



424 Coventry Rd, Spicewood, TX 78669

Christofer Bost
TCEQ Region 11
P.O. Box 13087
Austin, TX 78711-3087

August 30, 2022

Dear Mr. Bost,

We, the Board presidents of the nonprofit Windermere Oaks Water Supply Corporation (WSC) and the Windermere Oaks Property Owners Association (POA), represent home, hangar, and lot owners in the Windermere area of Spicewood, an unincorporated region within Burnet County.

It has come to our attention that the TCEQ is requiring the WSC to limit general public access to areas that the WSC is using, or will use, for its dispersal of its effluent water. The TCEQ requirement would be for a 6-foot cyclone fence with barbed wire top extension. On behalf of our customers and residents, we offer the following information and requests:

- Currently, the general public is not allowed in the Windermere Oaks neighborhood (CCN 20662). Our subdivision can only be accessed through a gate controlled by security codes. Similarly, there is a neighboring private airport which has an access gate with security codes. The water company services the private hangars in the airport. Both security gates control egress and ingress to CCN 20662. **There are no other access points.**
- The TCEQ recommendation to fence off the area would detract from the aesthetics of this rural area neighborhood. The fencing would be a visible eyesore to all residents entering the neighborhood along Exeter Dr., its single, mile-long main road. Escaping those sorts of urban reminders is precisely the reason most people move to Windermere Oaks or secure their second home here. Our neighborhood deed restrictions do not allow cyclone fences. The fencing would impact all landowners' values, decreasing the rural 'feel' of the area.
- The cost of such a fence would be prohibitive to the WSC given its needs to keep pace with community growth. The WSC only has about \$600,000 in annual revenue and it is already completing a \$300,000+ storage tank addition and clarifier conversion. Similarly, the WSC is working on a zebra mussel mitigation project, with estimated costs in the \$100,000. The funds required for the fence is estimated between \$50,000 to \$100,000. This has not been contemplated in the rate structure.
- In view of the cost of the fence, the WSC is exploring other ways to comply with TCEQ regulations:
 - Purchasing equipment to improve the quality of its effluent water would mitigate the TCEQ requirement. Instead of a fence, it would better for all if time is given for the WSC to investigate how to pay for equipment costing \$150,000 for improving the effluent water. The total project cost might be \$250,000. Either the fence or the equipment will require the WSC to seek extra external financing.
 - Planting a line of cedar trees along the small visible area of our existing effluent dispersal field would be another way to discourage trespassers.

In sum, we want to express our initial reactions to this situation on behalf of our members.

Sincerely,

Joe Gimenez
WOWSC

George Pareja
WOPOA