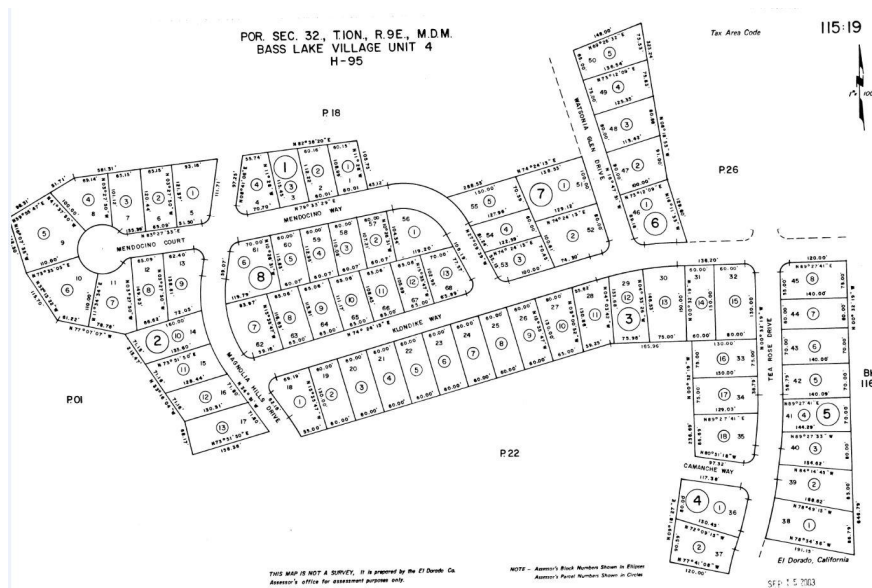


The **BASS LAKE BULLETIN**

Vol. XX No.11 The Voice of the Bass Lake Community November 2022

<http://basslakeaction.org>

UPDATE OF CC&Rs FOR BASS LAKE VILLAGE UNIT 4 LEADS TO CONFUSION



Bass Lake Village Unit 4: Lots 1 through 68

By John Davey

In August 2022, the El Dorado County Recorder's office filed an amendment to the CC&Rs for Bass Lake Village Unit 4 – which is a specific group of 68 homes/lots located in The Hills Of El Dorado village.

Subsequently, homeowners received notification of the CC&R amendment from the El Dorado Hills Community Services District, which has management and enforcement authority of several sets of CC&Rs in El Dorado Hills. Several property owners were confused by the letter explaining the changes, and believed that the letter was notifying the

property owner of a CC&R violation, which was not the case. Some property owners posted these concerns on Nextdoor.com, and things went, sideways from there.

An additional spot of confusion is that the Bass Lake Villages are two housing developments dating from the late 1980s and constructed from 1994 through the early 2000s – The Hills of El Dorado, and Woodridge. So community members on Nextdoor.com assumed the CC&R modification was for all lots in the Bass Lake Village.

The CC&Rs for Bass Lake Unit 4

(Continued on page 2)

EDH CSD CONDUCTS WORKSHOP FOR LLAD ADVISORY COMMITTEE

By John Davey

The El Dorado Hills Community Services District (EDH CSD) held a scheduled workshop on November 16th for potential members of an LLAD Advisory Committee.

The EDH CSD recently announced its board is considering the formation of a LLAD Advisory Committee.

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CC&R UPDATE BASS LAKE VILLAGE UNIT 4 (con't)

was updated at the request of a property owner on Tea Rose Drive, and approved by signature of a majority of property owners of the 68 lots.

This was not an action taken by the El Dorado Hills Community Services District (EDH CSD). The EDH CSD only manages the enforcement of the CC&Rs – **the EDH CSD cannot change the CC&Rs.** Modification of CC&Rs is reserved solely to property owners. It is entirely up to property owners in the defined unit of lots. So, this CC&R update applies only to the 68 homes in Unit 4, not all 278 homes in The Hills of El Dorado village. The Hills of El Dorado consists of Bass Lake Village Units 1 - 5. Woodridge CC&Rs are Bass Lake Village Units 6 - 14. The updated CC&R, for *ONLY* Bass Lake Village 4 (The Hills of El Dorado) can be found here: <https://cms8.revize.com/revize/eldoradohills/Document%20Center/CC&Rs%20per%20Village/Bass%20Lake%20Unit%204%20with%20amendment.pdf>

A message posted on the EDH CSD Nextdoor account from General Manager Kevin Loewen explained:

We were recently made aware that a letter we sent to CC&R members in your neighborhood concerning an amendment to the CC&Rs created some discomfort and questions. First, we sincerely apologize for that message which lacked a few important pieces of information. We want to reach out now to make the intended message clearer. We have also sent out a follow-up letter (link below). Please remember that all

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amendments are made by the CC&R covenant members only - not the CSD.

If you have an open violation case and amendment is applicable to your case, then it will be resolved vis-a-vis the amendment, i.e., case closed.

Please see our most recent letter here: <https://www.docdroid.net/aeYWZd7/pdf/clarification-bass-lake-4-amendment-letter-to-residents-final-pdf>

The letter sent to property owners in Bass Lake Village Unit 4 that General Manager Loewen referred to in the Nextdoor.com post stated:

Dear Property Owner,

The purpose of this letter is to bring clarity to the information sent to you previously. This is not a CC&R violation notice.

The El Dorado Hills Community Services District (“District”) is informing you, on behalf of the residents of Bass Lake Village, Unit 4, that an Amendment to the CC&Rs was recorded on August 10, 2022 for your property located at «xxxx» «xxx Street», Recorded Document #2022-0033192, which can be found on our website at:

https://www.eldoradohillscsd.org/residents/cc_rs/cc_r_per_village.php

Please note: Enforcement of the CC&Rs in Bass Lake Village Unit 4 is changing with only regard to the recreational vehicle parking language. If you do not currently have an open case for CC&R violations related to vehicles, you will not be receiving one due to this change. The new Amendment modified the following section of the CC&Rs:

November 2022

• Section 2.03 Garages and Vehicles

The original language of the CC&R Section 2.03 Garage and Vehicles that has been amended reads as follows:

Section 2.03 Garages and Vehicles.

...Notwithstanding the above limitation, a trailer, boat or recreational vehicle (but only one of them and only one per lot or parcel) may be parked on a lot or parcel and not within a garage provided that any such vehicle is parked in an enclosed area, is maintained in a neat and clean manner, and is not visible from the public streets within the Properties or from other lots or parcels. ...

The amended CC&R language now contains the following change:

Section 2.03 Garages and Vehicles.

... Notwithstanding the above limitation, a trailer, a boat or recreational vehicle (but only one of them and only one per lot or parcel) may be parked on a lot or parcel and not within a garage, provided that any such vehicle parked in an enclosed area, is maintained in a neat and clean manner and is kept stored behind a fence of like construction and matching materials to existing fences in said subdivision. ...

As a final note, please know the District did not initiate the amendment, nor does the District have authority to make amendments to CC&Rs. That authority is only for the members of each CC&R covenant.

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CC&R UPDATE BASS LAKE VILLAGE UNIT 4 (con't)

The District's authority is related to enforcement of the CC&Rs. If our earlier mailing to you was unclear and created any discomfort, I sincerely apologize.

Should you have any questions, please contact the District at (916) 933-6624, ext. 0.

To find CC&Rs managed by the El Dorado Hills CSD for your village visit https://www.eldoradohillscsd.org/residents/cc_rs/cc_r_per_village.php#outer-352

To find information and the unit number of your property, you can contact the El Dorado County Assessor's office, or visit their online property information search tool <https://parcel.edcgov.us/> - select "Street Address" as your search criteria, then enter the house number portion of your address, and the street name without the "street, drive, way, court, or circle" information - so "Summer" instead of "Summer Dr". Select the property from the result, then choose the Historical Property Details to see the Unit Number. ~

LLAD ADVISORY COMMITTEE WORKSHOP (con't)

The LLAD Advisory Committee will be composed of El Dorado Hills residents and is expected to review budgeted costs against actual costs, explore LLAD Financial reports and the operations of individual LLADs,

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discuss issues with underfunded LLADs, and serve as a liaison between LLAD community members/property owners and the El Dorado Hills Community Services District board of directors.

Two independent El Dorado County Civil Grand Jury Reports (2015/16 and 2021/22) contained recommendations that the EDH CSD should form an LLAD Advisory Committee to "foster a productive environment between the EDH CSD and the LLADs. This LLAD Advisory Committee would provide input to park plans, financial plans, and ERs (Engineer Reports)..."

Following the 2015/16 El Dorado County Grand Jury Report, the EDH CSD took steps to form an LLAD Advisory Committee, however there was not enough community interest for participation at that time.

EDH CSD Staff is expected to present the results of the LLAD Advisory Committee Workshop to the EDH CSD Board of Directors, with recommendations to the Board to form the committee. The EDH CSD Board of Directors can elect to proceed with the LLAD Advisory as recommended by Staff, make modifications to the Advisory Committee structure and composition based on their preferences, or vote to not proceed with creating an Advisory Committee. If an LLAD Advisory Committee is approved, the EDH CSD will begin taking applications for committee membership. Committee members will be volunteer residents of El Dorado Hills, are suggested to be appointed for three-year terms of service, will serve without compensation, and will be required to submit a standard California Statements of Economic Interests Form 700.

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NOVEMBER 8, 2022 GENERAL ELECTION LOCAL CANDIDATES & BALLOT MEASURE RESULTS

By John Davey

A listing of local election candidates (excluding state-wide candidates, and congressional districts) results and local ballot measure results appearing on Bass Lake Area voters' ballots. Official results will be submitted By December 6th.

El Dorado Union High School District Governing Board Member (Top THREE are elected)

Jessica Rodgers 23.88%
Incumbent

Brooke B. Van Komen 25.34%
Appointed Incumbent

Timothy M. Cary 21.69%
Incumbent

Rescue Union School District Governing Board Member (Top THREE are elected)

Michelle Bebout 27.56%

Jamie Hunter 29.13%

Kim White 25.82%
Incumbent



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GENERAL ELECTION LOCAL RESULTS

(con't)

El Dorado Hills Community Services District

Director

(Top THREE are elected)

Michael Martinelli 19.24%
Incumbent

Heidi Hannaman 27.33%
Appointed Incumbent

Steve Ferry 23.09%

Ballot Measure R (2/3 required for approval)

*FAILS

YES: 45.77%

NO: 54.23%

Transient Occupancy Tax – West Slope of El Dorado County

Measure language:

"For the sole purpose of maintaining El Dorado County's existing roads in the unincorporated portion of the West Slope, shall an ordinance to Fix Our Roads be adopted to increase the 'hotel/motel' tax rate upon visitors of vacation home rentals, hotels, motels, and similar facilities in the unincorporated portion of the West Slope of the County from

10% to 12% of rent charged to visitors, providing approximately an additional \$340,000 annually, with Citizens' Oversight and until repealed?"

YES **approves** the increase of the TOT tax rate from 10% to 12%

NO **denies** the increase, and the TOT tax rate will remain at 10%

Two other El Dorado Hills ballot measure results outside of the Bass Lake Area that many community members were following:

Measure H - Carson Creek Park LLAD

* Passes

Yes - 90.85%

No - 9.15%

"Shall the El Dorado Hills Community Services District repeal Resolutions 2019-11 and 2020-11 establishing assessments on the Carson Creek Park Landscaping and Lighting Assessment District #39 for fiscal years 2019-2020 and 2020-2021 for the provision of park improvements and maintenance and order a refund to homeowners of any monies currently held by the District that were collected pursuant to those resolutions?"

Measure L - Highland Hills Village ZOB 2/3 to pass

* Passes

Yes - 86.29%

No- 13.71%

Street light funding in the Highland Hills Village Zone of Benefit ran out in the second half of 2022. Residents stepped up with thousands of donated dollars to keep the lights on for the rest of the year and then moved to have this measure placed on the ballot:

"Shall the measure to levy an annual special tax in an amount of \$140.00, with an annual adjustment using the Consumer Price Index for All Urban Consumers, on each parcel of land within the Highlands Village Lighting Zone of Benefit, commencing fiscal year 2023/2024 and continuing for an unlimited duration, to be used only for street and highway lighting operations

and maintenance, and generating an annual revenue of \$10,920.00, to replace the current benefit assessment of \$86.00, be adopted?" ~

NO RESOLUTION YET ON 'MISSING' LLAD ASSESSMENTS - EDH CSD FILES LAWSUIT AGAINST AUDITOR CONTROLLER

By John Davey

As detailed in both the September and October editions of the Bass Lake Bulletin, there is still no resolution to the issue of Landscaping and Lighting Assessment District (LLAD) Assessment/Levies that were left off of 2022/23 El Dorado County Property Tax Statements.

In a series of accusations and counter accusations between the County Auditor's office and the El Dorado Hills Community Services District (EDH CSD), the result has been no LLAD levies included on property tax statements, and the EDH CSD filing a lawsuit against the elected County Auditor-Controller.

El Dorado County Auditor - Controller Joe Harn has charged the EDH CSD with providing inaccurate LLAD levy amounts to El Dorado County - levy amounts that are inconsistent with what the EDH CSD Board of Directors approved for the 2022/23 assessment period.

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EDH CSD FILES LAWSUIT AGAINST AUDITOR CONTROLLER (con't)

The EDH CSD has accused Auditor Controller Harn of political pandering, and basing his action on what they describe as the conjecture of a “slipshod civil grand jury report” regarding the EDH CSD’s management of LLADs.

The LLAD levies not included in the 2022/23 property tax statements total approximately \$1.4 million. The EDH CSD has affirmed that they will continue to adhere to the scheduled maintenance and improvements in each of the 25 EDH LLADs, using other funds until the levies are collected.

Residents are left to wonder how this situation reached this level of crisis. Regardless of which side prevails, EDH CSD taxpayers and County taxpayers (which includes El Dorado Hills tax payers) will be left to pay the legal fees and court costs. In addition, printing and distributing a supplemental property tax statement that would include the 2022/23 LLAD levies is projected to cost \$60,000 – which the County intends to bill to the EDH CSD, an additional cost to be borne by EDH CSD taxpayers. If the EDH CSD prevails in the case, then County taxpayers will undoubtedly foot the \$60,000 bill – still impacting El Dorado Hills taxpayers in either case.

Bass Lake Area residents have begun to express dissatisfaction with the seemingly increasing turf wars and negative tone between agencies, when the real injuries fall not on

County Agencies or local Special Districts, but fully on taxpayers, wasting billable time, staff work, and taxpayer dollars. There seems to always be only one winner: contracted lawyers – and one loser: tax payers. ~



From The BLAC Board

President's Letter

Due to holiday schedules, the President’s Letter will return in the December 2022 Bass Lake Bulletin.

COUNTY PLANNING COMMISSION TO HEAR WORKSHOP ON WATER PLANNING DEC 8th

Notice of Public Meeting

The County of El Dorado Planning Commission will hold a public meeting in the Planning Commission Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on December 8, 2022, at 8:30 a.m., to have an informational workshop on short-term and long-term water planning and utility infrastructure related to water delivery within the greater El Dorado County.

No formal action by the Planning Commission will be taken.

All persons interested are invited to write their comments to the Planning Commission in advance of the meeting. In light of COVID-19, all persons may be required to observe and participate in the meeting remotely, as in-person attendance may be restricted depending on the current COVID-19 recommendations as the meeting date approaches. For the current remote options, including whether in-person attendance is allowed or a potential change in meeting location if in-person attendance resumes, please check the meeting Agenda no less than 72 hours before the meeting, which will be posted at

<http://basslakeaction.net/pc-water-workshop>

Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

COUNTY OF EL DORADO
PLANNING COMMISSION KAREN L. GARNER, Executive Secretary
November 21, 2022

ZOOM Meeting link -
<https://edcgov-us.zoom.us/j/86089188564>

AGENDA -
<https://eldorado.legistar.com/View.aspx?M=A&ID=1010747&GUID=1632DFE7-E93A-4F2E-AA92-9FCCA21DF04A>

SANTA & HIS EDH FIRE DEPT ELVES ARRIVE IN THE BASS LAKE AREA ON DECEMBER 8th

By John Davey

The El Dorado Hills Fire Department's 59th annual Santa Run visits the Bass Lake Area on Thursday December 8th with planned Santa Stops at Oak Knoll Park at 6PM, Bridlewood Canyon Clubhouse/Visitor Center at 6:35PM, and Laurel Oaks Park at 7:10PM.

From the EDH Fire Dept Santa Run Page:

The El Dorado Hills Fire Department's "Holiday Heroes" Food and Toy Drive 2022 has begun! Thank you El Dorado Hills Community for keeping the magic alive for 59 years! It is with your generosity and support that we

NIGHT 3 (THURSDAY, DECEMBER 8, 2022)

STOP #	EST. ARRIVAL	NAME	LOCATION
1	5:25 pm	SERRANO VISITORS CENTER	4525 SERRANO PARKWAY
2	6:00 pm	OAK KNOLL PARK	3534 ALYSSUM CIRCLE
3	6:35 pm	BRIDLEWOOD VISITORS CENTER	DEVON STREET AND COLLINGSWOOD DRIVE
4	7:10 pm	LAUREL OAKS PARK	WHISTLERS BEND AND SAMUEL WAY

can continue to make this event a possibility! We will be collecting New, unwrapped toys, non-perishable food, and letters to Santa at each of our Santa Stops between December 6-9, 2022. You are also welcome to make a personal

delivery to any of our five fire stations. Donations received after Christmas will be stored for next year's toy distribution.

The Santa Stop times are approximate based on turn-out/collection activity at each stop, which may slow down Santa's EDH FD Elves a few minutes.

Keep an eye on the [Bass Lake Action Committee Facebook Page](#) and Nextdoor.com for updates on Santa's arrival times the evening of Thursday December 8th.

More info:

<https://edhfire.com/news-events/santa-run/santa-run-and-stops> ~

DISTRICT ICE: ICE SKATING RETURNS TO DISTRICT CHURCH

District Church, located at 7000 Rossmore Lane in El Dorado Hills on the hill behind Regal Cinemas, brings back District Ice for 2022. Operating daily from November 18, 2022 through January 7, 2023 - closed on Christmas Day. District Ice features rides and the largest covered ice rink in the area.

District Ice has been wildly successful and has been embraced by the community.

Tickets are required, and can be purchased at the District Ice website: <https://districtcommunityfoundation.ticketspice.com/district-ice>



OR VISIT:

<http://basslakeaction.net/SUBSCRIBE>

BASS LAKE ACTION COMMITTEE BOARD NOV MEETING & DEC 9th ANNUAL MEETING - HOLIDAY PARTY

The Bass Lake Action Committee Board of Directors held the fourth and final quarterly business meeting of 2022 on November 14th. The meeting was a Hybrid format: In-person at the home of John and Meirve Davey, and virtually via Zoom.

Meeting attendance in both formats has been very light over the past several months. A reminder that all members are welcome to attend. As members, your participation and input are invaluable.

Meeting Agendas with meeting location details, and the zoom link are emailed to members in advance along with minutes from the previous meeting included.

The next meeting of the Bass Lake Action Committee Board of Directors is the Annual Members Meeting and Christmas Party being held at the Oak Knoll Park Clubhouse on Friday December 9th at 6:00PM.

Members have received their invitations, and are asked to RSVP to basslakemembers@gmail.com, or to leave a voicemail message at 530-676-2657. We've asked members attending the meeting and Christmas Party to bring a potluck appetizer or dessert to share, but a potluck dish is not required.

Members will be receiving their electronic ballot for the 2023 BLAC Board of Directors Officer Slate via email the week of December 5th. Officer Election results will be announced at the meeting and in the December Bass Lake Bulletin.

The Quarterly Board Meeting Schedule for 2023:

- Monday February 13, 2023
- Monday May 8, 2023
- Monday August 14, 2023
- Monday November 13, 2023

Meeting Start times are tentatively set for 7:00PM

For further information about BLAC meetings and membership, please contact Vice-President John Davey at 530-676-2657, or email basslakemembers@gmail.com.

Residents can also visit our online membership form at <http://basslakeaction.net/members>



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