

March 2026

QUARTERLY NEWSLETTER

Spring Creek

UTILITY DISTRICT

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YOUR SMART METER

Early leak detection is the key to keeping your monthly bill low and avoiding excess water usage. Residents who use the EyeOnWater app are more likely to detect leaks before they see the increase in fees on their monthly bill.

VISIT WWW.SPRINGCREEKUD.ORG/SMART-WATER-METERS
AND SIGN UP FOR EYEONWATER APP TODAY!



FIRST A WORD FROM THE BOARD

Dear Residents,

We are excited about the upcoming Grand Opening of the District Building which will be combined with our annual Water Smart event on April 7, 2026. Mark your calendars and stay tuned for more detailed information in the coming weeks!

In this first newsletter of the year, we are providing some statistics about water leaks in the district. Most of these are on the customers' side of the meters and this leads us to strongly remind everyone to monitor their monthly usage with the Eye on Water app. Leaks occur also on the district side of the meters, and the Operator relies on our residents to report any water leaks you may notice in streets or common areas.

As we are entering the spring season, many of you may consider some landscaping projects. Have you considered zeroscaping, a water-wise approach that uses drought tolerant

plants and efficient irrigation to reduce outdoor water use? In our Texas climate, this simple shift can help conserve water and lower monthly bills. This is the subject of our featured article on water conservation.

Next, we are providing some financial data on the debt service fund and the new bond the district issued to cover the costs of some of the ongoing projects.

Then, we are talking about the danger posed by some commonly used items that should be kept out of your household trash. Proper disposal keeps our community and sanitation workers safe.

And finally, we are providing you with a brief update on ongoing developments in the district.

We are looking forward to seeing you on April 7, 2026.

Sincerely,

The Board of Directors



Claude Humbert
PRESIDENT



Mark Fusca
VICE PRESIDENT



Leslie Gourley
SECRETARY



Paul Sterling
ASSISTANT SECRETARY



MJ Dougherty
DIRECTOR

Come Check Us Out!

Don't Miss the Water Smart Event & Grand Opening!



SPRING CREEK UD

Water Smart

Event

& Grand Opening

April 7 • 5PM-8PM

Celebrate the Grand Opening of the
**SPRING CREEK
DISTRICT BUILDING!**

- Water Conservation Tips
- Family Activities
- Food & Fun

Water Smart



Tour the NEW DISTRICT BUILDING!

For more information visit the District Webrite at:
www.springcreekud.org

You've Got Leaks!

Every month, our operator, **Municipal Operations & Consulting, Inc. (MOC)**, investigates a large number of potential water leaks throughout the district.

These possible leaks are either:

- Reported by residents, or
- Detected through our water metering and management system.

The table below shows:

- The number of leak investigations over the past 12 months
- The number of leaks found on the **district's side of the meter** that were repaired by the district that month

2025 MONTHLY NUMBER OF LEAKS REPORTED IN SPRING CREEK

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
EOW Leaks	38	49	27	44	108	96	115	160	91	120	97	127
Repaired Leaks in District	2	8	7	8	7	8	7	7	6	13	9	2

As you can see, **most leaks are actually on the customer's side of the meter**. When that happens, the MOC technician will either speak directly with the resident or leave a door tag if no one is home.

Each leak investigation costs the district about **\$35**. When you add that up across dozens (sometimes over 100) investigations per month, it totals **several thousand dollars every month**.

Many of these investigations could be avoided.

Smart meters were installed throughout the district at the end of 2017. However, today **less than 20% of customers are enrolled in the free "EyeOnWater" platform**.

Eye on Water allows residents to:

- Monitor their water usage
- Receive leak alerts

- Catch problems early

Unfortunately, some leaks go unrepaired for days or even weeks. In many cases, customers only discover them after receiving a higher-than-normal water bill or a door tag.

To help conserve water and reduce water loss, the district recently added rules to its **Rate Order** (see Section 1.3.B.) that allow for:

- Temporary suspension of water service under certain conditions
- The district to proceed with necessary repairs in specific situations

The district may consider additional measures in the future.

In the meantime, we strongly encourage all residents to sign up for [EyeOnWater](#). It's free, easy to use, and one of the best tools available to protect your home and conserve water.

Learn more about your smart meter and watch the [short instructional videos](#) about Eye on Water.

Download EyeOnWater Apps:

[iOS](#) | [Android](#)

IMPORTANT NOTICE FROM THE WATER DISTRICT
STAGE 2 MANDATORY DROUGHT CONSERVATION
IN EFFECT

Date: «DATE»

Address: «ADDRESS»

District: «DISTRICT»

WEBSITE: WWW.MUNICIPALOPS.COM

Dear Customer:

Your smart meter that has been installed is currently reporting a leak of «LEAK» gallons/hour. You can create an account online to monitor your usage and leaks.

To get started from your computer, follow these steps:

- 1) Visit "http://eyeonwater.com" using a support browser
- 2) Click on the "Create Account" link
- 3) Enter your service area code
- 4) Enter your water billing account number
- 5) Confirm your information is correct
- 6) Enter your log-in username and address
- 7) Create and confirm your password
- 8) You will get a confirmation email from BEACON. You must verify your email address by clicking on this link. Once you do, you may start logging in using your email address and password.

If you have any questions or need assistance creating your Eye On Water account, please call our office at (281) 367 - 5511.

1825 N Mason Road
Katy TX 77449
281-347-8686

20141 Schiel Rd.
Cypress, TX 77433
281-367-5511

Example of a Doortag if you have a Leak.





What is Zero Scaping?

Zeroscaping, is a landscaping approach designed to use minimal water while still looking beautiful and functional. It's especially smart in regions like the Houston area – where hot, humid summers alternate with dry spells – because traditional lawns and high-water gardens can be expensive to maintain and wasteful in terms of water use.

Unlike the misconception that zeroscaping means “just rocks and cactus,” a well-designed zero-scape yard can include lush native plants, ornamental grasses, shrubs, trees, and colorful perennials that require far less irrigation than traditional turf.

Why Houstonians Are Turning to Zero Scaping

1. Major Water Savings

Zeroscaping can cut outdoor water use by 50% to 75% compared to traditional lawns – significantly lowering your water bill, especially during the peak summer irrigation season.

2. Lower Maintenance

Once established, zeroscaped landscapes typically need much less mowing, fertilizing, and pest control. That means more time enjoying your yard and less time working in it.

3. Better for the Environment

Zeroscapes reduce the need for chemical fertilizers and pesticides, minimize runoff, and help support native wildlife like birds and pollinators when you choose the right plants.

4. Beautiful & Diverse

With the right design, a zeroscaped yard can be colorful, textured, and visually striking, not just gravel and mulch. Houston's climate supports a wide palette of drought-tolerant and native plants that offer seasonal blooms and attract butterflies and hummingbirds.

How to Plan Your Zero Scape Landscape

Here's a simple step-by-step approach to designing a successful zeroscape:

1. Assess Your Yard

Pay attention to sun exposure, soil type, and drainage patterns. These features influence what plants will thrive where.

2. Create a Design Plan

Draw a rough layout of your yard. Note places for paths, patios, shaded seating, and plant beds. Group plants with similar water needs together.

3. Select Water-Wise Plants

Choose plants that are native to Texas or adapted to dry conditions. Many of these plants thrive with minimal supplemental water once established. Houston is unique ecologically, sitting at the crossroads of multiple ecozones, meaning there's great diversity available.



Here are some excellent choices for the Houston area:

Beautyberry – Purple berries and attractive foliage

Firebush – Red-orange blooms that attract hummingbirds

Texas Lantana – Tough, colorful blooms

Eastern Purple Coneflower – Easy perennial for vibrant color

Ornamental grasses like gulf muhly

4. Use Efficient Irrigation

Install drip irrigation or soaker hoses to deliver water directly to plant roots, reducing evaporation and waste.

5. Add Mulch

Mulch helps retain soil moisture, suppress weeds, and regulate soil temperature – all key to a thriving zero scape

6. Include Hardscaping

Features like gravel paths, stone patios, and decorative boulders can reduce lawn areas and add visual structure to your landscape.

Common Myths vs. Reality

Myth: zeroscaping means barren, rock-covered yards.

Reality: A well-designed zero scape can be lush, full of diverse plants and color while still saving water.

Myth: zeroscapes require no maintenance.

Reality: While they reduce routine tasks, zeroscapes still benefit from occasional care – especially during establishment and extreme dry periods.

Bonus: Support Local Wildlife

Unlike turf-only lawns, zeroscapes planted with native and drought-tolerant flowers and shrubs provide food, shelter, and pollen for bees, butterflies, and birds – helping sustain local ecosystems right in your backyard.



Stay Connected with **SPRING CREEK UTILITY DISTRICT** — Sign Up for Text Alerts!



WHY JOIN?

-  Water Outages & Boil Notices
-  Severe Weather Alerts
-  Community & Emergency Updates
-  Important Local Notices

Get alerts tailored to your area!



HOW TO SIGN UP

It's EASY & FREE!

Sign Up Online:

www.springcreekud.org/alerts



Register Multiple Phones & Emails

Opt out anytime: Reply "STOP"

Stay Informed. Stay Safe. Sign Up Today!

Spring Creek UD Issues a **NEW BOND**

The Texas Commission on Environmental Quality (TCEQ) which oversees the Municipal Utility Districts approved the SCUD board's request to issue a **\$26.6 million bond** to pay for projects already underway in the district.

To better match project timelines, the Board decided to split the total amount in two (2) separate issues:

- **\$17.2 million** was issued last month.
- **\$9.4 million** will be issued later as the other approved projects move forward.

Didn't Voters Already Approve Bonds?

Yes! In May 2019, the voters approved a

proposition to **authorize** the district to issue Tax Supported Bonds for a total amount of up to **\$140 million**. This was based upon a 40-yrs Capital Investment Plan (CIP) that included:

- Replacing or Rehabilitating aging infrastructure
- Upgrading existing facilities
- Building new facilities

This authorization is like obtaining a **line of credit**, and bonds are only issued when projects are ready to move forward. Then, these are subject to the review and approval of the state agencies that oversee Municipal Utility Districts.

Once a year, the board reviews and updates the CIP for the next 10 years and decides which project might be covered by the Operating & Maintenance Fund (cash) and those that may require financing (bonds).

How Does New Bonds Affect My Tax Rate?

When bonds are issued, they are repaid through the Debt Service portion of your tax rate.

The good news is that over the past few years, the district has been able to reduce the tax rate from **\$0.72 per \$100 of valuation** to the current rate of **\$0.55 per \$100 of valuation** as shown in the table below.

SCUD BONDS AND DEBT SERVICING DATA

Series #	Date of Issuance	Original Principal Amount (\$)	Certified Taxable Assessed Valuation at time of issuance (\$)	Total Amount Outstanding at time of issuance (\$)	Debt to Certified Valuation Ratio (%)	Debt Service tax rate at time of issuance	Current Outstanding Balance (\$)
2015	Aug 2015	9,375,000	394,143,870	46,590,000	11.82	0.73	7,375,000
2016R	Feb 2016	5,305,000	448,432,439	45,235,000	10.09	0.73	4,475,000
2017	Apr 2017	8,325,000	488,994,227	52,115,000	10.66	0.73	5,400,000
2017R	May 2017	5,400,000	488,994,227	52,115,000	10.66	0.73	3,960,000
2018	May 2018	9,500,000	539,531,651	59,800,000	11.08	0.73	8,100,000
2019R	Jul 2019	7,300,000	568,458,723	58,230,000	10.24	0.72	5,530,000
2021	Feb 2021	9,600,000	661,295,155	63,615,000	9.62	0.71	7,600,000
2021R	Jul 2021	7,770,000	661,306,922	64,060,000	9.69	0.71	7,525,000
2026	Feb 2026	17,200,000	1,037,285,970	67,165,000	6.48	0.55	17,200,000

Various factors have contributed to this:

- Increased property values and new developments resulting in a significant increase in the total assessed valuation.
- Refinancing existing bonds at better rates.
- Partial defeasance of debt.
- Delaying issuing new debt.

All these factors, combined with the use of the Operating and Maintenance fund (cash) whenever possible, have helped reduce the ratio between the total debt and the certified valuation (equivalent to the debt-to-income ratio for a mortgage) and therefore allowed the board to reduce the debt service tax rate accordingly.

What Happens Next?

While we may not see the same rapid property value growth or refinancing opportunities in the future, we still have many projects planned in the future, and the Board will continue to manage the district's finances conservatively and responsibly.

THE HIDDEN DANGER: GARBAGE & RECYCLING TRUCK FIRES

Most people think of trash and recycling trucks as safe, everyday vehicles quietly keeping our neighborhoods clean. But when hazardous materials are thrown in with regular household waste, those same trucks can become dangerous fire hazards.

Why Fires Happen

When incompatible or flammable items are placed in trash or recycling carts, they can ignite when crushed or compacted.



For example:

- **Lithium-ion and other rechargeable batteries** can spark if damaged.
- **Aerosol cans** may rupture under pressure or heat.
- **Household chemicals and fuels** can catch fire when mixed with other trash.

What Not to Put in Your Trash or Recycling Carts

To prevent fires, **keep the following hazardous items out** of curbside trash and recycling programs:

- **Lithium-ion, Ni-Cd and lead-acid batteries**
- **Electronics (phones, laptops, tablets)**

- **Household chemicals & cleaners**
- **Paints, stains, solvents, adhesives**
- **Propane cylinders and pressurized canisters**
- **Fireworks**
- **Hot or smoldering ashes/charcoal**
- **Pool and garden chemicals**
- **Flammable liquids (gasoline, kerosene)**

These items can be volatile when compacted and may catch fire spontaneously if damaged or mixed with incompatible substances.



Where to Drop Off Hazardous Waste

Montgomery County Precinct 3 Residential Recycling Center

This facility accepts a wide range of recycled and hazardous materials including batteries, electronics, car batteries, motor oil, antifreeze, fluorescent bulbs, and under certain schedules, **paint and household chemicals**. Fees may apply for some items.

Hours & details:

<https://mctxpct3.org/facilities/recycling/>

Tips for Hazardous Waste Drop-Off

- **Keep items in original containers** with labels intact when possible.
- **Never mix chemicals** together during transport – that can create dangerous reactions.
- **Call ahead** to confirm what items a facility accepts and what fees (if any) apply.



Why This Matters

Proper hazardous waste disposal isn't just about keeping your home safe – it protects:

- **Sanitation workers and truck drivers**
- **Your neighbors** from waste truck and facility fires
- **The environment** from toxic releases

Taking a few extra minutes to dispose of batteries, paints, chemicals, and other hazardous materials properly helps reduce the risk of dangerous fires and costly accidents in waste management systems.



Project Updates

Here is a brief update on the status of the projects currently underway in the district:

1. BCS Locke Tract Development:

The 1st phase of the development of the site located at the corner of the Grand Parkway and Birnham Woods will begin soon. This will include adding turning lanes on the Grand Parkway feeder road and improving traffic at the entrance of the Snyder Elementary school. The Retail Village will be the highlight of Bender's Grove. It will include multiple buildings surrounded by green spaces and will connect to the trail around the detention pond. Larger commercial pads will be developed separately around the Retail Village. Requests for bids have been sent for the relocation of utilities (water and sewer lines) and for the expansion of the detention pond.



2. Astra Benders Landing:

Developers have indicated that they are currently on schedule to open the first 3 buildings and start tenant move-ins in 6 weeks. They have also started the design on the commercial/retail tract at the front of the property.