

FISCAL YEAR 2023 LLAD ASSESSEMENTS HOLLOW OAKS, WOODRIDGE, THE HILLS OF EL DORADO



By Kathy Prevost

The El Dorado Hills Community Service District (EDHCSD) is required by law to inform all homeowners in Landscape Lighting Assessment Districts (LLAD) when they intend to continue the fiscal year 2022 to 2023 (FY23) Annual Assessments and to set the Notice of Hearing date. This meeting will be held in the Norm Rowett Pavilion, 1021 Harvard Way, El Dorado Hills California, on June 9, 2022 at 6:30 p.m.

At their recent May regular meeting, the Board of Directors approved the Preliminary Engineers Reports which were written by DTA of San Jose, CA on behalf of the EDHCSD. The proposed assessment rates for this coming fiscal year for Bass Lake A (The Hills of El Dorado) are \$275.48, Bass Lake B (Woodridge) is \$120.74 and Hollow Oaks is \$363.22.

An inflationary factor was not included in the Bass Lake A LLAD when it was initially established and the \$99 per residence assessments have not been able to keep up with increases in the replacement costs and maintenance which

had caused concern. Last year after a series of public engagements, the residents voted to approve a one-time assessment increase and declined adding an inflationary factor. This will allow funds to be set aside for reserves for future replacements and, also, cover current costs.

There are 278 units in Bass Lake A #16 (The Hills of El Dorado) and their improvements include 47,769 square feet of landscaping along Bass Lake Road plus their entry, Alyssum Circle and Tea Rose Drive. It, also, includes 139,548 square feet of open space, 11,058 square feet of concrete walkways along Bass Lake Road, 21 street lights, 1,190 lineal feet of wooden rail fence with pilasters along Bass Lake Road, entry sign walls and lighting at the entrance, a monument sign with plastic lettering and a 115 lineal foot masonry block wall on the Bass Lake Road street side.

Deferred Maintenance scheduled for FY23 includes painting The Hills of El Dorado sign, \$887; Irrigation Controller, \$5,000; Landscape Bark, \$10,000; and Tree Maintenance, \$10,000.

BASS LAKE PARK DESIGN CONTRACT AWARDED TO STANTEC

By John Davey

At the April 14, 2022 El Dorado Hills Community Services District (EDH CSD) Board of Directors Meeting, the Board approved an Agenda item to award a contract for Final Design and Improvement Plans for the Bass Lake Regional Park to Stantec.

In late 2019 the EDH CSD contracted with LSA to undertake the required California Environmental Quality Act (CEQA) analysis for environmental, cultural, and biological studies.

The EDH CSD Parks & Planning Committee's May 17, 2022 Capital Improvements Project update indicated that the CEQA Mitigated Negative Declaration (MND) was anticipated to be accepted some time in August 2022. Following this, EDH CSD Planning Staff expects that their formal application to El Dorado County would be submitted in August 2022 as well. The update also forecast that Construction at the Bass Lake Regional Park could start in late Spring 2024.

EDH CSD published a Request for Proposals on January 14, 2022 for the Bass Lake Regional Park Final Design & Improvement Plans. A mandatory job walk was held on February 4, 2022, where 10 consultants attended and received a guided tour of the site and the work to be performed.

Between February 4 and February 25, consultants were given the opportunity to ask clarifying questions to assist in their preparation of proposals. All proposals were due on/by March 1, 2022.

BASS LAKE AREA LLAD ASSESSMENTS 2023

(con't)

- The Browning Reserve Deferred Asset study included the following projects to be repaired or replaced, Curb Maintenance, \$120; Turf Renovation, 21,750 square feet at entry/walk, \$825; irrigation, backflow preventer, \$1,399; irrigation parts (valves, sprinklers), \$1,638; and landscape, 8 trees, \$4,116.

Bass Lake B #16, Woodridge includes 296 residences and because of recent road improvements, the LLAD has been reduced significantly from the original 41,732 square feet of trees and plants to 22,445 square feet in minimal landscaping and irrigation. The improvements include tubular steel fencing, 360 square feet; concrete header, 6 inch wide by 387 lineal feet; monument entry signs, two; masonry wall, 1042 lineal feet; median at Madera Way; stone pilasters, (15) 3 ft by 3 ft by 6.5 ft; landscape lighting system; and 16 street lights.

According to the report, including the authorized annual adjustment, the maximum authorized assessment rate for FY23 is \$579.91.

Deferred maintenance scheduled for FY23 includes bark replacement, \$7,016.

The Browning Reserve Study determined the following projects could be deferred to future years: irrigation backflow preventer, \$1,434; pilaster repair, \$2,151; and irrigation controller replacement, \$4,993.

Laurel/Hollow Oaks, LLAD #23, has 99 homes and the authorized maximum assessment rate for FY23 is \$867.16 including the authorized annual adjustment.

The LLAD consists of approximately 1.7 acres of landscaping in the park which has 51,000 square feet of turf area, an irrigation system, trees, shrubs and ground cover, picnic tables, barbecues, a 2071 square foot half court basketball court, a playground structure, drinking fountain and benches. It includes 325 lineal feet of tubular steel fencing and gate; 3258 square feet of walkways; and a monument park sign – 1; 6 street lights, and Lot C which is an emergency access road that includes landscaping, an automatic gate and an asphalt roadway.

Their deferred maintenance for FY23 is turf renovation, \$1,387; replacement, \$2,260; main Parkside rehab, \$2,316, tree maintenance \$3,355.

The Browning Reserve study determined the following assets can be deferred to future years and they include emergency access ongoing road repair, \$541; emergency access road sealing, \$558; emergency access road

strobe, \$951; emergency access road Loops, wire harness, \$1316; and irrigation (valves, sprinklers, drainage), \$1,365.

Further, they include basketball court seal/stripe, \$1,422; playground fiber replacement, \$1,617; miscellaneous Park signs, \$2,047; gate operators, \$2,632; concrete walkways, 5,329 lineal feet, \$2,966; walkways and basketball court concrete, \$3,194; emergency gate Tx/Rx, \$3,266; metal picnic table replacement, \$3,357; and ADA picnic table replacement, \$4,196.

https://www.eldoradohillscsd.org/about/csd_board/board_of_directors_meeting_packets.php

BASS LAKE PARK DESIGN CONTRACT

(con't)

Three proposals were received in response: Verde Design, Helix, and Stantec. EDH CSD Staff performed a review of each submittal evaluating the approach, schedule and cost. Interviews with each consulting firm were held on March 28, 2022, where the opportunity to provide a presentation was offered, as well as a set of defined interview questions were provided.

A summary of the proposals shows Stantec with the lowest bid price.

- Verde Design \$3,893,398
- Helix \$1,459,908
- Stantec \$1,087,247

From the EDH CSD Agenda: *Comparisons of the proposals were reviewed with the panel after the interviews concluded, discussing the overall project approach, cost, timeline, and the ability of the consultants to complete the necessary work. Both Board Directors, EDH Promise Foundation President, and staff recommend award to be made to Stantec.*

Stantec was determined to be the best option, as they displayed to have a strong understanding of the project, District's expectations, and have the capacity to complete all of the various necessary work in-house and in a reasonable timeline, at the lowest cost.

The EDH CSD Board of Directors votes 5-0 to approve the award of contract for final design and improvement plans for Bass Lake Regional Park to Stantec.



MEMORIAL DAY EL DORADO COUNTY CEREMONIES AT THE VETERANS MONUMENT

From the County of El Dorado Veterans Affairs Commission and the El Dorado County Veterans Alliance

Posted on May 19, 2022

Memorial Day ceremonies occur at 1100 hours on Monday, May 30 at the El Dorado County Veterans Monument in Placerville (360 Fair Lane).

Included will be three flyovers by a squadron of WWII warbirds, a parade of flags led by representatives of El Dorado County's veterans organizations, scouts and historical reenactors, patriotic music and bugle calls, presentation of Memorial Day proclamations, display of a list of more than 200 El Dorado County veterans who died in the previous year, presentation of a memorial wreath, presentation of EDC Veterans Monument scholarships to the children of veterans by the EDC Veterans Coalition, dedication of memorial bricks honoring past service and a tribute to those who died serving the cause of freedom.

Following the ceremony, veterans who served between 1955 and 1975 during the Vietnam War will receive the nation's Vietnam War Service pin and be thanked for their service and sacrifices.

The ceremony and pinning are free and open to all members of the public. All veterans are encouraged and invited to attend.



El Dorado County Veterans Monument
360 Fair Way Placerville, CA 95667

JUNE 2022 PRIMARY ELECTIONS

By John Davey

Bass Lake Area residents who are registered to vote will have the opportunity to complete their ballot for the June 7, 2022 California Primary election.

All registered voters in California will receive a ballot mailed to their registered address. Ballots were mailed on May 9th. Drop boxes for ballots in El Dorado County were opened on May 10th. On May 28th, Eleven Day Voter Centers will open. Following this, on June 4th, Four Day Vote Centers will open. In person voting is available to all voters on Election Day, June 7th. US Citizens 18 years of age can also register to vote, and vote the same day.

The primary election features State-wide races for Governor, Lt. Governor, US Senator (oddly, for both a partial term, and a full term), Secretary of State, State Controller, State Treasurer, State Insurance Commissioner, Superintendent of Public Instruction, and regionally, Member of the Board of Equalization for District 1.

Bass Lake Area voters will have the following local and district elections to vote on:

Candidates for the US House of Representatives for the 5th District:

- Tom McClintock – Incumbent
- Michael J. “Mike” Barkley
- Nathan Magsig
- David Mann
- Kelsten Charles Obert
- Steve Wozniak

Candidates for California State Senate 4th District:

- Steven C. Bailey
- Michael Gordon
- Jeff McKay
- George Radanovich
- Jack Griffith
- Marie Alvaarado-Gil
- Jolene Rehana Daly
- Tim Robertson

Candidates for the California State Assembly 5th District:

- Jason Paletta
- Joe Patterson
- Greg Smith

Candidates for Superior Court Judge Office 7:

- Lesley Gomes Barlow
- Gary Slossberg

Candidates for Superior Court Judge Office 8:

- Lauren C. Bowers

Candidates for El Dorado County Assessor:

- Jon DeVille
- Daniel Tuning

Candidates for El Dorado County Recorder-Clerk:

- Janelle K. Horne – incumbent

Candidates for El Dorado County Sheriff-Coroner-Public Administrator:

- Jeff Leikauf

Candidates for El Dorado County Treasurer-Tax Collector:

- K.E. Coleman - incumbent

Candidates for El Dorado County Auditor-Controller:

- Joe Harn – incumbent

Candidates for El Dorado County District Attorney:

- Vern Pierson – incumbent

Candidates for El Dorado County Surveyor:

Brian K. Frazier – appointed El Dorado County Surveyor

Candidate for El Dorado County Superintendent of Schools:

- Ed Manasala

In the November 2022 General Election, in addition to the run-off races from the June 7th Primary, Bass Lake Area voters will be selecting from candidates for:

The El Dorado Hills Community Services District Board of Directors (3 at large seats)

The El Dorado Hills County Water Board of Directors (aka **El Dorado Hills Fire Board** 3 at large seats)

El Dorado Irrigation District Board of Directors (Divisions 2 and 4)

The El Dorado Union High School District Board of Trustees (3 seats at large seats)

Rescue Union Elementary School District Board of Trustees (3 at large seats)

Buckeye Union School District Board of Trustees (3 at large seats)

El Dorado County Office of Education Trustees (3 Area Trustee seats: Areas 1, 2, and 4)

Cameron Park Community Services District Board of Directors (3 at large seats)

Cameron Park Airport District Board of Directors (3 at large seats).

Information regarding elections in El Dorado County, including in-person polling places, vote center locations, drop box locations, vote by mail options, and voter registration can be found on the El Dorado County Registrar of Voters website – <https://edcgov.us/Government/Elections>





From The BLAC Board

President's Letter May 2022

"What is swimming around in the pond?" was the question of the day recently.

Originally the pond was the home to four beautiful friendly shubunkins which are of Japanese origin and are a cross between a calico telescope eye gold fish with a comet gold fish. But the cranes and herons from Bass Lake could view the pond as they flew over and we frequently found them in our yard either sitting on our fence or walking around the patio undeterred by the fact dogs lived here, big dogs at that.

One day I returned from the store to find we no longer had fish! We decided not to replace them at that time until the Coral Bark Maple tree that was behind it provided enough shade that the pond couldn't be seen from the air. This took a few years to happen, of course, and eventually we introduced four new shubunkins and some aquatic plants for them to hide under. They were not as friendly as the first four but they were very pretty to watch as they swam around.



I was not aware that raccoons were particularly fond of the pond plants that I had purchased and one morning we found the plants were pulled out of the pond, and there were no longer any fish again!

During most of this time, we had at least one or two frogs that, also, lived in the pond leaving in the winter and returning every spring. One that had grown quite large eventually passed away but the smaller one remained for quite a while.

(continued on page 5)

EL DORADO COUNTY GENERAL PLAN HOUSING ELEMENT UPDATE (2021-2029)

COUNTY RECEIVES CA DEPT OF HOUSING & COMMUNITY DEVELOPMENT CERTIFICATION

El Dorado County Housing, Community and Economic Development (HCED) Program, Planning & Building Department, Long Range Planning Unit Administrative Analyst C. J. Freeland announced at the May 10, 2022 Joint Board of Supervisors and Planning Commission workshop on Affordable Housing, that the California Department of Housing and Community Development (HCD) had provided their findings that certify the El Dorado County adopted 2021-2029 Housing Element of the General Plan is in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code).

In a subsequent May 23, 2022 email message to agencies, departments, public groups, and individuals, Freeland further explained "This finding culminates a multi year project that began on September 18, 2018, with the Board adopting Resolution of Intention 193-2018 to amend the County General Plan by updating the Housing Element as required by State law. Following multiple public workshops and hearings, and with the Planning Commission recommendation, the Board adopted Resolution 046-2022 on March 22, 2022, to amend the County General Plan to incorporate the amended 2021-2029 Housing Element Update and submit the amended document to HCD for review and certification (Agenda Item 32, Legistar No. 22-0407).

This milestone would not have been possible if not for the extensive public input and coordination with the Health and Human Services Agency, Department of Transportation, Environmental Management Department, Chief Administrative Office, Economic Development, Sacramento Area Council of Governments (SACOG), Tahoe Regional Planning Agency, the California Department of Housing and Community Development, Planning Commissioners, Board of Supervisors and the public participation from interested groups, and individuals like you."

The Housing Element of the Adopted El Dorado County General Plan is required by California State Law to be updated every eight years.

The Housing Element is one of the seven mandatory elements of the El Dorado County General Plan. This current update is for the 8-year planning period from 2021 to 2029 and includes a review of the County's ability to accommodate its fair share of the region's housing needs for this period based on the

updated Regional Housing Needs Allocation (RHNA) determined by the Sacramento Area Council of Governments (SACOG).

For more information on the General Plan Housing Element Update (HEU) 2021, visit El Dorado County's Long Range Planning Website informational page: <https://www.edcgov.us/Government/longrangeplanning/LandUse/Pages/General-Plan-Housing-Element---2021.aspx>

CONCERNED RESIDENTS OF EDH HERITAGE VILLAGE ANNOUNCE LITIGATION

Submitted Press Release~

The Concerned Residents of EDH Heritage Village (CRHV), a nonprofit public benefit corporation, filed a complaint for declaratory relief, injunctive relief, and writ of mandate petition with the El Dorado County Superior Court to protect the quality of life and environmental impacts of Heritage Park. Defendants are El Dorado Hills Community Services District (CSD), Lennar Homes of California, and CSD General Manager Kevin Loewen.

We ask the Court to intercede on Heritage Park operations until EDHCSD and Lennar satisfactorily address the negative impacts. For over a year, we have attempted to work constructively with EDHCSD and Lennar to mitigate the impacts of Heritage Park on our quality of life and environment. Regrettably, on Thursday, May 12, the EDHCSD Board of Directors and GM Loewen affirmed an intent to open the Park before resolving issues including intrusive lighting trespass, 50-foot stadium lights, safety, noise, unfair assessments, increased traffic, public nuisance, faulty courts, and harm to endangered, threatened and special concern species in the Carson Creek Preserve. This was a challenging decision, but the CRHV Board of Directors felt no other option remained.

CRHV's action involves the enforcement of important rights affecting the Heritage community and the general public interest by conferring a substantial benefit on the citizens of El Dorado Hills and El Dorado County. The complaint documents nuisance claims, inconsistencies with County policies, non-disclosure, unfair assessments, harm to the wetlands, and other issues. We also establish our good-faith attempts to negotiate.

For more information:
<https://heritagecarsoncreek.com/litigation/>

May 2022

President's Letter - (con't)

We have not heard a frog around the pond since that time but apparently one or more has been visiting recently, obviously a quiet one, because the pond is now full of tadpoles, (also called pollywogs) and there appears to be more than one hatch.

This does make cleaning the pond a little bit more difficult so I decided to find out just how long our little visitors would be staying. I learned that once they have hatched, tadpoles will take about 14 weeks to metamorphosis into tiny frogs with the back legs being the first to emerge from a tadpole. Many do not survive according to one article I read which said that only 0.1% of all tadpoles survived to adulthood.

We've already noticed that we have a much reduced group of tadpoles in the pond compared to when they first began to hatch. A common frog can lay between 3000 and 6000 eggs at a time! Since many animals and birds visit frequently because of the water, I expect there will not be many that will survive beyond the froglet stage. Otherwise, we will be entertained nightly by a croaking chorus of frogs!

MEMORIAL DAY

By the proclamation of General John A. Logan of the Grand Army of the Republic (an organization of former Union soldiers and sailors) the first Memorial Day was observed three years after the end of the Civil War on May 30, 1868, to recognize the sacrifices of Civil War soldiers. It was originally called Decoration Day because of the early tradition of decorating graves with flowers, wreaths and flags.

Presided over by various Washington officials including General and Mrs. Ulysses S. Grant, what was considered to be the first large observance was held that year at Arlington National Cemetery which is across the Potomac River from Washington DC.

New York was the first state to designate Memorial Day as a legal holiday in 1873 and several States declared it a legal holiday. Some cities and communities observed the holiday as well. It became more widely known as a holiday in the United States after World War 1 and it was an occasion to honor those who died in all of the America's Wars.

By an act of Congress, it was declared a national holiday in 1971, and Congress subsequently passed the Uniform Monday Holiday Act that same year. As a result, Memorial Day is now commemorated on the last Monday of May.

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ASSISTANCE LEAGUE SIERRA FOOTHILLS – GARDENS OF THE HILLS 2022 FUNDRAISER SET FOR JUNE 4-5

The Assistance League Sierra Foothills is offering Tours of Private Gardens and the Sherwood Demonstration Garden to raise fund to help El Dorado County disadvantaged and homeless children.

Ticket outlets: Green Acres Folsom Store, California Welcome Center in El Dorado Hills Town Center, Pottery World El Dorado Hills, Gold Country Ace Hardware in Cameron Park, El Dorado Nursery in Shingle Springs, and the El Dorado Community Foundation in Placerville.

The Garden of Smiles Online Auction bidding opens May 30th through June 6th at 6PM.

Tours: Saturday June 4th 10A-5P, and Sunday June 5th 11A-6P.

Tickets are: Adult \$40 Children 12 and under \$10



Save the Date



Gardens of the Hills Tour



2022 Fundraiser

El Dorado Hills & Vicinity

June 4th & 5th



Tour sensational private resident gardens at this popular annual event.
Enjoy wine tasting, our signature raffle, online auction, shop local artisans' creations and so much more!

www.assistanceleague.org/sierra-foothills

EIN # 80-0220452

EL DORADO COUNTY REMINDS PET OWNERS KEEPING PETS CURRENT ON RABIES VACCINE IS IMPORTANT

El Dorado County Health and Human Services Agency

El Dorado County Animal Services is reminding residents to keep pets current on rabies vaccines and immediately notify Animal Services of any animal bite to a human or pet. "All 58 counties in California are rabies endemic areas, which means that the rabies virus is always present in the community," said Henry Brzezinski, Animal Services Chief. "Rabies can be fatal. El Dorado County Animal Services strongly urges pet owners to vaccinate all dogs, as required by state law, as well as cats against rabies and to keep their pets under a watchful eye."

In the past two months, El Dorado County Animal Services identified five skunks and

one bat that tested positive for rabies. The most recent skunk was found in mid-May 2022 in the 9700 block of Biking Road in Greenwood. In April 2022, three rabid skunks were found – one in the 2500 block of Wakefield Place in Garden Valley, one in the 5200 block of Manhattan Creek in Garden Valley, and one in the 3200 block of Fort Jim Road in Placerville. A rabid bat was found in April 2022 in the 6500 block of Carriage Lane in Somerset. At the end of March 2022, one rabid skunk was found in the 4000 block of Cedar Drive in Georgetown.

Animal Services has reports of rabid animals each year. In 2021, Animal Services identified a total of 11 animals (3 bats, 8 skunks) that tested positive for rabies in El Dorado County. Historically, most rabid animals in El Dorado County are identified on the County's West Slope, with smaller numbers reported in the South Lake Tahoe area, according to Brzezinski.

According to Mary Hill, Animal Services Health Program Specialist, pet owners should ensure that both dogs and cats are vaccinated.

May 2022

President's Letter - (con't)

- While many towns in both the North and South claim to be the birthplace of Memorial Day, Congress and President Lyndon Johnson declared Waterloo, New York to be the birthplace of Memorial Day in 1966.

95% of the US Are Expected to Have Above-average Temperatures This Summer

The U.S. Drought Monitor reported on Thursday, May 19, 2022, that with the expected above-normal temperatures this summer for nearly the entire contiguous U.S. from June through August, combined with the below average rainfall, the mega drought that covers most of the West is expected to continue.

"Drought or abnormal dryness expanded or intensified where it continued dry, especially with Southwest," reported the Drought Manager. "Little to no precipitation occurred across the southern states in the west region from California to New Mexico," the summary added.

While the abnormally wet December erased the worst drought which had at times affected 50% of the state last year, the state is facing worsening drought because of the lack of rain through April. The highest designation of conditions, exceptional drought, was introduced this past week for the first time since the first week in January.

a 50% to 55% chance it may extend well into fall. If it does, this would mean we would have a very rare three-year period of below-normal sea surface temperatures in the Equatorial Eastern Pacific which began in the summer of 2020.

Warmer-than-average weather is predicted for all of the country except along the West Coast. The Northeast and Intermountain West to the Western Plains is expected to have much above normal temperatures and with the continuing drought and rampant wildfires this is a concern. The Southwest has already begun the 2022 wildfire season with more than 1,120,300 million acres burned as compared to 523,204 in 2021 on the same day and 698,114 acres in 2020.

The impacts to the jet stream and storm track by the cyclical climate regime are projected to last through this summer based on their report.

El Nino, which has a different climatic response in the lower 48 states, has an opposite pattern with a warm sea surface temperature regime.

https://www.cpc.ncep.noaa.gov/products/predictions/long_range/two_class.php

https://www.cpc.ncep.noaa.gov/products/expert_assessment/sdo_discussion.php

<https://droughtmonitor.unl.edu/>

<https://www.cnn.com/2022/05/19/weather/noaa-summer-outlook-2022/index.html>

KEEPING PETS CURRENT ON RABIES VACCINE (con't)

"Keeping cats up-to-date on their rabies vaccine is important due to the to the fact that many people keep their cats outdoors, and cats are especially interested in wildlife," said Hill. "Also, puppies may now be vaccinated as early as three months of age; the law changed several years ago regarding the age when puppies can be vaccinated against rabies. In addition, and importantly, Animal Services advises that if you or your pet has contact with a suspected rabid animal that you report it immediately so that rabies testing can be performed."

Rabies is a virus spread through the bite and saliva of an infected animal. It is usually fatal to pets and humans if not treated shortly after exposure. While any animal can become infected with the rabies virus, bats, skunks and fox are the animals most commonly found to carry the virus. Comprehensive vaccination programs in the United States have meant that rabies among domestic pets is now uncommon.

To prevent the spread of rabies:

- Maintain current rabies vaccinations for dogs, cats and livestock.
- Keep property free of garbage, stored bird seed and leftover pet food to avoid attracting wild animals.
- Keep pet doors closed at night to prevent entry of wild animals into the home.
- Never approach, pick up, feed or interact with unfamiliar dogs, cats or wild animals.
- Don't approach an animal that appears sick or aggressive. Report it to Animal Services.
- Don't touch a dead animal with bare hands.
- Call Animal Services if a domestic or wild animal shows sign of rabies (such as staggering, confusion, lack of fear or aggressive behavior).
- Notify Animal Services immediately if a person or pet is bitten or exposed to a suspected rabid animal.
- Immediately notify Animal Services if you find a bat alive or dead in your bedroom.

For more information about rabies or Animal Services, visit www.edcgov.us/animalservices. To reach Animal Services by phone, call (530) 621-5795 in Diamond Springs

Press Release: <https://www.edcgov.us/Government/hhsa/pressreleases/2022/Pages/Rabies-Reminder.aspx>

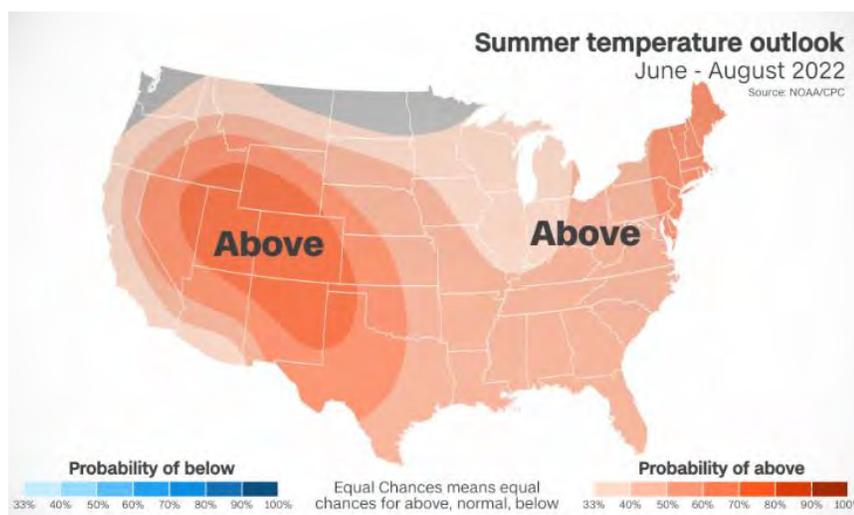


image credit: NOAACPC

La Nina May Continue Through Fall

The National Oceanic and Atmospheric Administration (NOAA) Prediction Center is predicting there is a 59% chance that La Nina will continue through August with

Current Real Estate Market in El Dorado County and Sacramento County

Despite the fact that the fixed rate mortgage averages are the highest

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April 2022

Bass Lake Bulletin

President's Letter - (con't)

they've been since 2009, the number of home sales in El Dorado County (EDC) is only down about 1% from last year according to Ken Calhoun in his latest May 13, Home Source article. The sales are 14% higher while the median selling price year-to-date is \$680,000. A majority of the homes are selling above listed price with 85% selling within 30 days.

Sacramento appraiser and housing analyst, Ryan Lundquist's Regional Analytics reflect that the Sacramento area housing prices have increased about 15% compared to last year at the same time. "The housing market has been completely bananas for the beginning of the year, unreal price growth and really over the past month or so we've seen the market begin to change temperature," reported Lundquist.

The percentage of homes that received multiple offers in the Sacramento area as a whole has fallen to 55% as compared to the previous 70% for the last 2 years.

Since the closings for April and perhaps May were more likely locked at lower rates, it is too early to determine the impact of higher mortgage interest rates on buyers in EDC, according to Calhoun. However, he believes increasingly some buyers are putting off their home purchase with the increased interest rates and home prices.

In a recent Fannie Mae homebuyer survey, 24% of the respondents said it was a good time to purchase a home which is the lowest percentage since 2010. However, Calhoun points out that few thought it was a good time to purchase a home in 2010, when the median selling price in El Dorado County was \$300,000. Those that did have found their homes have doubled in value.

While qualifying for a mortgage may be more challenging, there are more homes for sale, fewer buyers and sellers more willing to negotiate.

Three Economists Predictions

So what do the economists have to say about the impact of the rising interest rates? According to an article in MarketWatch, Taylor Marr, who is the Deputy Chief Economist at Redfin, stated

that "I do expect competition to continue to decline". He attributed this to the rise in interest rates because of the Federal Reserve's policy to reduce inflation, the conflict in Ukraine, and the fact Baby Boomers are remaining in their homes rather than moving into retirement communities.

He added, "Homes are still selling over asking price but the market is shifting". However, he believes that it will take time for the market to cool down.

Laurence Yun, chief economist at the National Association of Realtors shared that he, also, sees competition will soon decline and that some would-be buyers would be leaving the market because of the rising interest rates and house prices which may bring reduced competition after the summer buying season has ended.

"The frenzy is starting to ease and the volume of home sales is reverting to pre-pandemic levels," added Yun. "We expect home sales to drop 10% from last year."

There are certain areas of the country that have become very popular migration destinations which include cities such as Tampa, Phoenix, Nashville and Atlanta and high rates of competition of listings may continue according to Marr who, also, agrees that there will probably be lower competition among buyers on listings and more housing on the market by the end of summer.

Skylar Olsen, the chief economist at Tomo, predicts that the market is cooling and that we are in a transition period.

After speaking to 5 economists, MarketWatch Picks reported that it is not likely that home prices will fall significantly.



Holden Lewis, home and mortgage expert at Nerd Wallet told them, "Home prices will keep going up because there aren't enough houses available to meet demand, but the combination of rising home prices and elevated mortgage rates means fewer people will be able to afford to buy."

References: <https://www.marketwatch.com/picks/the-market-is-shifting-heres-exactly-when-3-economists-predict-competition-in-the-housing-market-will-decline-01652528876>

<https://www.mtdemocrat.com/business-real-estate/how-to-cool-a-hot-market/>

May you all have a very Happy Memorial Day enjoying our very summer like weather!

Regards,

Kathy Prevost, President

Bass Lake Action Committee

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BASS LAKE BULLETIN
CLICK HERE**

OR VISIT: <http://basslakeaction.net/SUBSCRIBE>

2022 SECOND QUARTERLY BOARD OF DIRECTORS MEETING

The Bass Lake Action Committee Board of Directors held the second quarterly Board meeting on Monday May 9, 2022.

The next Board meeting is scheduled for August 8, 2022 at 7PM. All Bass Lake Action Committee Members are invited to attend. Members will receive an email invitation that will include the meeting agenda, location, and Zoom Link.

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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