to protect the land in perpetuity.

The plan would seek to meet Dark Skies guidelines and the entry and exit would be on Loop 360 and/or through the Las Cimas complex. The development would not be connected by road to Lost Creek Blvd.

The LCNA is collecting questions and feedback from residents about the proposal and posting regular updates to its website at http://lcna.com.
Sidewalks Safety Extensions

Last year the MUD Board decided to move forward with three short sections of sidewalk to correct safety and handicap access issues. The short sections of sidewalk are being installed on Whitemarsh Valley Walk near Minikhada Cove, Lost Creek Blvd. and Quaker Ridge Drive.

A short connection of sidewalk was installed along Whitemarsh Valley Walk near the greenbelt entrance to Minikahda Cove. The other two extensions have been done at the intersection of the 4-way stop sign at Lost Creek Blvd. and Quaker Ridge. The $86,556 project is a joint 50-50 cost sharing project between Lost Creek and Travis County of which we will pay only half of the cost or $43,278.

Verde Heights Condominiums

We have received many inquiries about the new retaining wall located at the Verde Heights Condominiums at the entrance to Lost Creek on Lost Creek Blvd.

The developer is replacing the old limestone rock wall with an engineered wall that includes a concrete foundation. The retaining wall that was made out of limestone will be replaced because it was damaged during the construction to the point that it was no longer safe.

New Office Hours

With the transfer of the water utility operations and billing to the City of Austin, Lost Creek has reduced staffing levels and office hours of operation. Office hours now vary from 7 am to 1:30 pm (approximate).

We still have notary capability, a 24-hour answering service and an answering machine at the office. If you need to contact us for meeting room, gazebo or park reservations, please call the main number at 512-327-6243 at any time and your call will be answered as soon as possible.

There is also a Drop Box in front of the office in the event you need to drop of documents such as a park or meeting room deposits, Lost Creek Neighborhood Association dues checks or other related MUD business. Just be sure to put your information in an envelope with to whom it is for (MUD or LCNA) and signed with your name and contact info.

Greenbelt Work Completed

As part of our ongoing Firewise program, we recently completed trimming trees and removing ladder fuel in the greenbelt located between Key West Cove and Big Canyon. The $30,000 project was a joint effort between Lost Creek and the City of Austin Fire and Environmental Departments.
Reserving Lost Creek Facilities
If you are having a party or a meeting, it’s easy to reserve the meeting room located at the District office at 1305 Quaker Ridge Drive or the gazebo at the Boulevard Park. You must be a Lost Creek resident and we require a $100 refundable clean up deposit.

The form is located on our website at www.lostcreekmud.org or you can stop by the office. If the office is closed, there is a Drop Box in front of the office. Then call our main number, 512-327-6243, to set up the date on the calendar. We are working on automating the process to make it easier and less time consuming for you. There is a new locked box Reservation sign on the Blvd. Park gazebo, which lists who has reserved the gazebo and the times reserved. If you did not reserve the park or gazebo and it is not in use, you may use any park facility at any time unless someone else has it reserved.

Lastly, Boulder Trail Park is on a first come first serve basis and is not reserved. The barbeque grills are locked and keys are available at the office, located at 1305 Quaker Ridge Drive.

Dark Skies Initiative
The Lost Creek MUD has received designation as a Dark Skies Community from the International Dark Skies Association.

The Dark Skies program is voluntary and we request residents to consider installing shielded lights when undertaking a renovation or adding outdoor lighting to their house or yard. Information about the program can be located at the Dark Skies Association website, www.darksky.org.

New City of Austin Watering Schedule
The City of Austin took over the Lost Creek utilities in December 2014. The City watering schedule is different than Lost Creek’s former schedule so, when turning your sprinkler on, please reprogram your controller to water based on the City of Austin’s watering schedule. Go to www.lostcreekmud.org, Home Page, Water Awareness Board, and find the “Can I water my lawn today?” question.

Then in the “Customize” box, type in your address and it will show you what day of the week is your current watering day. It is presently only one day a week.

Disposing of Waste Oil
Since the City of Austin assumed the utilities in December, Lost Creek does not accept waste oil any more.

Please do not drop waste oil by the gate at the water pump station on Quaker Ridge as Lost Creek does not own the facility. Please dispose of any waste oil at an approved recycling facility.

Bicyclist Dies on Lost Creek Blvd at WVW Intersection
On April 1, 2015, a bicyclist riding downhill on Lost Creek Blvd. collided with a pickup truck turning left onto Whitemarsh Valley Walk around 5:30 p.m. according to Texas Dept. of Public Safety officials said.

The pickup truck driver stopped immediately after the collision and said he didn’t see the bicyclist when making his left turn onto Whitemarsh Valley Walk. The bicyclist hit the rear corner of the truck because the driver failed to yield, DPS said.

The bicyclist was unconscious when first responders arrived according to the Westlake Fire Department’s report. He was taken to the Trauma Center at Brackenridge Hospital and died later on April 7, 2015. Travis County officials are currently evaluating how to improve the safety of that intersection.

Please remind any of your bicycling friends to please be careful when riding on Lost Creek Blvd., especially when traveling downhill and approaching intersections.
Deed Restrictions Enforcement

One of the current important responsibilities of the Lost Creek MUD is to enforce deed restrictions. This important service that the MUD provides will continue on after December 2015, when the City of Austin fully annexes Lost Creek and the MUD transitions to becoming the Lost Creek Limited District.

They were written to keep our neighborhood attractive and to maintain property values. If you did not receive the deed restrictions for your property at closing when you purchased your home, they are available to you online at lostcreekmud.org.

Type your address into the “Customize” bar located on the Water Awareness Dashboard and it will show your watering day under the City of Austin watering restrictions as well as the deed covenants for your particular developer section of Lost Creek.

Home Additions, Remodeling and Fences

All exterior additions and changes to homes and fences require PRIOR APPROVAL from the LCNA’s Architectural Control Committee. This three-person committee will review your proposed plans for conformity to the deed restrictions and identify any easement issues and answer any other questions you may have about your project BEFORE it is built.

You may get the LCNA’S ACC Building/Remodeling Request form at the lcna.com website or from the MUD office at 1305 Quaker Ridge during office hours. Bring the completed application with any construction plans or official property surveys to the MUD office for processing during the current staffing hours of 7:30 a.m. to approximately 1:30 p.m. If these hours are not convenient for you, please call the MUD office for assistance in finding a mutual time to drop off your ACC application.

The MUD office is the only place to submit your completed ACC applications. All ACC applications are time sensitive and require a WRITTEN reply from the ACC BEFORE any renovation, construction or fence project can begin. Starting a project without a formal written approval submitted to the MUD office, logged in and date stamped can be considered a violation of the deed restrictions by the Lost Creek MUD which may then pursue legal action.

Do not send the ACC application directly to any of the ACC members as it will be returned and possibly not considered for approval!

As the MUD office keeps a record of all valid and approved ACC applications, please feel free to contact the MUD office to see if a neighbor’s new project or fence being started has actual ACC approval. Many times the ACC members will require that an ACC applicant check with his surrounding neighbors to see if they approve of the new project or fence as it may affect their property values, too.

Lost Creek Median
Selected as Yard of the Month

The Lost Creek Entrance Median located at Lost Creek Blvd and Capital of Texas Highway was selected as the March Yard of the Month by the Lost Creek Home and Garden Club.

Non-Emergency Travis County Sheriff Department Contact

If you have an emergency, please call 911. If you need to file a report or need non-emergency assistance from the Sheriff’s Department, you can call 512-974-0845 extension 3 for direct contact with dispatchers. The Travis County Sheriff’s Dept. will still be providing service to Lost Creek until Dec. 15, 2015, at which time the Austin Police Dept. will be servicing our area.

Visit www.lostcreekmud.org for the most up-to-date District news
Lost Creek Municipal Utility District is the local government serving more than 1,250 families in the Lost Creek neighborhood by providing solid waste collection, deed restriction enforcement, beautification and recreational services.

Have a question about your deed restrictions? Are you concerned that a neighbor may not have applied for and/or received the required ACC (Architectural Control Committee) approval prior to beginning the new construction or remodeling project that is currently underway (or about to commence)? Has that fence been approved?

For these and any other questions or concerns that you may have regarding deed restriction enforcement in Lost Creek, please contact Tanya Emmons via email at lostcreek@pinnacletexas.com, by phone at 512-795-8461, by fax at 512-795-8463, or online at www.pinnacletexas.com (Residents link).