

The 
BASS LAKE BULLETIN

Vol. XIX No.5

The Voice of the Bass Lake Community
www.basslakeaction.org

May 2021

WOODRIDGE BASS LAKE LLAD B LEVY INCREASES FOR 2022, THEN DECREASES

LAUREL OAKS LLAD LEVY INCREASES

THE HILLS OF EL DORADO BASS LAKE LLAD A LEVY STILL STUCK IN THE 90S: JULY 2021 OWNERS VOTE PENDING

BASS LAKE VILLAGES COMMUNITY TRAFFIC MEETING SCHEDULED FOR MAY 24 AT 6PM

ATTEND IN PERSON OR VIRTUALLY

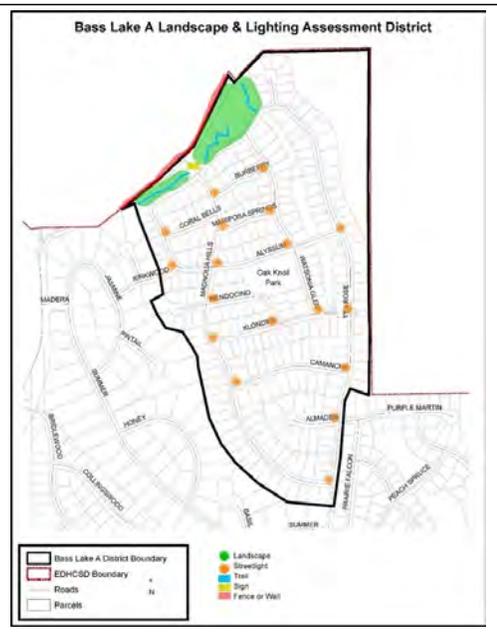
By John Davey

As detailed in the past two issues of the Bass Lake Bulletin, speeding in the Bass Lake Villages – Woodridge and The Hills of El Dorado – continues to be a growing concern. Residents are also alarmed by the number of significant vehicle accidents in the current year – five accidents on Summer Drive since January 2021.

Residents reached out to area agencies – The California Highway Patrol, the El Dorado Hills Fire Department, the County of El Dorado Transportation Department, and to our District 1 Supervisor John Hidahl. Supervisor Hidahl arranged a meeting on Summer Drive in March 2021 with residents and CHP officer Andrew Brown.

Several suggestions and findings resulted from that initial resident meeting. After speaking with EDH Fire Department and with the County Transportation Department, a community meeting has been scheduled for Monday May 24th at 6:00PM. Most residents expressed a desire to meet in person, so residents on Prairie Falcon Court have generously agreed to host the meeting outdoors in front of their home.

The meeting has been organized by resident Shauna Herrman.



Bass Lake Area LLADs - Bass Lake LLADA Map courtesy EDH CSD

By John Davey

The El Dorado Hills Community Services District has established the assessment levy for each of the Landscaping and Lighting Assessment Districts (LLAD) they administer in El Dorado Hills, following the completion and review of the legally required Annual Engineer’s report.

Initially, the Engineer’s Report for Bass Lake LLAD B – Woodridge – indicated that the annual levy would increase from \$95.26 to \$113. This despite the questions that the Bass Lake Action Committee have submitted about the Levy, since about one third of the LLAD B landscape assets were removed in 2020 to accommodate the constructions of the Silver Springs Parkway connection to Bass Lake Road.

The Bass Lake LLAD B levy has increased for the past two years. In 2019 the assessment increased from \$49.50 to \$75. In 2020 the assessment increased from \$75 to \$95.26.

Residents believed that with a third of the assets removed, that the costs of maintaining the remaining assets would be lower. BLAC President Kathy Prevost had several email exchanges with the EDH CSD. Those discussions indicated that the EDH CSD was prepared to pursue a renewed look at the Woodridge Bass Lake LLAD B Assessment for 2023. President Prevost was concerned that the assets were removed in 2020, and that it had been known that they were going to be removed in 2020, then perhaps the increase for 2021 was not calculated with the reduced assets considered. Further, if the 2021 levy -

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(continued on page 2)

APRIL CORRECTION – BASS LAKE VOLUNTEERS

By John Davey

In the April 2021 Bass Lake Bulletin, we reprinted a post from the El Dorado Hills Community Services District (EDH CSD) recognizing Bass Lake Action Committee Member Rowland Gaal that contained an error.

The post featured a number of volunteer activities that Rowland Gaal has committed his time and effort to, however the El Dorado Hills CSD post represented that Rowland founded and ran the El Dorado Hills Chess Club activities.

And while Rowland's list of volunteerism is lengthy, the distinction of founding and running the very successful El Dorado Hills Chess Club actually belongs to another civic minded Bass Lake Action Committee member – **our very own Board member, Treasurer Wil Brunet.**



Karen and Wil Brunet

Wil founded the El Dorado Hills Chess Club all the way back in 2015, and has managed it's activities and operations through the El Dorado Hills Senior Center, with members meeting at the Oak Knoll Clubhouse. The Chess Club is an activity for El Dorado Hills residents that is offered through the El Dorado Hills Community Services District, but it was Wil, a former ranked chess player, who was the impetus for the Chess Club, and his passion and knowledge of the game drove the success of the program. EDH Chess Club members have made the program well attended and supported, and that's all due to Wil's efforts in getting the club developed, and keeping it organized, engaging, and enjoyable for members.

Back at the end of 2017 and continuing into 2018 there was considerable doubt regarding the future of the Oak Knoll Park Clubhouse – the building itself was in need of tremendously expensive roof repairs.

The cost of the repairs, combined with the very low level of community use of the facility resulted in the EDH CSD staff recommending as, one option, demolishing the building instead of repairing it. Wil, Rowland, former BLAC Treasurer Jeanette D'Amico, and many other residents made a focused effort to find community uses for the Clubhouse, using the example of the EDH Chess Club, which had the longest history of use at the Clubhouse.

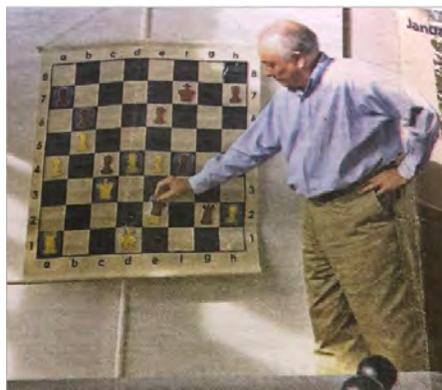
After a few years, a roof repair option was eventually chosen over the demolition option, and our neighborhood volunteers like Wil, Roland, Jeanette, and others, helped make that outcome possible.

If you have had a chance to speak with Wil about the Chess Club, you know that Wil's passion for the game is contagious – the Chess Club has been in online/virtual mode for the duration of the pandemic, but hopefully Wil gets a chance soon to get the Club members back into the Oak Knoll Clubhouse.

Additionally, as BLAC Treasurer, Wil's years of experience in the financial industry has been a tremendous benefit in keeping BLAC's finances and membership completely organized and current. Wil is also very focused on benefits for Bass Lake Action Committee Members, and brings great ideas, vision, and tremendous energy to our Board of Directors.

So while it was great to recognize Rowland's award in last month's Bulletin, we want to honor all of our fabulous community volunteers. The responsibility for not catching the error in the EDH CSD announcement that incorrectly mis-attributed Wil's effort in forming the El Dorado Hills Chess Club falls to me as Editor. Wil has my deepest apologies for not catching that before the Bulletin was published in April – he also has my gratitude for his focus on volunteering in our community.

Who knows... Wil might even get me to take another crack at playing chess!



BASS LAKE VILLAGES COMMUNITY TRAFFIC MEETING SCHEDULED FOR MAY 24 AT 6PM (con't)

- The Bass Lake Action Committee volunteered to facilitate the meeting, and will add a Virtual component by making the meeting available via ZOOM.

The focus of the meeting is to raise awareness, identifying challenges, and to discuss what options are available to attempt to stem the rise in speeding, and the accident rate.

The following public agency guests will be attending the meeting:

- **El Dorado County Transportation Department Staff**
- **Placerville Office CHP Commander Lt. Rick Hatfield**
- **El Dorado Hills Fire Department**
- **El Dorado County District 1 Supervisor John Hidahl**

Residents in Woodridge and in the Hills of El Dorado are invited to attend in person, or virtually.

IN PERSON

510 Prairie Falcon Court El Dorado Hills,
CA - bring a camp or lawn Chair.

Until there is more clarity from the State of California, social distancing will be necessary.

VIRTUAL via ZOOM

<https://us02web.zoom.us/j/83042901787>

Or Dial in -

1-669-900-9128

Meeting ID: 830 4290 1787 ~



WOODRIDGE OPEN SPACE MAINTENANCE ASSOCIATION 2021 FIRE PREVENTION WORK GOATS RETURN TO WOODRIDGE IN MAY

By John Davey

We received this update from resident David Smith of the Woodridge Open Space Maintenance Association:

The Woodridge Open Space Maintenance Association (WOSMA) manages six open space areas in and around the Woodridge Subdivision. The annual fire prevention work in the open spaces begins in May. Similar to last year, we have the goats “chewing” their way through the large, interior areas of the open space. The smaller, perimeter areas will be trimmed by hand crews, concentrating on the 30-foot cleared zone, adjacent to homeowner’s property fences.

The perimeter areas will be hand trimmed during the first week of May, and should last 3-4 days.

The goats will begin work about the third week of May, depending on when they finish the areas they are currently eating on. Once here, they should be here about 10 days. On the attached map, the areas marked in red is where the goats will be.

Similar to last year, the goats will:

- Number 600 – 700 animals
- Have a shepherd and guard dogs full time with them
- Have a portable electric fence surrounding the area where the goats are currently working. Please stay away and do not touch the fence
- Public access to the open space areas will be limited while the goats are working

While the goats are working:

- Access to the open space areas will be closed to the public
- Please keep kids and dogs away from the electric fence
- Please make sure your residence fence is secure to keep kids, pets and goats separated

Please remember the key rules for use of the open space:

- Let it be natural, passive recreation only
- No motor vehicle use of any kind at any time
- Avoid the wetland areas; do not disturb the wildlife; pick up after your pet
- No trash or yard waste dumping



image credit - goatfarmers.com



200 ft

WOODRIDGE OPEN SPACE MAINTENANCE ASSOCIATION
OPEN SPACE AREAS

image credit: David Smith, Woodridge Open Space Maintenance Association

The President's Letter May 2021

Like many of you, I have very much enjoyed the wildlife of El Dorado County since we first moved here in 2002, but never more so than this past year.

Originally I had a bird feeder on the west side of the house outside my office window which became very popular with the local bird population including the Quail and Mourning Doves. A Golden Eagle visited one afternoon which was quite a beautiful sight although I am quite sure he was looking for a meal not bird seed!

However, our beautiful local deer population quickly discovered the bird feeder and would regularly empty it every night. Much as we enjoyed watching them come and go, this got a little expensive. They, also, were very much enjoying nibbling the roses for dessert.

Ultimately, we moved the bird feeder to the rear yard and added a Finch feeder as well which has proved to be very popular. While we have had the doves nesting in one of the cherry trees and a couple of small nests in the front yard, we've never had a nesting bird in the rear yard probably because of our Aussies.

So the realization that we had a jay with four eggs nesting deep inside one of the Queen Elizabeth Climbing Roses was a bit of a surprise. I was somewhat familiar with Steller Jays but this pair was very different in their appearance. Upon investigation, I found they were most likely Woodhouse's Scrub-Jays which do look similar to the California Scrub- Jay and both visit the feeder off and on.

They were actually considered the same species until 2016 but there are some distinctions that I had noticed. The Western Scrub-Jay was split into a coastal species called the California Scrub-Jay and an interior species, the Woodhouse's Scrub-Jay, because of differences in their ecology, morphology, genetics and vocalizations.

The adult Woodhouse's Scrub-Jays are a lighter blue and gray above with a whitish throat and grayish belly. They have a thin partial necklace across the chest. -

(continued on page 5)

EDH CSD LLAD ASSESSMENT LEVIES FOR 2022 (con't)

and engineers report did not account for the removed assets, then at least the 2022 engineers report should. An additional correspondence from EDH CSD indicated that the Bass Lake LLAD B also had a deficit in deferred maintenance of \$8,088.

A subsequent email message at the end of April revealed that the EHD CSD Staff had taken another look at the Bass Lake LLAD B levy –

“In response to your concerns, staff recognized there were areas of the budget that needed to be adjusted for Bass Lake B LLAD. We have made these adjustments and I can confirm that the FY22 assessment will be reduced to \$66.36 for the Preliminary Engineers Report.”

Changes to the Bass Lake LLAD B will be further studied for the 2023 Engineers Report.

In The Hills of El Dorado, Bass Lake LLAD A, the LLAD was formed in 1995 without any inflationary increase mechanism – which means that the annual levy has been \$99 per parcel since 1995, without the ability to increase the levy to meet increased costs and inflation factors. Quite literally stuck in the 90s in time, and assessment levy.

The EDH CSD has been working with residents for several years trying to determine how to meet the needs of the LLAD, holding several workshops. Basically, without adequate funding, deferred maintenance items go without maintenance, and eventually the EDH CSD will have to limit what assets can be maintained, based on available funding.

In addition to the funding mechanism, the EDH CSD has been exploring the “unowned” open space parcels in The Hills of El Dorado. These parcels – Lot A, open space on the hill between Tea Rose Dr and Woodleigh Lane, Lots B & C, administrative drainage parcels between Watsonia Glen Dr and Tea Rose Dr – were supposed to be dedicated to either the EDH CSD or El Dorado County by the developer, but the property transfer never happened, and the developer was dissolved through bankruptcy.

In a letter to property owners dated April 30, 2021, the EDH CSD advised of a Zoom meeting on May 11th, and presented four options to owners in Bass Lake LLAD A -

OPTION 1 (recommended)

Bass Lake A owners agree to the recommended assessment and inflationary increase to their current assessment to meet the operations and maintenance needs, up to the proposed maximum rate of \$226.00.

OPTION 2 (alternate recommended)

Bass Lake A owners agree to the recommended assessment and inflationary increase to their current assessment to meet the operations and maintenance needs, and to add the Open Space Lots A, B, C to the assets of the LLAD, resulting in a proposed maximum rate of \$286.66.

OPTION 3

Bass Lake A owners do not approve an inflationary increase. With this option, decreased operations and maintenance, and potential removal of assets will be necessary based on available budget.

OPTION 4

Owners organize a Homeowners Association (HOA) and dissolve the LLAD completely. With this dissolution, the HOA would be required to manage and provide maintenance services to the area. Should the Bass Lake A owners opt to absorb maintenance operations into a newly formed HOA, formation of a “shell LLAD” would be required to ensure that if the HOA were to fail, the District has the ability to activate the LLAD to fund maintenance operations.

At the May 11th meeting, the EDH CSD modified the four options down to two ballot options:

BALLOT MEASURE 1

Replace the existing \$99 per parcel assessment with a \$286.67 per parcel assessment

Yes Vote – agree to an assessment increase only

No Vote – no change to assessment, remains \$99 per parcel

BALLOT MEASURE 2

An annual increase in the amount equal to the annual increase in the CPI-U (San Francisco) plus 1%.

Yes Vote – agree to ONLY an inflationary factor increase

No Vote – no change to assessment, remains \$99 per parcel.

Ballots are expected to be mailed on May 17th.

The Public Hearing at the EDH CSD and Ballot Count is tentatively scheduled for July 1, 2021.

(continued on page 5)

The President's Letter - (con't)

- California Scrub-Jays are a deeper richer blue with bright gray white under parts and a more distinctive blue necklace. The two Jays do overlap in a limited part of Eastern California and Western Nevada.

Jay's in general are considered to be among the most intelligent species of the bird world and there are at least 10 different species that live in North America.

After sitting on her nest dutifully for the normal 17 to 19 days, this past week we finally noticed "Mum" had a new baby to feed. However, it seems to be one very big baby! Is it a baby Scrub -Jay or has someone else visited the nest? I guess we will find out as it matures and grows feathers.

(References: All About Birds, Cornell Lab of Ornithology)

El Dorado Hills Housing Market -Yoffie Real Estate Group released the El Dorado Hills real estate transaction numbers for April on May 9th which reflected the average sales price in El Dorado Hills had topped 1 million dollars for the first time.

According to their site, the average sales price of a home for 2020 in El Dorado Hills was \$746,000. Today's numbers reflect a 33% higher average sales price with the average price of an El Dorado Hills home sold in April of \$1,003,000 and an average price per square foot of \$300 which is continuing to climb.

With the continued low inventory and high demand, almost three-quarters of the homes sold in April had multiple offers.

Blue Mountain Communities is building their long anticipated development named "Revere" on Silver Springs Parkway closer to Green Valley Road. For those of you who have not visited the model homes they will range in size from 2526 to 3457 square feet with five different floor plans and they are priced from \$789,990 to \$889,990.

"Home Prices in South Placer, El Dorado Hills Are Skyrocketing"
There has been an increase of home building and buying in South Placer County for the past sixteen or so months which -

EDH CSD LLAD ASSESSMENT LEVIES FOR 2022 (con't)

- The Bass Lake area LLAD Levies for 2022

THE HILLS OF EL DORADO

Bass Lake LLAD A

Pending the result of the owners' ballot in July 2021, the 2022 levy remains at \$99. The max assessment (no CPI inflationary mechanism) would remain at \$99 (election pending).

WOODRIDGE

Bass Lake LLAD B

June 11 2020 Engineer Report for 2021 proposed an assessment of \$95.26 – the max assessment based on the CPI inflationary mechanism was projected at \$545.39

This year the 2022 proposed assessment was \$113 – In consideration of the reduction in landscaping assets due to the Silver Springs Parkway connection to Bass Laker Road, **this has been adjusted down to \$66.36** – the max assessment based on the CPI inflationary mechanism was projected at \$556.30

LAUREL OAKS LLAD

June 11 2020 Engineer Report for 2021 proposed an assessment of \$104.22 – the max assessment based on the CPI inflationary mechanism was projected at \$817.38

This year the 2022 proposed assessment is \$461.72 – the max assessment based on the CPI inflationary mechanism was projected at \$841.90

At their May 13th meeting the EDH CSD Board of Directors reviewed and approved Resolution

2021-05 Regarding Preliminary Engineers Report for Fiscal Year 2021-2022.

During the same meeting, the EDH CSD Board of Directors considered the four - underfunded LLADs (Bass Lake A, Green Valley, La Cresta, and Oakridge). The Board reviewed and approved Resolutions of Intention (ROI) 2021-06 through 09 to Amend Preliminary Engineer's Reports to Include an Annual Escalator for Bass Lake A LLAD, Green Valley LLAD, La Cresta LLAD, and Oakridge LLAD. The Public Hearing and Ballot Date for these actions has been set for July 1, 2021. From the ROI:

"At the Public Hearing, the District's Board of Directors shall consider all objections or protests, if any, to the proposed amendments to the Bass Lake LLAD, and any owner of record of any assessable parcel within the Bass Lake A LLAD shall be permitted to present written or oral testimony. Although oral comments at the Public Hearing will not qualify as a formal protest, the District's Board welcomes community input during the Public Hearing.

At the conclusion of the Public Hearing, all protests submitted and not withdrawn will be tabulated.

A majority protest against the proposed amendments to the Bass Lake A LLAD exists if protests are submitted in opposition to the proposed amendments by a majority (50% + 1) of the owners of record of assessed parcels within the Bass Lake A LLAD.

If there is a majority protest against the proposed amendments to the Bass Lake A LLAD, the District's Board shall not adopt those amendments." ~

Options per Letter dated April 30, 2021

- **OPTION 1 (recommended)**
Bass Lake A owners agree to the recommended assessment and inflationary increase to their current assessment to meet the operations and maintenance needs, up to the proposed maximum rate of \$226.00.
- **OPTION 2 (alternate recommended)**
Bass Lake A owners agree to the recommended assessment and inflationary increase to their current assessment to meet the operations and maintenance needs, and to add the Open Space Lots A, B, C to the assets of the LLAD, resulting in a proposed maximum rate of \$286.66.
- **OPTION 3**
Bass Lake A owners do not approve an inflationary increase. With this option, decreased operations and maintenance, and potential removal of assets will be necessary based on available budget.
- **OPTION 4**
Owners organize a Homeowners Association (HOA) and dissolve the LLAD completely. With this dissolution, the HOA would be required to manage and provide maintenance services to the area. Should the Bass Lake A owners opt to absorb maintenance operations into a newly formed HOA, formation of a "shell LLAD" would be required to ensure that if the HOA were to fail, the District has the ability to activate the LLAD to fund maintenance operations.

Bass Lake LLAD A The Hills of El Dorado Options from EDH CSD April 30th letter to Property owners

Options on Ballot to be mailed May 17, 2021

- **OPTION 1 (Ballot Measure No. 1)**
To continue enhanced services for landscaping and lighting maintenance, including funding for the installation, operation, and maintenance of improvements within the assessment district, building of a service fund for capital replacement, payment of administrative expenses and costs associated with the determination of the amount of, and the levy and collection of special assessments which are levied to provide said services, shall the Board of Directors replace the existing assessment with an annual special assessment in the amount of \$79,694 for Fiscal Year 2021-2022 (Single Family Residential Property: \$286.67 per assessable parcel).
Yes Vote - agree to an assessment increase only
No Vote - no change to assessment, remains \$99 per parcel
- **OPTION 2 (Ballot Measure No. 2)**
To provide for future costs for the installation, operation, and maintenance of improvements within the assessment district, building of a service fund for capital replacement, payment of administrative expenses and costs associated with the determination of the amount of, and the levy and collection of special assessments which are levied to provide said services, shall the Board of Directors include an annual increase to the assessment levied on assessable parcels in the amount equal to the annual increase in the CPI-U (San Francisco) plus 1%.
Yes Vote - agree to only an inflationary factor increase
No Vote - no change to assessment, remains \$99 per parcel

Bass Lake LLAD A The Hills of El Dorado Ballot Options to be mailed to property owners on May 17th.

The President's Letter - (con't)

- made the area very popular with people moving out of other more urban areas. With a net growth of 2350 new residents in 2020, West Roseville (zip code 95747) holds the number one spot in the Sacramento area.

Usually the largest number of new homes being built and sold is in Sacramento County, however, South Placer was very close to the number of new home sales in February. El Dorado Hills came in second for the highest net growth with a gain of 1315 people. Not surprisingly, South of Highway 50 in Folsom was another hot spot for new residents and homes in Folsom Ranch.

The homes in Placer and El Dorado County tend to be larger and newer because there has been more new construction in both counties in recent years. The average size of a home sold in Sacramento County for the first part of 2021 was 1754 square feet as opposed to West Roseville with an average of 2170 square feet and 3,074 in El Dorado Hills according to data from the Multiple Listing Service.

El Dorado and Placer County homes are among the most expensive in the region.

Median prices in the West Roseville zip code rose by 18% from approximately \$499,000 in early 2020, to an average sales price of \$599,000 a year later according to MLS data. The El Dorado Hills median sales price in 2020 was \$675,000 and by the first quarter of 2021, it had risen to \$800,000.

With the historically low interest rates in the first quarter of 2021, the median numbers of days a home in the region was on the market was six days compared to 14 days in 2020.

According to the article, while there are many new residents who have moved from the Bay Area there are a lot of locals from Sacramento County also moving to Placerville and El Dorado County.

Historically Sacramento County has been the number one sender of new residents to both counties according to US Census Bureau data. The information for this article was gathered from change of address forms which were filed with the -

(continued on page 7)

A HISTORY OF LANDSCAPING & LIGHTING ASSESSMENT DISTRICTS - (LLAD)

By Kathy Prevost

California has a long history of using special assessments extensively to finance the needed public infrastructure and they were used as early as the 1900's for its rapidly growing cities. However, during the Great Depression there were a number of bond defaults which led to a decline in their use.

The 1972 Landscaping and Lighting District Act is commonly used by local districts to pay the costs of landscaping and lighting public areas and to finance parks, open space and community centers. This legislation (Streets & Highways 22500) allows local governmental agencies to form Landscaping and Lighting Assessment Districts (LLAD's) for the purpose of financing the costs and expenses of landscaping and lighting public areas. It can be used by any local agency which includes cities, counties, and Special Districts such as school districts, water districts or community service districts.

Among the many approved uses are the installation and maintenance of landscaping, statues, fountains, general light, traffic lights, recreational and playground courts and equipment, and public restrooms. It also allows for the acquisition of land for parks and open spaces, and the construction of community centers, municipal auditoriums and halls to be financed. To finance larger improvements under the Act, notes and or bonds can be issued.

In 1978, Proposition 13, a California Constitutional Amendment, was approved which lowered the ad valorem property taxes and other restrictions were placed on the ability of local agencies to levy taxes which included the requirement that special taxes be approved by a two-thirds vote of the electorate. According to Proposition 13, a benefit assessment could not be based on the value of property but rather each district establishes a formula and each parcel is assessed according to the benefit it receives from the services and improvements.

Consequently, due to the restrictions placed on taxations and the decline in federal funding, local agencies sought different ways to finance public improvements.

Special assessments had been distinguished from special taxes and property taxes for quite awhile in a series of court cases dating from the early 1900's. The increased use of special assessments by local agencies did prompt a new series of cases claiming the growing use violated constitutional restrictions imposed by

Proposition 13. However, the courts continued to uphold the use of assessments against these new challenges.

There were more legal challenges when local agencies began to levy assessments for improvements that had not traditionally been financed by assessments. The courts upheld the assessments by using the "traditional pre Proposition 13 standard of review which required an assessment to be upheld so long as it did not clearly appear on the face of the record that the assessment was not proportional to the benefits to the assessed properties or that no benefits will accrue to the assessed properties".

While other legislation was adopted prior to Proposition 218, it remained difficult for property owners to block assessments and they continued to be used prolifically. In part, Proposition 218 was actually formed to counteract the concerns about the handling of the 1972 Lighting and Landscaping Act Districts. Assessment bonds issued between 1990 and 1995 averaged approximately \$568 million dollars a year.

This led to the California voter-approved (an adopted initiative constitutional amendment to the California Constitution) Proposition 218 in 1996 which was called "The Right to Vote on Taxes Act". It included Article XIII C, "a provision to expand the constitutional local initiative power by voters to reduce or repeal any local government tax, assessment, fee or charge, subject to a significantly reduced signature requirement making ballot qualification easier and added constitutional voter approval requirements for all local government taxes that previously did not exist."

Prop. 218's Procedural Requirements

- 45 days' mailed notice to all property owners or customers (13D, §6(a).)
- Majority protest hearing in which silence equals consent (13D, §6(a).)
- If no majority protests, fees can be adopted under other rate-making authority (HSC 5471, local ordinance, Revenue Bond law of 1941, etc.)

Article XIII D added constitutional assessment and property-related fee reforms applicable to all local governments which also did not exist previously. "This includes numerous additional requirements for special benefit assessments on real property as well as numerous requirements for property-related fees and charges, such as utility fees imposed by local governments which are no longer allowed to exceed the cost of providing the utility service." It imposed new procedural and substantive requirements on the levy of assessments which included requirements relating to notice, protest and hearing.

(continued on page 7)

The President's Letter - (con't)

- United States Postal Service and analyzed by the CBRE Real Estate consultancy to review the changes in the Sacramento region.

Source: Sacramento Bee, April 30, 2021 article:

<https://www.sacbee.com/community/roseville-placer/article250880279.html>

2021 Home Buyers and Sellers Generational Trends

According to the National Association of Realtors (NAR), many home buyers are purchasing multi-generational homes and larger residences compared to previous years. This includes Millennials who are the largest share of home buyers at thirty seven percent and have been since 2014, according to the NARA report of the characteristics of home buyers 2021 Home Buyers and Sellers Generational Trends report. Eighty-two percent of younger Millennials and forty-eight percent of older Millennials were purchasers of homes for the first time, more than any other age group.

Of the home buyers between 45 and 65, eighteen percent purchased a multi-generational home that would house adult siblings, adult children, and parents or grandparents. While families are opting to live together for a number of reasons, not the least of which is to save money, they have also found that quarantining with family rather than staying away worked out better for them.

The second most likely age group to purchase a multi-generational home was the Silent Generation, 75 to 95, and they were most likely to purchase senior related housing at 27%.

With very low inventory in the recent years, those looking for homes had difficulties finding adequate housing options and nearly six in ten home buyers between the ages of 22 and 40 said that was the most challenging step in the buying process. Twenty-eight percent of younger Millennials in the

22 to 30 age range live with parents, relatives or friends before purchasing a home which allows them to save for a down payment and greater flexibility.

Nineteen percent of the older Boomers between the ages of 66 to 74 and eighteen percent of the Generation Xers, 41 to 55, preferred to buy a new home with the ability to choose and customize design features. Seventeen percent of buyers in the Silent Generation purchased newly built homes and were less likely to purchase a detached single-family home.

To view the rest of the report go to: <https://www.nar.realtor/sites/default/files/documents/2021-home-buyers-and-sellers-generational-trends-03-16-2021.pdf>

Happy Memorial Day!

Respectfully,
Kathy Prevost
President
Bass Lake Action Committee

A HISTORY OF LLADS (con't)

In general, the intent of Proposition 218 is to ensure that all taxes and most charges on property owners are subject to voter approval. Proposition 218's stated purpose is to protect taxpayers "by limiting the methods by which local government assess revenue from taxpayers without their consent".

In addition, Proposition 218 sought to curb some perceived abuses in the use of assessments and property-related fees, specifically the use of these revenue-raising tools to pay for general governmental services rather than property-related services.

Additional information and the actual proposition may be found at:

[http://vigarchive.sos.ca.gov/1996/general/pamphlet/218text.htm#:~:text=\(a\)%20All%20taxes%20imposed%20by,power%20to%20levy%20general%20taxes.](http://vigarchive.sos.ca.gov/1996/general/pamphlet/218text.htm#:~:text=(a)%20All%20taxes%20imposed%20by,power%20to%20levy%20general%20taxes.)

References:

City Attorneys Department, League of California Cities Continuing Education Seminar, February 2003

<https://www.cacities.org/getattachment/832f3e1e-fa86-48ae-9591-678908b57d38/LR-Robin-Harris-paper.aspx>

https://en.m.wikipedia.org/wiki/1996_California_Proposition_218

MEMORIAL DAY OBSERVANCES REMAIN VIRTUAL IN 2021

By John Davey

The El Dorado County Veterans Affairs Commission and the El Dorado County Veterans Alliance announced planned virtual ceremonies to observe Memorial Day: May 31, 2021, broadcast on Comcast Cable Channel 2 in El Dorado County at 11:00 AM and over Facebook at <https://www.facebook.com/1EIDoradoCountyMilitaryVeterans>

B.L.A.C. BOARD MAY 10, 2021 MEETING - NEXT MEETING AUG 9, 2021

The B.L.A.C. Board of Directors held the second quarterly Board meeting of 2021 virtually on May 10. At the meeting the B.L.A.C. Board approved facilitating the Bass Lake Villages Community Traffic Meeting.

The third quarterly Board meeting is scheduled for Monday August 9th at 7PM at a location to be determined.

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

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

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