

BASS LAKE BULLETIN

Vol. VI No. 10

The Voice of the Bass Lake Community

October 2008

www.basslakeaction.org

BLAC HOSTS EDH CSD BOARD CANDIDATES

On Monday, October 6, members of the Bass Lake Action Committee had the opportunity to meet the three candidates for the El Dorado Hills Community Services District Board of Directors: Guy Gertsch, Noelle Mattock, and Myrlys Stockdale. BLAC President John Thomson introduced the BLAC board and other BLAC members present and moderated the free-flowing discussion with the candidates, which included both prepared questions and questions from the floor.

Opening Statements

Each candidate was asked to tell about themselves, why they are running for the EDH CSD Board, and what they can bring to the Board.

Myrlys Stockdale said that she has lived in El Dorado Hills since 1994. She has two children aged 18 and 20. She has become increasingly involved in the community in the last five years.

She is an attorney, and opened a local law firm in 2003. She was a supporter of cityhood for El Dorado Hills. She has served on the EDH CSD Design Review Committee for the past two years. She has been a mediator and a Public Affairs Director for CAL EPA before becoming an attorney.

Myrlys has wanted to run for CSD for some time. She would like to see more parks and creative funding for parks. She supports programs for teens and seniors. She would like to see uniform and simplified CC&Rs implemented.

Noelle Mattock said that she grew up in El Dorado Hills, worked in property management for ten years, and worked for the State in the public policy area. She has worked for a consulting engineering firm helping with government relations. She was appointed to the El Dorado County Early Care and Education Planning Council by the El Dorado County Board of Supervisors and Superintendent of Schools. She is Director of a non-profit that gives grants to other non-profits to help women and



children. She is a volunteer for the Grace Foundation in El Dorado Hills, which deals with animal rescue.

Noelle is interested in parks and would like to see them developed at Valley View south of Highway 50. She would like to see consistency in the policies of the CSD.

She serves on her homeowners association and was on the landscape committee for a while. She has experience with CC&R enforcement.

Guy Gertsch said that he is a Sacramento native. In his youth he was an avid cyclist and would cycle up to El Dorado Hills, which he fell in love with. Five years ago he had the opportunity to move to El Dorado Hills. He had been active in parks and recreation before arriving in El Dorado Hills and came into a firestorm at Promontory when residents engaged in a controversy with the EDH CSD about their proposed Promontory Park with lighted ball fields. Guy also participated on the EDH CSD Parks Master Plan Committee and got to know more about the CSD.

Guy is an Account Director with AT&T where he has worked for 15 years. He has five children aged nine to 15. He wants recreation facilities in place for them in the future. He is President of the Promontory Homeowners Association and is familiar with CC&Rs enforcement.

Guy would like to see more parks built and believes that the EDH CSD has to find creative ways to fund those parks and facilities. He would like to see more partnerships between the EDH CSD and businesses and feels that the relationships he has forged with large businesses in his years with AT&T will

prove helpful in that regard.

Guy is opposed to new taxes or increased taxes. He believes the EDH CSD should strive for cost efficiencies and expressed gratitude that the EDH CSD is currently in the black.

Question 1: How important is it that the EDH CSD fulfills the contract they entered into with villages in El Dorado Hills to enforce the villages' Covenants, Conditions and Restrictions (CC&Rs), regardless of the annual assessment amount of \$10.00 that they agreed to accept in payment for enforcement?

Guy Gertsch said that CC&Rs are definitely a "pain point" for the CSD. He sees a need for organization for CC&Rs. He is in favor of firm enforcement. He said "Ten dollars is what we have to work with, and a commitment needs to be there to do so."

Noelle Mattock said that she has attended some of the EDH CSD Design Review Committee Citizens Advisory Committee meetings to see how decisions are being made. They are using a paper-based system to track violations instead of a computer. They need to use technology. The CSD is working on a system that will allow the Board and the Committee to log on and see what's going on.

Noelle would also like to see consistency for various CC&Rs and hopes that she could bring some uniformity to them, clean them up, and provide consistent definitions.

As to the \$10 annual assessment fee per parcel in El Dorado Hills, Noelle said, "\$10 is what it is, and the CSD will have to work within those means." She said that she would also like to see more transparency in the workings of the EDH CSD.

Myrlys Stockdale said that she had first-hand experience with a CC&R-related problem in Governors Village. She called the CSD and complained, but they didn't have the staff to send anyone out. Myrlys took pictures and sent them to the CSD, and the appropriate notices were sent out to resolve the problem.

(continued on the next page)

CSD CANDIDATES *(continued)*

She does think there is an issue with funding, since the \$10 assessment was implemented in 1983, and the dollar's value has declined considerably since then. She sees a lack of resources and said that the CSD needs to explore options.

Question 2: As with the community park built in Promontory, it is BLAC's opinion that the EDH CSD would prefer to put lighted ball fields in all their new parks despite the impact on the neighborhoods. What is your stance about where lighted ball fields should be located?

Noelle Mattock said that everyone knows there is a lack of lighted ball fields in the community. She thinks they should be placed where they will have the lowest impact and where the community is willing to accept them.

Myrlys Stockdale said that she has been affected by new outdoor lighting because she lives near the CSD skate park. She complained to the CSD, and they were able to adjust the lights. She thinks there is a need to weigh the cost and benefits and make sure that parks are placed where they will have the least negative impact on the least people.

Guy Gertsch also thinks that lighted fields should be placed where there is the lowest or no impact, near a school or business park, for example. If a park is in the plans, then communication in advance is key so everyone understands what they are buying into as homeowners. Not everyone in Promontory was properly informed.

Guy also said that planning for parks should be better. For example, the lighted fields for girls' softball at Promontory Park aren't being used because the teams can't afford the fees for using the lights. The CSD needs to think things out better when planning parks.

Question 3: Parks and recreation in El Dorado Hills seem geared toward teens and young adults. What would you do for seniors if you are elected to the CSD board?

Myrlys Stockdale said that it's all in good planning. There are opportunities to incorporate many uses in parks—seniors, kids, dogs—and the CSD should try to address all those needs as planning begins.

Noelle Mattock said that her parents live in El Dorado Hills so this issue is close to home. She thinks a regional park south of Highway 50 will have walking trails and passive parks. The New York Creek Trail in El Dorado Hills is currently a nice place

to walk. She agreed that we need more opportunities for seniors.

Guy Gertsch said that he is in favor of balanced parks. Promontory Park is not a balanced park; it is a softball field with lights. After the park was completed, Guy continued to ask the CSD to build the other components of the park that were for the larger community of users. He wants to see the CSD finish all phases of a park before beginning new ones.

John Thomson mentioned an earlier comment a candidate made about the desire for more transparency in the decisions made by the EDH CSD Board. He asked, "Do you think there is a lack of transparency on the Board?"

Noelle Mattock said that she thinks all stakeholders should be able to be present at discussions affecting them. During the nexus study, there were some parties left out of the discussions. She sees plans for parks as not being made clear, and then people are shocked about the Lighting & Landscaping District fees. She would also like to see the CSD take meetings out into the community instead of holding all of them in the CSD Pavilion.

Myrlys Stockdale said that the concept of town hall meetings is important. The CSD Board needs to be inclusive and not come to the meeting with decisions already made. She likes the idea of making the board meetings more available to the community, televising them, for example.

Guy Gertsch agreed that a lot of decisions are not transparent and some are. The CSD needs teamwork, accountability, and efficiency. He thinks the CSD should scale down the number of projects to a doable list. He also supports local town hall meetings.

Closing Statements

Guy Gertsch said that his mother always encouraged him to "stand tall and stand firm." When he has attempted to do so, those opportunities have been the most rewarding and provided the best memories. When this opportunity arose, he felt it was time to stand tall and stand firm. Guy feels that he can make the changes to the EDH CSD that are needed.

Noelle Mattock said that she is passionate about El Dorado Hills. She could have chosen to live anywhere after college, but she choose to live here. Here parents are here. She wants to see El Dorado Hills move forward for the next generation. She thinks her background in public policy and working for the state and non-profits lends itself to being on the CSD.

Myrlys Stockdale said that she has loved El Dorado Hills since 1990 when she got lost driving around the area. She loves the quality of life; she raised her kids here; she is at a place where she wants to spend her senior years. Her varied experience in three careers—newspaper reporter, public affairs, and law—would bring a lot to the CSD Board. She has business experience and is easy to work with.

The audience gave the three candidates resounding applause and expressed their delight in having three excellent candidates to choose from. They were pleased with the interest that the candidates showed in BLAC's issues. ~



BASS LAKE ROAD GETS PATCHED AND PAINTED

Last week county Department of Transportation crews were busy getting Bass Lake Road ready for the coming winter weather.

Traffic was limited to one lane as chip seal patches were applied to the parts of the road that were cracked and checked between Madera Way and Woodleigh Lane. Chip sealing involves spraying an asphalt emulsion on the pavement, then immediately spreading a layer of uniformly-sized small aggregate chips on the emulsion. The new surface is then rolled to seat the aggregate in the emulsion, and later the excess chips are swept up. Chip sealing will not add any strength to pavement, but it does keep a road in better condition by sealing the water out.

The pavement markings on Bass Lake Road were also repainted from Highway 50 to Green Valley Road. The newly-painted lines will be easier to see this winter, as hours of darkness increase, and rainy weather decreases our driving visibility. ~

THE PRESIDENT'S LETTER



Hello Everyone,

Well, here it is Autumn again, with its warm days and cool evenings. This time of year, Fran and I enjoy sitting in our porch swing on the back patio and watching the sun go down in a blaze of glory.

From our vantage point in the swing we can see our garden changing from the dark greens of Summer to the tinges of yellow and red that foretell the deep Fall colors that Autumn will bring.

The other evening we were sitting there and happened to see two flocks of Canada geese coming south for the winter. They were in two big vees, we could hear them honking as they flew overhead. What a sight!

Soon the trees will be bare, and the only color will be the green foliage of the pines and the spruce trees. I look forward to the bright holidays — Halloween, Thanksgiving, Christmas, and New Years — that cheer us when all is dark and gloomy. Then Spring will come, and the cycle will begin again.

Speaking of cycles, some of us old folks remember past economic cycles that we have been through, and we survived. This economic downturn is like all the rest we have seen: first easy money, then speculation, resulting in “never-ending” profits, then poof! — where did it all go? Things will get better sooner or later. We all want it sooner, but remember that patience pays in the long run.

On a happier note, I think that all of the candidates for local offices have shown themselves to be the kind of folks that we want to at the county and the CSD level. No matter who wins, I believe that we will have better representatives in the coming years.

John E. Thomson

President



The clubhouse at Oak Knoll Park in the Hills of El Dorado

OAK KNOLL PARK MASTER PLAN MEETING SET

The El Dorado Hills Community Services District (CSD) has announced that they are sponsoring a neighborhood meeting to be held at Oak Knoll Park in the Hills of El Dorado on Wednesday, October 29, 2008, at 6:30 PM to discuss a proposed Park Master Plan for developing the park. The park is located at the intersection of Alyssum Circle and Watsonia Glen Drive.

The meeting will be held in the park clubhouse. Anyone interested in contributing ideas, or wanting to express an opinion on how much or how little the plan will encompass, should attend this important meeting.

The final Park Master Plan will set forth any improvements slated for the park, including the possibility of removing the swimming pool, installing new basketball or sports courts, upgrading the clubhouse building, etc. Also under discussion will be any increase in supervised organized activities at the park, such as a teen center, after-school programs, recreation classes, etc. Alternatively, one of the options available will be to simply leave the park as it is.

Any cost of improvements adopted pursuant to the Park Master Plan, and any related increase in operating costs, will be borne by the residents of Woodridge, who constitute Bass Lake Zone B of the Bass Lake Village Lighting and Landscaping Assessment District (LLAD). Woodridge Zone B is solely responsible for funding the park operations, the park maintenance, and any capital improvements at Oak Knoll Park. The park is not subsidized by the CSD in any way.

Woodridge Zone B residents currently pay an assessment of \$299.00 per year into the Bass Lake Village LLAD. That annual as-

essment has created a \$175,000.00 capital improvement reserve that can be used to cover upgrades and improvements to the park. However, that annual assessment could be increased to over \$400.00 to cover any increased operating and maintenance costs of the park.

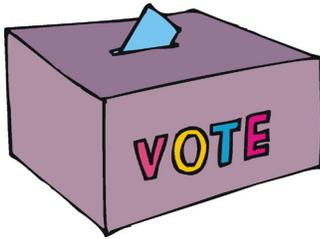
The residents of the Hills of El Dorado, who live in Bass Lake Zone A of the Bass Lake Village LLAD, do not face any increase in their assessment. Their assessment is permanently capped at \$99.00 per year, unless they vote to increase it.

Be sure to mark your calendars and come to the neighborhood meeting at the park on October 29th. ~



*October's the month
When the smallest breeze
Gives us a shower
Of autumn leaves.
Bonfires and pumpkins,
Leaves sailing down -
October is red
And golden and brown.*

- Anonymous



BLAC ELECTIONS, ANNUAL CHRISTMAS PARTY SLATED

The Bass Lake Action Committee will nominate officers for 2009 (president, vice president, secretary, treasurer, and director-at-large) at the November monthly meeting, which will be held at 7:00 PM on November 3, 2008, at the home of Tasha Boutselis-Camacho, 2076 Summer Drive, El Dorado Hills.

The present office holders have indicated a willingness to serve another term, but all have said that they would welcome anyone else that may wish to fill any of the offices for 2009. Any BLAC member in good standing may be elected to office. Anyone interested in serving as an officer may call vice president Kathy Prevost for further information.

The November meeting will also feature a presentation by Russ Nygaard, Deputy Director, Foothills Division, El Dorado County Department of Transportation, who will give an update on road projects in the El Dorado Hills area.

The election of officers and the annual Christmas Party will take place on the evening of December 6, 2008. More details about the December meeting will appear in the November *Bulletin*. ~

TOLL BROTHERS SUSPENDING CONSTRUCTION

Toll Brothers Inc., the largest U.S. luxury home builder, is stopping production at its upscale Pinnacle development in Serrano in El Dorado Hills. The three model homes and two homes that are currently being completed will be sold, and the remainder of the bare lots will be held until housing demand picks up.

Toll's revenue in the third quarter fell for the first time in four years, as rising mortgage rates and swelling inventory hurt demand for real estate.

Higher mortgage rates have decimated real estate demand, resulting in an oversupply of homes as people put off purchases. Analysts say that Toll's wealthy buyers are waiting to see what effect the housing fall-off will have on the economy. ~



Looking along Highway 50 toward El Dorado Hills Boulevard, where the present HOV lane ends

HIGHWAY 50 HOV LANES TO BASS LAKE FUNDED

The California Highway Commission recently released \$20 million in Proposition 1B road funds that will enable construction to begin on Phase 1 of the highway project that will eventually extend high occupancy vehicle lanes (HOVs) that currently end at El Dorado Boulevard all the way to Shingle Springs.

Phase 1, from El Dorado Hill Boulevard to just west of Bass Lake Road, is estimated to cost about \$45 million. Funds for construction will be made up of the \$20 million from the Proposition 1B program, \$19 million from El Dorado County traffic impact mitigation fees, and \$5.8 million from the Federal Congestion Mitigation and Air Quality Program.

The scope of work for Phase 1 includes constructing the HOV lanes in what is now the center median of Highway 50, the replacement of the Latrobe Road/El Dorado Hills bridge undercrossing, and widening the center of the Clarksville (Silva Valley Parkway) bridge undercrossing. The project also includes lighting improvements and new asphalt overlay. Construction is scheduled to take about two years, and is expected to be completed in 2011.

Phase 1 will end just west of Bass Lake Road, before crossing Bass Lake Road, mostly because the Bass Lake Road bridge

undercrossing will have to be completely replaced at great expense in order to someday accommodate a wider Bass Lake Road, which will eventually become four lanes as it passes under Highway 50.

Bass Lake residents wishing to learn more about this project are invited to attend the November meeting of Bass Lake Action Committee, where we will hear a presentation on the status of county road projects given by Russ Nygaard from the El Dorado County Department of Transportation. ~

The Bass Lake Bulletin is published monthly by the Bass Lake Action Committee, El Dorado Hills, California
Copyright © 2008. Reproduction is permitted if appropriate attribution is given to the Bass Lake Bulletin

John E. Thomson, Ph.D.
President and Editor
doctorjet@basslakeaction.org
530-677-3039

For additional information
see our website
basslakeaction.org
or contact
Vice President Kathy Prevost
kathyp@basslakeaction.org
530-672-6836

Bass Lake Action Committee
501 Kirkwood Court
El Dorado Hills, CA 95762