

# BlueLine

Winter | 2023

Winter  
Festival  
with Santa & Mrs Claus  
December 2nd  
11am-2pm

## IN THIS ISSUE:

Tax Rate Information  
Changes to Garbage  
Management  
Past Events  
Upcoming Events



HARRIS COUNTY  
MUD 217



Powered by Triton Consulting Group

# UNDERSTANDING YOUR MUD TAX RATE



Harris County Municipal Utility District 217 (MUD 217) plays a crucial role in providing essential services to the residents within its jurisdiction. The District's tax rate influences the funding available for development and operations.

Harris County MUD 217 is one of the numerous special purpose districts in the state of Texas. These districts were created to address the unique needs of specific geographic areas, providing water, wastewater, drainage services, recreational facilities, trash collection, and contract additional security and law enforcement. MUDs operate as special-purpose government entities, distinct from city or county governments, with their own boards of directors responsible for decision-making and governance. The primary source of revenue for these districts is the property tax paid by property owners within the district.



**Your Current Tax Rate \$0.80 per \$100 of assessed value**

**Last Year's Tax Rate \$0.88 per \$100 of assessed value**

## **Current Tax Exemptions**

*\$15,000 Over 65 and Disabled*

### **Example:**

*Assessed home value of \$200,000 (with no tax exemption) for 2023 would make your MUD tax \$1,600.*

Home Value	\$200,000
Tax Rate	\$0.80
$\$200,000 / 100 \times 0.80$	
Tax Due	\$1,600
Home Value	\$200,000
Over 65 and/or Disabled Exemption	-\$15,000
Adjusted Home Value	\$185,000
Tax Rate	\$0.80
$\$185,000 / 100 \times 0.80$	
Tax Due	\$1,480

## Tax Rate Structure

Each fall the Board of Harris County MUD 217 sets a tax rate based on the district's financial requirements for the upcoming year. The rate is expressed in terms of cents per \$100 of assessed property value, which is determined by the Harris County Appraisal District.

**Some homeowners qualify for special exemptions** that reduce their tax burden by lowering the taxable value of the property from its appraised value.

Exemptions can include a **Homestead Exemption** (if the home is your primary residence) and **special exemptions for those who are over 65 or disabled, and others.**

Understanding the tax rate of Harris County MUD 217 is not only about individual financial obligations but also about contributing to the sustainable development of the community. Active collaboration between residents, the board of directors, and other stakeholders ensures that the district's resources are effectively managed to provide reliable and efficient services.

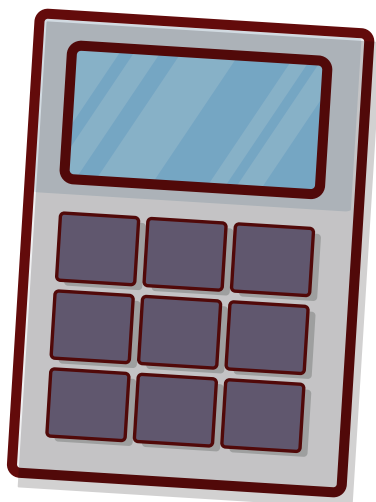
## Participation in Public Meetings

MUD 217 regularly conducts public meetings where community members can obtain information about proposed budgets, tax rates, and upcoming projects. Actively participating in these meetings provides an opportunity to ask questions and express concerns. Meetings are held each month on the 4th Tuesday.

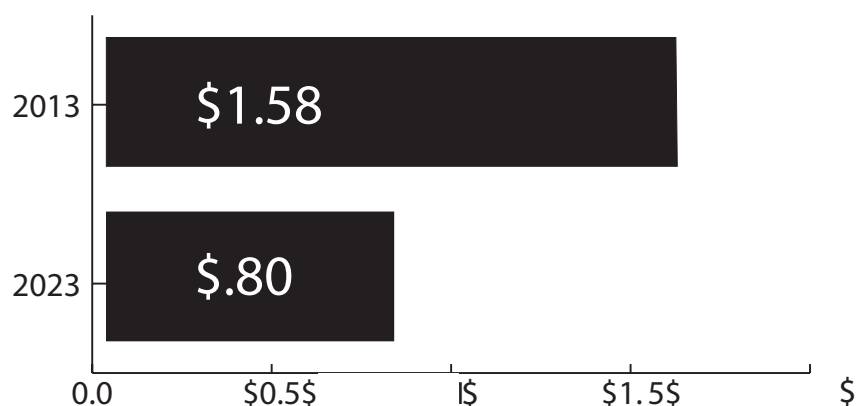
## Engagement with the Board

The board of directors, elected by property owners, plays a crucial role in decision-making. Engaging with board members, attending meetings, and participating in the election process can influence policies related to tax rates.

As Texas continues to experience growth and demographic changes, the role of MUDs in supporting community infrastructure becomes increasingly vital. Residents and property owners within Harris County MUD 217 can play an active role in shaping the future of their community by staying informed, participating in meetings, and advocating for responsible financial practices. In doing so, they contribute to the resilience and sustainability of their neighborhood, fostering a thriving and well-supported community.



**Harris County MUD 217 has been committed to reducing the tax burden on our home owners.** Over the past 10 years, the tax rate has fallen from \$1.58 in 2013 to \$0.80 in 2023, a reduction of 49%. The Board continued this trend when it adopted its current \$0.80 rate.





# NEW GARBAGE



**To the residents of Harris County MUD No. 217:** Beginning January 1, 2024, Texas Pride Disposal is your new solid waste collection company.

## Service & Collection Guidelines

Service Days and Hours

Trash: Monday & Thursday

Please have waste ready by 6:00 a.m.

**NEW**



## Containers

Texas Pride Disposal will provide each household with one 65-gallon trash cart.

## Holiday Schedule

Texas Pride Disposal observes three holidays: New Year's Day, Thanksgiving Day, and Christmas Day. In the event that your service day falls on a holiday, collection will roll to the next regularly scheduled collection day.

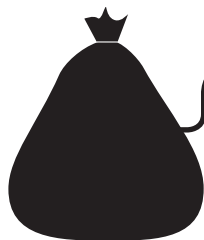


## Household Trash

Place garbage in the provided cart. Excess waste can be placed in personal trash cans 20-96 gallons in size, or bags. Please limit cans and bags to no more than 50 pounds.

## Yard Waste

Yard waste should be bagged or placed in cans not exceeding 50 pounds. Bagged yard waste should be placed curbside. Branches should be placed by garbage in bundles measuring no more than 4' x 4' x 4' and under 50 pounds. Limit 8 bundles per service day.



## Heavy Trash & Bulk Waste

**Up to two heavy trash/bulk items per service day.** Items include furniture, appliances, carpeting (tied and bundled), fencing (nails removed, tied and bundled under 4' in length), and other items not disposed of regularly. Items should be by garbage and labeled TRASH.

# MANAGEMENT



## Items Not Accepted for Regular Collection

The following items are **not accepted** with regular collection. Please contact Texas Pride Disposal to have a representative provide information on how to properly dispose of these items.\*



Dirt/Mulch

Waste generated by a private contractor (remodeling/landscaping)

Rocks/Bricks

Motor Oil

Pesticides/Insecticides

Paint (liquid)

Tile



Batteries

Gasoline/Kerosene

Medical Waste

Fertilizer

Concrete

Tires

Pool Chemicals

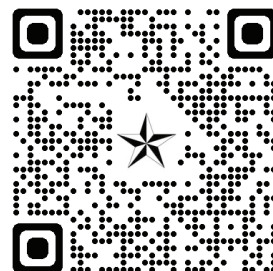
Cooking Oil



\*If trying to dispose of hard-to-handle items such as fuels, oils, and chemicals independently, contact your county hazardous waste facility:

Harris County - 311 - 6900 Hahl Rd., Houston, TX 77040

**Contact Texas Pride Disposal**  
**Scan the QR Code for Texas Pride Contact Info**





# **past events**

**National Night Out Event** - Our National Night Out Event had a wonderful turnout with residents enjoying food, games, and so much more. The weather even decided to cooperate and, after raining all day, the rain stopped as soon as the event began. Building police-community partnerships and promoting community camaraderie with the goal of making our neighborhoods a safer, more caring, place to live is an important goal of Harris County MUD 217. We would like to thank our residents and our police men and women for joining in our efforts.



**Independence Day Event** - Harris County MUD 217's Independence Day Event is a community favorite each and every year. It is thanks to our wonderful community and their support that we can continue to host these events. Thank you all and we hope to see you next year!



**Summer Clean Up Event** - The Board of Harris County MUD 217 would like to thank each and every participant in our Summer Clean Up Event. Thank you all so much for participating in this initiative to help keep our community beautiful and clean!



We greatly appreciate the involvement of our residents in making our events a success! Harris County MUD 217 extends heartfelt thanks to every individual who joins us in supporting our community through these events. Your presence enables us to host more events, and we eagerly anticipate your participation in our next one! If you would like to volunteer at a future event please call us at 832-249-7000.

**Don't forget to visit our website to see pictures from past events and stay informed about our upcoming events!**  
[www.HCMUD217.com](http://www.HCMUD217.com)





## Upcoming Events

### Winter Festival with Santa & Mrs Claus

When: December 2, 2023 from  
11 a.m. to 2 p.m.

Where: HCMUD 217 Admin  
Building, 12248 T C Jester Blvd,  
Houston, TX 77067

Harris County MUD 217 invites you and your family to meet Santa & Mrs. Claus!

Food  
Game Trucks  
DJ

Face Painting  
Bike Raffle  
Caricature Artist

Photo Booth  
Prizes  
Domino Tables

## Annual Cleanup Day

April 13<sup>th</sup> 9<sup>AM</sup>-2<sup>PM</sup>

It's time again to toss out items that have been taking up space and are too big to toss in the regular trash. Dumpsters, a shredding truck and an electronics recycling truck will be on-site to assist our residents in disposing of these materials.

Where: HCMUD217 Admin Building, 12248 T C Jester Blvd, Houston, TX

HEAVY TRASH DUMPSTER GUIDE



### Acceptable

Wood	Plastic	Old Furniture
Trees	Metals	Clothes/Fabric
Wire	Green waste (leaves, grass)	Appliances with freon removed
Dirt	Roofing materials	
Concrete/Brick		



### Unacceptable

Hazardous waste	Medical waste	Chemical Drums
Oil	Liquids	Household trash /food
Bleach	Paints	Flammable liquids
Asbestos- materials	Tires	
	Batteries	



*Please also be considerate of your neighbors when parking on the street to ensure emergency vehicles have ample room to access your neighbor in need.*

**Sign up for text-message alerts by texting YES to (832) 610-2511**

*For any other questions or comments regarding the MUD and its functions, please visit our website or [contact@hcmud217.com](mailto:contact@hcmud217.com)*

## HELP KEEP OUR COMMUNITY BEAUTIFUL!

Please park cars in driveways ONLY



Using any portion of a residential lot, other than a driveway or garage, for the parking of any motor vehicle, negatively impacts the overall appearance and the property values of the entire community. It is considered to be noxious and offensive for any vehicle to be parked at any time on a residential lot in any area other than on a paved driveway or within a garage. Boats, trailers, motor-homes, recreational vehicles, campers, semi-truck tractors, construction trailers, or any kind of similar vehicles may not be parked or kept within the Heritage Village neighborhood for any period of time, other than for temporary purposes, including loading and unloading.