

The



BASS LAKE BULLETIN

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The Voice of the Bass Lake Community

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The entry and landscaping for the Woodridge neighborhood is maintained by an annual assessment that is administered by the El Dorado Hills Community Services District

EDH CSD ANNOUNCES BASS LAKE LLAD ASSESSMENTS

Woodridge Rate Decreased

The El Dorado Hills Community Services District (CSD) has announced the annual assessments for the upkeep of the Landscape and Lighting Districts (LLADs) which they oversee. The assessment, collected as part of a homeowner's property tax bill, provides the money for the upkeep of the entry landscaping and the streetlights of Woodridge and the Hills of El Dorado.

In addition to Woodridge and Hills of El Dorado, the CSD administers 24 additional LLADs that are located within the boundary of the CSD.

The Hills of El Dorado homeowner's LLAD assessment is capped at \$99.00, and that will be their assessment for fiscal year 2015, which runs from July 1, 2014 to June 30, 2015, and will appear on the next property tax bill.

The Woodridge homeowner's LLAD assessment was originally slated to be \$188.00 for fiscal year 2015. However, the Bass Lake Action Committee (BLAC) objected to the amount, which they thought was too high,

and BLAC asked the CSD to reconsider how the assessment was calculated.

BLAC and the CSD agreed to a compromise assessment of \$99.00 for Fiscal Year 2015 until the manner of the assessment calculation process could be reviewed by the CSD. If the assessment proves to be too low, the shortfall will be made up by raising the assessment in the following year. If the assessment is too high, the surplus will be applied to reduce future assessments.

The CSD is currently reviewing its policies and procedures, which will probably take several months. Hal Erpenbeck, the BLAC board member who led the effort to ensure that the assessments are correct, says that he is pleased that the CSD was responsive to the homeowner's concerns. Erpenbeck singled out CSD Director Terry Crumpley and CSD General Manager Brent Dennis as being very cooperative and open to discuss the matter.

"I am sure that in the end we will come to a conclusion that is satisfactory to all parties," said Erpenbeck. ~

BASS LAKE LOCALS VIE FOR ELECTED OFFICES

Two candidates from Bass Lake are running in the November election. Doug Hus, of El Dorado Hills Natural Farms, 1941 Old Bass Lake Road, is running for a seat on the El Dorado Hills Fire Board, which governs the El Dorado Hills Fire Department. Bridlewood Canyon resident Brad Trimble, Ph.D., is running for a position on the Board of Trustees of the Los Rios Community College District, which oversees American River, Cosumnes River, Folsom Lake and Sacramento City colleges.



Doug Hus

Hus is a long-time resident of El Dorado Hills. "I respect the men and women who risk their lives for our benefit and safety. I'm running for office to ensure that our fire department will be viable and sustainable well into the foreseeable future," says Hus.

Hus founded Capital Valley Realty Group, Inc. in El Dorado Hills almost ten years ago after obtaining his broker license and working nearly six years as a successful real estate agent. With a background as a retired Certified Public Accountant and finance professional, Hus says he is accustomed to budgeting responsibly, managing personnel, negotiating contracts and being business-centric for long-term sustainability. He holds a Bachelor's degree in Business Administration from San Jose State University.

Labor Day
Coming September 1st

(continued on page 2)



PRESIDENT'S LETTER

Hello Everyone,

Many of us remember when Bass Lake Road was just a road between El Dorado Hills and Cameron Park. When Fran and I moved into our new Woodridge house in 2002, some delivery companies refused to believe that we lived in El Dorado Hills. Serrano Parkway stopped a quarter mile short of Bass Lake Road, and the only way to get to Raley's or Town Center was via the freeway.

Things have changed for the better. Some of Bass Lake Road has been upgraded from the narrow two-lane road it was. Serrano Parkway now connects with Bass Lake Road, and we have a stop light at the intersection. The northern part of Bass Lake Road is slated to get repaved, and someday Silver Springs Parkway will connect us to Green Valley Road. We are even getting bocce ball courts in Oak Knoll Park soon.

We were all glad when Terry Crumpley from the Hills of El Dorado was elected to the El Dorado Hills Community Services District Board. Now we have two candidates from Bass Lake, one in the race for the Fire Board, and one running for the Los Rios College District Board.

It's wonderful to see people getting involved. I would like to thank all of you who have supported BLAC through the years as we endeavored to improve conditions along Bass Lake Road.

Now Fall is approaching, and the kids are going back to school. Another year is racing by. It's time to reflect that we live in a pretty nice place, and let's resolve that we are going to make it better!

Sincerely

John Thomson

President



NEW VALLEY VIEW SPORTS PARK IN BLACKSTONE

A ground-breaking ceremony was held in July for the first El Dorado Hills sports field and park south of Highway 50.

The Valley View Sports Park project is a joint use partnership between the El Dorado Hills Community Services District (CSD) and the Buckeye Union School District.

The total construction cost will be approximately \$3.3 million, according to CSD General Manager Brent Dennis. That amount, which includes extensive grading and retaining wall work, is funded through park impact fees. The Blackstone developer, West Valley LLC., a partnership between AKT Development and home builder Lenar Corporation, will finance more than half the construction costs until new park impact fees are collected from lots in the Blackstone area. Construction should be completed in early November.

The Blackstone community is being built in the area that is officially known as the Valley View Specific Plan.

Valley View Sports Park is located at 1665 Blackstone Parkway. ~

Credit: Julie Samrick, Village Life



EDHFD-LATROBE FIRE ANNEXATION ADVANCES

BOS Sends Plan to LAFCO

Last month the El Dorado County Board of Supervisors unanimously supported the annexation of Latrobe into the EDH

(continued on page 3)

LOCALS *(continued)*

Hus currently serves on two local boards: the Clarksville Region Historical Society, and the El Dorado County Farm Trails Association. He has two daughters attending Oak Ridge High School, and has coached recreational soccer for six years with the El Dorado Hills Soccer Club. He has served in other capacities within the community, including Vice President of El Dorado Hills Friends of the Library, and President of El Dorado County Top Achievers.

Hus says he will not accept campaign contributions above \$99.00 to demonstrate his commitment to be an independent voice of the citizens of El Dorado Hills.



Brad Trimble

Trimble is a resident of Bridlewood Canyon. "I have a deep desire to help improve access to higher educational resources throughout El Dorado County," Trimble says.

Trimble has held a number of educational teaching and administrative positions. He is presently a School Improvement Coach with the University of California, Office of the President. Trimble received both a Bachelor's and Master's degree from California State University, Sacramento, and earned a Ph.D. in Educational Leadership from the University of Nevada, Reno.

According to Trimble, El Dorado County represents nearly two-thirds of the entire Los Rios College District service map, but our county is provided with just four small buildings at the El Dorado Center in Placerville to benefit our county's college students. Many educational programs offered at Folsom Lake College and the Center require students to travel more than an hour from home to complete required courses that are only offered at American River or Sacramento City College. Trimble aims to increase the Los Rios investment in El Dorado County, the college district's largest geographical territory. ~



Map showing the location of the approved 130-unit retirement center to be built in Town Center West in El Dorado Hills (in red)

EDH RETIREMENT FACILITY APPROVED

In June the El Dorado County Planning Commission approved plans for a new residential senior care facility in El Dorado Hills in Town Center West.

In July the supervisors also approved the planned facility, but added a condition that there be an appropriate dog park as a part of the facility.

The residential senior care facility will be located on a 20.3-acre site on the south side of Town Center Boulevard near the intersection of Latrobe Road. There will be a 114,000-square-foot, three-story building consisting of 130 units of studios, one- and two-bedroom suites, and dining and recreation facilities.

Meals, housekeeping, personal services, van service and recreation activities will be provided 24 hours a day. Plans include a chapel, a beauty salon, an exercise room, a game room, libraries, a coffee lounge, a movie theater, private rooms for family gatherings, and many smaller gathering areas throughout the building

Eighteen employees are planned to staff the facility, but no medical or nursing care will be provided. The average tenant profile for the residential facility is expected to be someone 82 years old and ambulatory.

No dates were given as to start of construction or completion. ~



Architect's depiction of the design of the 130-unit retirement center to be built in Town Center West in El Dorado Hills

LATROBE *(continued)*

Fire District, and adjusted the Assembly Bill 8 tax rate for parcels within the now-dissolved Latrobe district to match the rate El Dorado Hills Fire currently receives in its district. Latrobe's rate was 4.3 cents per dollar; EDH Fire receives 17 cents per dollar. This adjustment, which primarily comes from the county's General Fund, will add a couple hundred thousand dollars to EDH Fire's budget.

Latrobe's 2013-14 budget was about \$165,000 a year; El Dorado Hills operates a \$14 million budget.

The annexation is expected to be finalized by the El Dorado Local Agency Formation Commission (LAFCO) sometime this year. An informal workshop to explain the annexation process and take public comment on the proposal and plan for service was held in July.

If LAFCO receives valid, written protests from 25 to 50 percent of the affected population, the annexation will go on the ballot, according to LAFCO Executive Officer José Henriquez. If more than 50 percent of the population submits valid protests, the annexation will fail.

The annexation will add approximately 27,840 acres into El Dorado Hills fire district, according to information provided by the county. The Latrobe Fire District encompasses approximately 23,390 acres of the county and has a "sphere of influence" of an additional 4,450 acres.

Negotiations to combine the neighboring fire district began about two years ago. Local funding that kept Latrobe and other small El Dorado County fire districts afloat was disappearing.

The El Dorado Hills Fire Department and the EDHFD Board of Directors intends to fully staff the Latrobe area with a three-person engine company (captain, engineer, firefighter/paramedic) on a round-the-clock basis as soon as is practical.

Latrobe's part-time paid staff will keep their positions and the Latrobe chief, currently a volunteer position, is encouraged to stay on board through the transition process, according to the agreement. The El Dorado Hills Fire Department will use Latrobe's volunteer firefighters and also retain a Latrobe volunteer captain. ~

Credit: Noel Stack, Village Life





EDH DOG PARK APPROVED

The El Dorado County Planning Commission approved the much-anticipated El Dorado Hills dog park in July.

The park will be the second dog park on



The Seasons - Summer — Edward Burne-Jones

Fairest of the months!
Ripe summer's queen
The hey-day of the year
With robes that gleam
with sunny sheen
Sweet August doth appear.

— R. Combe Miller

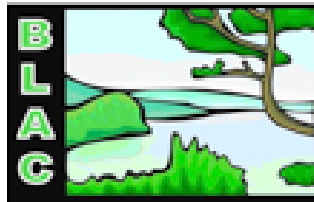
the western slope; the El Dorado Dog Owners Guild celebrated the opening of its first park, the Hacienda Dog Park in Cameron Park, late last year.

The new dog park will be located in the El Dorado Hills Community Park — two acres located at the north end adjacent to the soccer field at El Dorado Hills Boulevard and St Andrews Drive.

The location is shaded beneath an oak canopy and will include both a large and small dog park.

The El Dorado Hills Community Services District allocated approximately \$100,000 over several years for the project.

EDDOG is a 501[c]3 institution and is raising funds for amenities such as benches and water fountains. Residents and businesses are encouraged to purchase memorial bricks to place at the entrance. Direct donations may also be made by visiting EDDOG.org. Project updates may also be found at eldoradohillscsd.org. ~



BLAC BOARD MET IN AUGUST, HEARD VOTER GROWTH INITIATIVES

The Board of Directors of Bass Lake Action Committee met on August 4, 2014, at 7:00 PM at the home of John and Fran Thomson, 501 Kirkwood Court, Woodridge, El Dorado Hills, 530-677-3039.

In addition to the business meeting, the board heard a presentation describing the

growth initiative measures that will be on the ballot in November. The guest speakers were Karen Warner and Lori Parlan of the Shingle Springs Community Alliance, and Sue Taylor from Save our County.

The next regular board meeting will be held on November 3 at 7:00 PM at the Thomson's. The annual general membership meeting and Christmas Party will be held on December 1, 2014, at the home of Stuart and Sue Colvin, 131 Gage Court in Serrano, El Dorado Hills, 916-358-9333. The election of officers will be the only item of business on the agenda. All BLAC members and invited guests will receive an invitation, with directions and a gate code, in the mail.

As always, all BLAC members are cordially invited to attend all meetings. For further information about BLAC meetings and membership, please contact Vice President Kathy Prevost at 530-672-6836. ~



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