

Cedar Park Annexation of the Ranch @ Cypress Creek MUD 1

Dear friends and neighbors,

As some of you know by now the City of Cedar Park will vote in January to put our neighborhood on a 3 year annexation plan. While most of us are very interested in being annexed into the city, significant changes in our neighborhood are likely to occur because the MUD will be terminated. We encourage you to attend the MUD meetings, especially the two upcoming in January –

January 3, 2008 @ 12:00 Noon – Lloyd Gosselink, 816 Congress Ave., Suite 1900, Austin, Texas, 78701

January 17, 2008 @ 12:00 Noon – Lloyd Gosselink, 816 Congress Ave., Suite 1900, Austin, Texas, 78701

The benefits of being annexed by the city are well known, and they include city police and fire protection for no additional cost, the ability to vote in city elections, and a slightly lower tax rate. On an apples to apples comparison the average home owner in our neighborhood will save approximately \$12-14 per month after tax benefits are considered.

What is less known by most people is what we will lose in exchange for the tax rate savings. It could easily have an impact on our neighborhoods appearance and the value of our homes. The primary services that will be impacted by this annexation are (1) significant reduction in our overall landscape maintenance for all of our common areas and roads, and (2) termination of restrictive covenant enforcement for the majority of our neighborhood. We will be communicating with you in more detail on these issues and what they mean for everyone.

It is important that you understand this impact and communicate your concerns with your MUD Board and with the Cedar Park City Council as we move into a phase of negotiations on this annexation. Some of our citizens have already communicated with the City officials. Several have expressed support for annexation while expressing a desire that we negotiate a way to maintain our neighborhood at the level of quality that we currently enjoy. Other home owners have told the Council they do not care about things like covenant enforcement and landscaping/maintenance differences, and all they want is to be annexed. Regardless of your opinion, we need to know how you feel.

Whatever level of service Cedar Park provides to their communities now will be provided to us when annexed. While fair, in many cases that is less service than we currently provide for ourselves. You have a significant investment in this community. Your taxes paid for the common area fence, the landscaping maintenance and irrigation at our entryways and along all the main streets, the current level of police protection that has our crime rate at a low level compared to surrounding areas, and covenant enforcement that keeps the quality of our neighborhood at a very high level. We must find a way to protect that investment long term.

The city has committed to negotiating with us in good faith through this process, and try to find a ways to mitigate the concerns that we have. They are good people, and we trust they will do what they say.