



COMAL COUNTY WATER RECREATIONAL DISTRICT NO. 1
P.O. Box 310009 New Braunfels, TX 78131-0009

Website: www.ccwrld.com

Secretary: ccwrld@gmail.com

Island Manager theislandmanager@gmail.com (512) 775-4344

Dear New CCWRD No.1 Property Owner,

Welcome to CCWRD No.1! As a new property owner within CCWRD No.1, the following important information is for you.

The CCWRD No.1 is a special water district created by the Texas Legislature for the purpose of keeping the purity and sanitary condition of the Comal Springs with the District owned property and for the management of all District Recreational Facilities. Those facilities include Spring Island and all the small islands, bridges, the Comal Springs and the riverbeds within the District. CCWRD No.1 is charged with managing and maintaining all District Recreational Facilities for the safety of all property owners and guests.

CCWRD No.1 is authorized to fund this management by way of annual Tax Assessments and Special Tax Assessments when needed. CCWRD No.1 is not a neighborhood association, POA or HOA. CCWRD No. 1 is a political subdivision of the State of Texas. You are billed an annual tax assessment determined by the Board of Directors. These are not "dues" but are an actual tax assessment. Tax assessments will be mailed to you via regular USPS mail in October. District Recreational Facilities may be suspended if the tax assessments are not paid on time. Late payments are subject to penalties and interest. The District has the right to file a tax lien on a property in case of nonpayment.

CCWRD No.1 Board of Directors has been given its authority by the Texas Legislature (SB 419) to govern, manage and fund management of all District Recreation Facilities within CCWRD No.1. This includes budgeting and tax assessing, all facility management items including security, maintenance, repairs, and the creation and enforcement of all Rules & Regulations for property owners and guest safety, and authorized use and users of District Recreation Facilities. The CCWRD No.1 Board of Directors is made up of three members, elected bi-annually (May of odd year) by registered voters that own and reside in CCWRD No.1. A quorum (2) of the Board of Directors meet in regular sessions quarterly (dates TBD).

The Board of Directors also regularly meet quarterly with the CCWRD No.1 Property Owners on the first Saturday in February, May, August and November to present current financial information, discuss ongoing regular maintenance/repairs items, security issues/concerns, homeowner input, etc. This is the best forum for you to stay in touch with the Board of Directors, your neighbors, and what is going on with all District business. Only District business will be conducted at any meeting. There may or may not be a quorum (2) of Board of Directors present at the Property Owner meeting.

The Secretary's office is an appointed (non-voting) Board Member position. It operates under the direction of the Board of Directors and works directly with the District Manager. This office is charged with obtaining and keeping all District property ownership information as well as regular administrative duties including budgeting, payroll, tax reporting, audits, tax collections and payables. Property Ownership information includes all property ownership, contact information, tax assessment billing and collection, tracking authorized users of District Recreational Facilities and all Board of Director communications to Property Owners.

Property Owners are required to inform the Secretary's office ccwrld@gmail.com as soon as possible with any information changes including change in ownership (bought or sold), contact information, children/grandchildren information, tenant information and house guest exceptions. Additionally, if you plan to sell your property, please contact the Secretary for the necessary transfer forms. You may reach the Secretary, Amie Sheck by email (best): ccwrld@gmail.com, mail: PO Box 310009 New Braunfels, TX 78131.

The District Recreational Facilities Manager is also appointed by the Board of Directors to manage all maintenance and usage of District Recreational Facilities as directed by the Board of Directors. This office handles all Party Reservations, Security Issues/Concerns, Violations of the Rules & Regulations, Maintenance Issues/Concerns, and property owner user issues/concerns regarding Spring Island. Tim Van Delden is the District Manager and is available by email (best): theislandmanager@gmail.com or Tim's Cell: (512)775-4344.

As soon as possible, please complete and submit the New Owner Packet found on this site. Recreational privileges will be granted once this packet is received and processed. You will also find other helpful information such as Rules & Regulations, calendars, contacts, etc.

Sincerely,

Amie Sheck
CCWRD No.1 Secretary
ccwrld@gmail.com