

The background of the entire page is a soft-focus photograph of autumn leaves falling through the air. The leaves are in various shades of yellow, orange, and red, creating a bokeh effect against a darker, blurred background of trees. The overall mood is serene and seasonal.

Spring Creek

UTILITY DISTRICT

September 2025

QUARTERLY NEWSLETTER

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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

Firstly, we hope to see everyone at National Night Out this October 7. We will have a live DJ, balloon artist, face painting for the kids, and much more. But more importantly, NNO is about coming together and meeting with our local heroes that serve the community on a daily basis and getting to know who your fire department and constables are.

In this September issue of our newsletter, we will continue the water conservation topic that we started in our previous issue (Water Losses and Leaks) focusing on leaks that happen in and around the home.

Next, coming into the holidays, we will be discussing FOG (Fat, Oil, and Grease) and other things that are detrimental to your pipes and our sewer systems. These can cause costly repairs, and ultimately the cost gets passed down to the customer (you). We have the most trouble with FOG in the pipes during the holidays and hope this year residents

remember to throw away small amounts of oil in the trash or store large amounts in jars and dispose of it in hazardous waste facilities.

Then, the Attorney for the District will present some updates from the Texas Legislature dealing with water issues in the state and other new or proposed laws that may affect MUDs and/or residents in the future.

This newsletter also includes a copy of the press release published jointly by the SJRA and the City of Conroe regarding the settlement agreement ending the long-lasting litigation.

Lastly, we will provide a brief update on some ongoing projects in the district.

As always we hope you enjoy reading our Newsletter. You can find previous versions of the Quarterly Newsletter [here](#).

Claude Humbert

PRESIDENT OF THE BOARD



Claude Humbert
PRESIDENT



Mark Fusca
VICE PRESIDENT



Frederick Sunderman
SECRETARY



Leslie Gourley
ASSISTANT SECRETARY



Paul Sterling
DIRECTOR

SPRING CREEK UTILITY DISTRICT INVITES ALL RESIDENTS OF THE DISTRICT TO JOIN US FOR NATIONAL NIGHT OUT!



Tuesday Oct 7, 2025

5:00 pm to 8:00 pm

Fox Springs Park

29427 ½ Brookchase Dr.

Meet your local firefighters and constables and learn more about the services they provide like vacation watches and extra patrols.

Residents will also have the opportunity to win some door prizes by participating in a “quiz”. Door prize winners will be selected, via drawing, among the participants with correct answers.





WATER CONSERVATION:

WATER LOSSES AND LEAKS (PART TWO)

In our June newsletter, we highlighted the importance of water conservation management strategies in meeting the future demands in Texas and indicated that reducing water losses was one of the major strategies in that respect.

In this article, we will discuss common leaks on the consumer side, both inside and outside the house.

Outside the house

- **Water line between the meter and the house:** As the service line to the house is buried in the ground, a leak can go undetected for a long period of time as the water will flow through the path of least resistance and may surface far away from the source of the leak. Of course, soggy soil or pooling water in the yard can be an indication that there is a leak somewhere. The best way to find out if there is a leak in that service line is to shut off the valve at the house and to check the meter to see if water is still flowing.
- **In ground irrigation system:** Just like the water line servicing the house, irrigation lines can crack or break. Broken sprinkler heads or nozzles are also a common occurrence and even though these might not be continuously leaking, these will cause an excessive use of water that could go undetected for a while, mainly if irrigation takes place before dawn or after dusk as recommended. By regularly checking your water consumption with the EyeOnWater app, you will be able to notice usage spikes quickly

and minimize the impact of excessive water consumption on your water bill(s).

- **At the spigots or hose bibs:** valves could be leaking or, more often, the connections with the hose are not tight or faulty (damaged hose washer).
- **Pools and spas:** Pools in particular can use a lot of water due to evaporation, filter backwashing, or splash out. It is important to know what your normal water usage is and be able to determine any increase that could be indicative of a potential problem. Leaks can occur at the pool, around the pool (underground piping) or at the pool equipment (pump, filter, etc.). The most common leak sources in a pool are the skimmer, plumbing, and the pool liner. Structural cracks in the concrete or plaster can also be a source of water leakage. The exact location of a leak might not be easy to find, and the help of a pool professional might be necessary to run some specific tests.

Many leaks outside the house occur during the winter months. We are not used to having very hard freezes in Houston and therefore, many people do not think about winterization. Winter storm Uri in 2021 was a harsh reminder of the need to take the necessary precautions in the winter to protect all exposed pipes, valves and equipment. Irrigation systems may need to be drained and purged. For pools and spas, procedures may vary depending upon the equipment in place. Complete drainage might be required, or it might be necessary to keep the water circulating. Either way, follow the instructions provided by your equipment supplier.

Inside the house

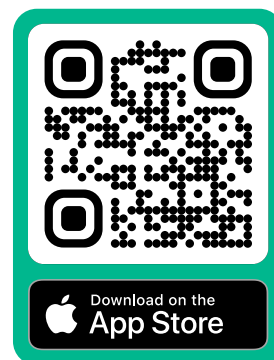
- **Toilets:** Toilet leaks are among the most frequently found leaks inside a home. While large leaks (running water) can be easily heard, small leaks (dripping) caused by a worn flapper or rubber washer, may not be audible and can be detected doing a test with a food coloring or non-toxic dye tablet. A leaky toilet can waste 200 gallons of water per day.
- **Faucets:** From dripping to large leaks that could waste more than 30 gallons of water a day, faucet leaks can happen over time. Even a faucet leaking at a rate of one drop per second can waste up to 3,000 gallons of water a year. The causes of these leaks are mainly broken washers, malfunctioning O-rings, deteriorating valve seats or other internal parts depending upon the type of faucet.
- **Pipe connections to sinks and appliances:** Pooling of water underneath sinks, dishwashers, refrigerators and clothes washers would be an indication of a leak in the supply line, improper connection, or loose fitting.
- **Water heaters:** leaks in water heaters can occur at either at the top of the tank (cold water inlet valve, temperature and pressure relief valve, anode rod port, loose or corroded pipe fittings) or the bottom (drain valve or tank leaking). Water pooling under the tank or presence of rust (either on the top of the tank or its bottom) can be an indication of a problem.
- **Water purifier systems:** just like with any other appliance in the home, leaks can occur at loose connections. Housings that hold the filter cartridge can be damaged and allow water to leak out. Clogged drain lines and faulty O-rings can also be the

cause of leaks. With water softeners, the brine tank can overflow due to a malfunctioning float valve.

- **Piping:** Leaking in pipes can happen behind the walls and usually is not detected until damage is visible, such signs of moisture or mold on your walls, ceiling or floors. Thermal imaging is a non-invasive method that can be used to quickly identify areas with higher moisture levels and then take the necessary steps to locate the origin of a leak. No piping material is immune to pipe leaks. Leaks can be the result of faulty material, defective connection between elements, freeze, external impact (for example a nail) or corrosion in the case of metal pipes.

As you can see, leaks can occur in many different places in and around your home. Many of these are easy to locate and fix. The Environmental Protection Agency (EPA) estimates that “easy-to-fix” leaks account for nearly 1 trillion gallons of water wasted each year in U.S. homes and said that the average household leaks nearly 10,000 gallons of water per year.

By checking your water bill and the **EyeOnWater** app on a regular basis, you will not only be able to see how much water you are actually using for different activities, but you will also be able to see abnormal increases or spikes from one day to another or month to month. Via the app, you can also set up an alarm to be notified of any potential leak.



FOG:

FAT, OIL, AND GREASE

PROTECTING OUR PIPES: THE HIDDEN DANGERS OF FATS, OILS, AND GREASE (FOG)

At Spring Creek Utility District, we work hard to keep your water and wastewater systems running smoothly and affordably. One of the biggest threats to our sewer lines—and your wallet—is something many households don't think twice about: **fats, oils, and grease (commonly called FOG)**.

When fats, oils, and grease are poured down drains, sinks, or flushed through toilets, they don't just disappear. Instead, they cling to the inside of pipes and harden over time, creating stubborn blockages that can lead to costly backups, sewer overflows, and damage to our shared infrastructure.

Unfortunately, removing these blockages requires expensive maintenance and repairs. Those costs ultimately get passed down to customers in the form of higher rates and fees. Preventing FOG from entering the sewer system is one of the simplest and most cost-effective ways to protect both your home and the entire community.

How FOG Damages Pipes

- **Builds up inside pipes:** Like cholesterol in arteries, FOG slowly narrows the flow of wastewater until it clogs completely.
- **Causes sewer backups:** Blocked pipes can push sewage back into homes, streets, and yards—creating health hazards.
- **Raises utility costs:** Clearing blockages, repairing pumps, and cleaning contaminated water all increase operational expenses.

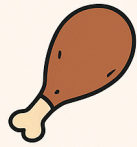
By keeping FOG out of the system, we can save money, prevent emergencies, and extend the life of our pipes.



Things That Should Never Go Down a Sink



Fats, oils, and grease



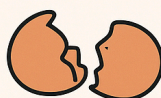
Meat drippings or food scraps



Dairy products



Coffee grounds



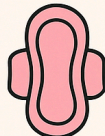
Eggshells



Paper towels, napkins, and tissues



Disposable wipes (even those labeled "flushable")



Feminine hygiene products



Cotton balls, swabs, or dental floss



Paints



Household Chemicals



Medications

What NOT to Put Down Drains, Sinks, or Toilets

To protect our sewer system, please avoid disposing of the following items through household plumbing:

- **Fats, oils, and grease** (from cooking, frying, or food scraps)
- **Meat drippings or food scraps**
- **Dairy products** (milk, cheese, butter, cream)
- **Coffee grounds**
- **Eggshells**

- **Flour, pasta, or rice** (they swell with water and cause clogs)
- **Paper towels, napkins, and tissues**
- **Disposable wipes** (even those labeled "flushable")
- **Feminine hygiene products**
- **Cotton balls, swabs, or dental floss**
- **Household chemicals, paints, or medications**

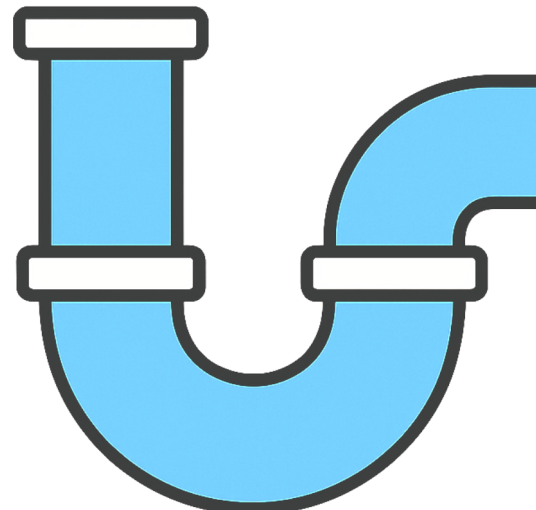
Easy Alternatives

- **Wipe pots and pans** with a paper towel before washing.
- **Pour cooled grease** into a can or container and dispose of it in the trash or at your local hazardous waste disposal center.
- **Use sink strainers** to catch food scraps and throw them away.

Together, We Can Keep Our System Flowing

Every small step makes a big difference. By properly disposing of fats, oils, grease, and other harmful materials, Spring Creek Utility District customers help reduce repair costs, protect the environment, and keep rates affordable.

Thank you for doing your part to keep our community's pipes clear and our water system strong!



SJRA AND CONROE SETTLE THEIR DISPUTE!

As a participant in the SJRA Groundwater Reduction Plan, we are glad to announce that after years of legal battles, the SJRA and the city of Conroe have finally reached an agreement and settled. This will benefit all the GRP participants as SJRA will be able to increase the surface water plant production closer to its maximum designed capacity without additional charges and to reduce the balance on the current debt (Bond). Here is a copy of the press release published on August 15, 2025.



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FOR IMMEDIATE RELEASE

August 15, 2025

City of Conroe and San Jacinto River Authority Reach Settlement Agreement

Conroe, Texas—Today the San Jacinto River Authority (SJRA) Board of Directors unanimously approved the execution of a Mutual Release and Settlement Agreement with the City of Conroe to end current litigation related to the SJRA Groundwater Reduction Plan (GRP). The City of Conroe considered and approved the Mutual Release and Settlement Agreement at a City Council meeting on Thursday.

SJRA General Manager, Aubrey Spear, said “We appreciate the City of Conroe’s efforts in working with SJRA in reaching this settlement agreement. Putting this litigation behind us is best for all GRP participants and their rate payers. With Conroe’s payment and savings on legal fees, the wholesale water rates will go down. Ending the litigation also strengthens our partnership with Conroe to continue supplying water to its growing population.”

Conroe City Administrator, Gary Scott, said “After months of negotiations, I am pleased with an outcome that is truly beneficial to both parties. Securing additional water is critical to Conroe’s economic growth and long-term vitality. We recognize and appreciate the efforts of the San Jacinto River Authority in working with us. This agreement represents a shared commitment to the betterment of us all. This is a historic decision that sets Conroe on the path to the future.”

The agreement settles legal disputes between the parties dating back to 2016 when the City of Conroe disputed increases in wholesale water rates related to SJRA’s 2010 Groundwater Reduction Plan contract.

In the settlement, the City of Conroe agrees to pay the full amount that it has short-paid SJRA since 2017 to the present that it has been holding in escrow. Conroe also agrees to begin paying the current rate for treated surface water from Lake Conroe and the groundwater pumpage fee going forward.

On the other hand, SJRA agrees to provide Conroe with additional surface water, reduce the term of Conroe’s GRP contract from 80 years to 40 years, forgive penalties and fees on past due amounts, and clarify in the contract that there is no obligation by the City of Conroe to participate in future GRP phases or expansion of the GRP water treatment plant.

Agreement documents are in the process of being fully executed.

###



LEGISLATIVE UPDATES

WITH JONATHAN ROACH

Legislative Update: 2025 Texas 89th Session

The 2025 Legislative Session brought significant changes that affect communities across Texas. Here are highlights of select bills from the session impacting Spring Creek UD and its customers:

Big Wins for Districts and Residents

Water Infrastructure

HJR 7 (Proposition 4) – Creates the Texas Water Fund, dedicating up to \$1 billion annually for statewide water projects (pending voter approval in Nov. 4, 2025).

SB 7 – Directs funding for new water supply initiatives.

HB 500 – Provides \$2.5 billion in infrastructure appropriations, including water systems.

SB 1532 – Requires transparency on Texas Water Development Board projects.

SB 1583 – Increase groundwater oversight and public notices before groundwater testing.

SB 612 – Caps certain connection fees on new developments in certain utility districts.

HB 1318 – Streamlines water/sewer service certificates in annexed areas.

Property Tax Relief (Pending Voter Approval – Nov. 4, 2025)

SJR 2 (Proposition 13) – Increases school tax homestead exemption from \$100,000 to \$140,000.

SJR 85 (Proposition 11) – Increases school tax exemptions for elderly/disabled from \$10,000 to \$60,000.

HJR 1 (Proposition 9) – Authorizes exemption of up to \$250,000 of business personal property used for income production.

Public Safety & Disaster Recovery

HB 4264 – Establishes peace officer grant funding.

HB 3010 – Creates rural infrastructure recovery grants for faster post-disaster rebuilding.

HB 1584 – Adds water/wastewater facilities to the state's "critical infrastructure" list for power restoration priority.

Governance & Transparency

SB 1025 – Requires any tax increase ballot language to clearly state "THIS IS A TAX INCREASE."

HB 103 & HB 3526 – Create new public databases for local government bond & tax election information.

HB 149, HB 1500, HB 3512 – Add cybersecurity and AI training requirements for local officials.

SB 1062 – Allows digital publication of required public notices.

These legislative changes ultimately mean (if approved by voters, as applicable):

- **Secured funding for water projects across Texas.**
- **Expanded property tax relief for homeowners, seniors, and small businesses.**
- **Improved disaster recovery and safety tools for local communities.**
- **Greater transparency and accountability in bond elections and governance.**

The Nov. 4, 2025, election will include 17 Texas Constitutional ballot measures, some of which are noted above by Proposition number. For a complete list and explanations, see:

<https://www.sos.texas.gov/elections/forms/2025-explanatory-statements.pdf>

PROJECT UPDATES

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

- 1. SCUD water Plant #3:** The contractor mobilized at the beginning of July and started with the foundation for the water storage tank (see picture). He also poured the slabs for the building, the generator and the hydropneumatic tank footings. The drilling contractor is expected to mobilize soon and to drill a pilot hole.



- 2. District Building:** The building itself is now enclosed (see picture). Critical inspections (Wood framing, structural steel, exterior water proofing, etc...) have been completed. Exterior masonry and sheetrock installation as well as spray foam insulation on the inside are the next major steps. The contractor is still on schedule to have the building ready during the first quarter of 2026.

- 3. The Alcove at Bender's Landing:** The developer's contractor has been moving at a fast pace and working on all buildings at the same time. The first building and clubhouse are expected to be completed around January 2026. The developer is beginning with the design of the commercial portion of the site, which will be in front of the property. Their intent is to attract restaurants and businesses that align with community interests.

