

THE BASS LAKE BULLETIN

The Voice of the Bass Lake Community
<http://basslakeaction.org>

THE BASS LAKE ACTION COMMITTEE

The Bass Lake Action Committee was formed by a group of concerned property owners in the Bass Lake Area and incorporated in 2003 as Non-profit organization, a 501(C)(4) corporation.

Our Mission Statement:

To provide a voice for Bass Lake homeowners in dealing with the county and other community agencies.
To keep homeowners informed about issues and meetings.

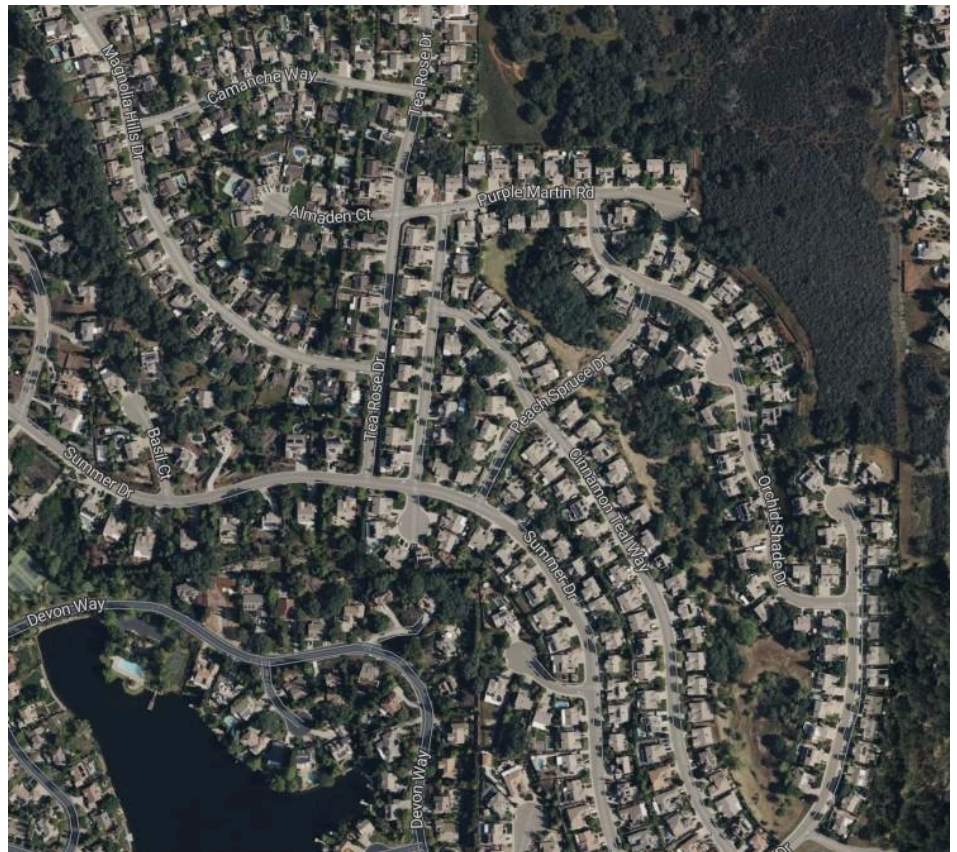


image credit - Bing Maps

WOODRIDGE OPEN SPACE MAINTENANCE ASSOCIATION MAKING HEADWAY ACQUIRING MAINTENANCE FUNDING

By David B. Smith

The Woodridge Open Space Maintenance Association (WOSMA) is making progress in its quest for funding support for the open space fire prevention work and annual maintenance. WOSMA has been working with El Dorado Hills Community Services District (EDHCSD) to include maintenance funding into the Woodridge Community's -

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WOODRIDGE OSMA FUNDING *(con't)*

- Landscaping and Lighting Assessment District (LLAD).

As a reminder, WOSMA is a small HOA within the Woodridge Subdivision, comprised of only 41 of the 294 homes in the subdivision and has been solely responsible for the funding of the maintenance for the 27 acres of open space in Woodridge. With the increased vegetation management requirements of El Dorado County, and the ongoing increases in the cost of landscape maintenance services, WOSMA has struggled to keep up with the maintenance and the financial burden of the cost increases.

Working with WOSMA, EDHCSD has determined that annual maintenance costs for fire prevention in the open space can be included in the LLAD assessment for the Woodridge community, allowing maintenance of the open space to be handled by EDHCSD in the same manner as the maintenance of the subdivision entry on Madera Way, and the street lighting in the community. This would allow the entire (294 home) community to share both the cost and the benefit of the open space in their community.

At the June Board Meeting of the EDHCSD, the Directors approved the

preliminary budgets for all the LLADs within its jurisdiction, including the maintenance funding for the Woodridge Open Space, which is inside the boundaries of Bass Lake LLAD B (Woodridge). Final review/approval of these LLAD budgets and engineering reports will be addressed at the EDHCSD Board Meeting in July. Final Board approval of the budgets and reports allows El Dorado County to include the LLAD assessments in homeowner's property tax bills. Final approval in July would also mean that open space maintenance funding could begin via the LLAD assessment in 2026.

Editor's comment:

As the chair of the El Dorado Hills Community Services District Landscape & Lighting Assessment District (LLAD) Citizen Advisory Committee, I can share that over the past three years, our Citizen Advisory Committee has struggled with individual LLADs that lack adequate funding, primarily because they don't have an inflationary cost mechanism to keep up with the costs of contract services, supplies, and utilities -water and electricity (an example - 12% increase in EID water rates every year for five years). And with no legal means to increase funding, other than a Prop 218 vote of property owners, it is likely that many of these LLADs will be facing service cutbacks in future years.

The situation in Woodridge is unique - many longtime and original Woodridge property owners will recall that when the

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WOODRIDGE OSMA FUNDING *(con't)*

County approved the development, it was intended that a park would be built by the developer(s) inside Woodridge, to be operated by the EDH CSD. However, financial challenges for at least one of the two developers in Woodridge resulted in NO PARK being built, and instead, assigning the maintenance of the 27 acres of open space, (intended as an amenity and benefit for all 294 property owners) to being funded only by the owners of the last 41 homes built adjacent to the open space.

The Woodridge LLAD formation document (Bass Lake LLAD B) included "open space" as one of the assets/improvements of the LLAD.

Legally, assets/improvements described in the formation document can be added to the LLAD over subsequent years, as long as they DO NOT increase the annual property levy past the MAX established assessment - if they did increase the levy past the MAX assessment, then it would require a vote of the Property owners in a Prop 218 election to approve or oppose. The MAX assessment per parcel in Woodridge, based on the original MAX assessment from the formation document, along with twenty-plus years of CIP increases, is set at \$639.03 for 2026. With the inclusion of the 27 acres of open space the annual engineers report for the Woodridge LLAD (Bass Lake B) has determined that the per parcel levy will be \$308.46 for the 2026 fiscal year. Details on Woodridge LLAD (Bass Lake B) can be found on the [EDH CSD website](#).

Property owners that want to support the inclusion of the maintenance of the 27 acres of open space, or wish to protest the inclusion, should attend the EDH CSD Board of Directors meeting on Thursday July 10, 2025 for the legally required LLAD levy adoption public hearing to offer public comment. The Board typically returns to open session at 6:30PM - the meetings can be long, so you can also attend via ZOOM as an option. If you cannot attend, you can submit WRITTEN public comments in support, or protest, to the EDH CSD Clerk of the Board clerkoftheboard@edhcsd.org. Include in your email subject "JULY 10, 2025 BASS LAKE LLAD B PUBLIC HEARING."

No one likes to see cost increases on their property tax statements. And I don't take the matter lightly. As many BLAC members and Woodridge owners know, back in 2008/2009, BLAC Board of Directors members John Thomson and Hal Erbenbeck worked hard to have the matter of BASS LAKE B LLAD funding of Oak Knoll Park removed from the Woodridge assessments - Oak Knoll Park was always a general fund park, and was erroneously included on Woodridge BASS LAKE B LLAD assessments for years. Due to John and Hal's efforts through BLAC, the EDH CSD corrected this, and refunded thousands of dollars to Woodridge property owners. So I know the level of concern that BLAC members, and Woodridge property owners had, and continue to have about LLAD assessment levies.

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WOODRIDGE OSMA FUNDING *(con't)*

An additional consideration for Woodridge property owners: Many residents in the Bass Lake area have had their homeowners insurance raised significantly over the past four years - and many of us have also had our policies non-renewed due to the proximity to higher risk fire zones inside, and surrounding our community. If you have had the experience of having a homeowners policy non-renew (I have...) then you know how difficult, and outrageously expensive it is to secure coverage with a new policy. So far, many of us have not had to resort to the California FAIR Plan for fire insurance (with premiums up to \$8000-plus per year only for minimum fire protection, PLUS having to secure additional traditional homeowners coverage through a rider). From my perspective, seeing 22%-plus increases every year for four years after being non-renewed, and being in the insurance industry for 27 years, every additional amount of fire mitigation can benefit a homeowner's ability to keep their homeowners insurance policy, and potentially minimize the annual increases in costs. There are no guarantees, but including the Woodridge open space for more rigorous and consistent annual maintenance and fire protection for less than a dinner at a restaurant seems like a reasonable cost analysis. Remember also that the 27 acres of open space was

intended as a benefit for all 294 property owners in Woodridge, but it has only been supported financially by 41 property owners for more than twenty years.

So - whatever your opinion is about including the maintenance of the 27 acres of open space in the Woodridge LLAD (Bass Lake B), it would be imperative for Woodridge Property owners to let the EDH CSD Board of Directors know if you believe it is important for the Woodridge community, or if you oppose the inclusion of the maintenance of the 27 acres of open space in the LLAD. Send in your written comments before July 10th, or attend the meeting in person or virtually via Zoom.
~ John Davey

WOODRIDGE OPEN SPACE MAINTENANCE ASSOCIATION UPDATE

By David B. Smith

Summer is here! The days have warmed up nicely (but not too hot). And the weeds have finally stopped growing, but the fire hazards exist, so everyone should use caution when enjoying the open space areas. A reminder that gasoline powered motor vehicles (motorcycles, motorbike, ATVs) are not permitted in the open space areas. We have had several instances of motorcycles riding through the open space. In some

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WOODRIDGE OSMA UPDATE *(con't)*

cases, the Sheriff's Office has been called to contact offending riders. Bicycle and e-bike/e-scooter riders remember: others are using the trails as well. Please be respectful of others on the trail, slow down or stop to allow them to pass.

The Association has accomplished a lot of fire reduction work within the open space so far this year. In February, a homeowner volunteer work day cleared several down and broken trees in the Peach Spruce North area, piling limbs and brush for later chipping. Also in February, a contractor was able to masticate a significant amount of brush in the Lot B area above Orchid Shade Drive. This pushed the existing brush line 25' – 30' farther away from the homes along Orchid Shade. In May, the Association met with the El Dorado Hills Fire Department Vegetation Management Inspector for a walk through of the entire open space to discuss our fire prevention work for this year. The Inspector was pleased with our work complete at that time and the remaining planned work for the year. Also in May, the hand crews completed weed eating, tree trimming and brush chipping of the piles created in February. The goats are again coming to "chew" their way through the vegetation in July, which is the

earliest that they are available. They should be on site for a couple of weeks. When they are onsite, there may be days that the trails are not available due to the goat fencing. Please be patient.

As a reminder to those homes that back up to the open space, please do not discard or blow yard waste and trimmings in the open space. That only adds to the fire hazard for all of us. Please have your gardener or yard service remove any trimmings or place them in your green waste bin.

Questions or issues regarding the open spaces in Woodridge can be made by contacting Omni Community Management, LLC, attention Tonya Kalvass at 916 965 8964 x 128, or at tonya.kalvass@omnicommunities.com

BOS WRESTLES WITH FALLING REVENUE AND CUTS TO APPROVE 2026 BUDGET

By John Davey

The El Dorado County Board of Supervisors approved the recommended budget for fiscal year 2025-26 on June 10, a process marked by difficult decisions amidst declining revenue projections.

The newly adopted budget reflects a

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CUTS TO COUNTY 2026 BUDGET *(con't)*

proactive approach to address a projected \$2 million shortfall in the General Fund. This involved significant cutbacks, including a reduction of 39.2 county employee positions—11 of which were filled and the rest vacant. County departments also achieved an 8% reduction in service and supplies costs and a 22% cut in fixed asset acquisitions. Assistant Chief Administrative Officer Sue Hennike noted, "That reflects departments really scrubbing and making a lot of conscious decisions about ... replacement purchases they can maybe defer a year or two."

The budgeting process for this fiscal year was notably extensive, with Hennike remarking, "Typically there's one meeting that's required to adopt a county budget. Typically we have about four in a year. For this budget we have had 12 public meetings."

Challenges contributing to the budget deficit include state and federal funding reductions, unfunded mandates, rising insurance and pension costs, and inflation. The county has observed a slowdown in discretionary revenue growth since 2022-23. Specifically, Transient Occupancy Tax revenue is expected to decrease by 23%, and growth in sales and use tax

and property tax is also projected to slow. Hennike attributed this to current economic conditions, stating, "You have a combination of high housing prices, high mortgage interest rates and high homeowner's insurance. So that is causing real estate activity to really slow down and we really rely on the sale and the turnover of existing homes."

Supervisor Brooke Laine (District 5) expressed reservations about some of the board's past decisions, particularly those affecting tourism and economic development. "Our actions aren't always aligning with our words," Laine lamented. "We talk about tourism. We talk about ag. And yet, in our policies I continually see that we're our own obstacles to all of that." This follows a February board meeting where \$868,567 in discretionary funding for tourism and economic development was cut from outside agencies, impacting programs of the El Dorado County Chamber of Commerce.

Supervisor Brian Veerkamp (District 3) emphasized the need to explore new revenue streams, particularly capitalizing on tourism. "We have got to capitalize on one of our only revenue sources — and that's the county," he urged, advocating for a cost-benefit analysis in future decisions.

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CUTS TO COUNTY 2026 BUDGET *(con't)*

Chairman George Turnboo, a member of the Budget Ad Hoc Committee alongside Veerkamp, highlighted exploring "new ideas and new technology that we could bring to El Dorado County," including potential projects like a mill and a biomass facility.

Despite the challenges, the county's reserves are currently strong, exceeding the minimum required by policy. County Auditor Joe Harn cautioned about the future, stating, "The future looks a little bit bleak." He urged the board to implement the "distasteful recommendation" of cuts, suggesting that delaying such actions would lead to more severe consequences later.

The budget also accounts for increased salaries and benefits for county employees, a decision Hennike explained as a "concerted effort, a conscious decision to compensate our employees fairly."

The Board of Supervisors unanimously approved the budget, with a directive for staff to return on September 23 with proposed amendments to the final budget. Supervisors Lori Parlin (District 4) and Brian Veerkamp were appointed

to the FY 2025-26 Budget Ad Hoc Committee.

Sources:

El Dorado County Board of Supervisors Meeting Minutes & Recording

[Mountain Democrat June 13, 2025 reporting by Jo Carrerow](#)

EDH CSD DIRECTORS APPROVE 14-DAY EXTENSION FOR SECOND GOLF COURSE PARCEL PURCHASE

By John Davey

The El Dorado Hills Community Services District (EDH CSD) Board of Directors has approved a 14-day extension for the purchase of the remaining Executive Golf Course property from Serrano Associates. This decision was made as the initial deadline of July 14 for acquiring the second portion of the property approached. The extension pushes the new deadline to **July 28**, with a closing date for the second purchase set for **August 13**.

Interim EDH CSD Assistant General Manager Stephanie McGann Jantzen addressed the Board of Directors at the June 12 meeting, stating, "This provides us the district some flexibility

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14-DAY EXTENSION FOR SECOND GOLF COURSE PARCEL PURCHASE *(con't)*

in terms of performing its due diligence, making sure it has done all the review it needs to and then purchasing the property, if (the board) so chooses to exercise that option." She added, "This is ... at no cost to the district to get this extra two weeks and it doesn't commit the district to anything."

In December 2023, the EDH CSD directors voted to acquire 55 acres of the former Executive Golf Course for \$10 million. The remaining parcel, located on the south side of Serrano Parkway near Highway 50, spans 41.5 acres and is priced at \$9.96 million.

The EDH CSD opened the Central EDH Mile Loop Trail on the previously purchased land in August 2024. This trail is situated near the intersection of El Dorado Hills Boulevard and Serrano Parkway.

A survey conducted around the same time, which garnered over 2,600 responses, indicated significant community interest in the acquisition of the remaining acreage. Nearly half of the respondents considered it of "very high importance," with an additional 26.45% ranking it as of "high importance."

Regarding potential uses for the property, survey results showed that "The most preferred overall 'type' of recreation development project was open space/nature area, followed by a community park, then a golf course." Top amenities suggested by respondents included bathrooms and unpaved trails. Other amenities that ranked in the top 10 were a golf course, a driving range, pickleball courts, and an amphitheater.

During the recent board meeting, EDH resident Kelley Nalewaja acknowledged the land's "over-inflated" price but emphasized its importance for preservation. "My only hope is that we are sticking with the original intent of this purchase," Nalewaja stated. "That we are not looking to put a boutique hotel resort or any kind of option that the people did not show. That was our desire."

McGann Jantzen also noted that the board of directors has established a working group to analyze the initial survey results concerning the vision for what is now known as Central EDH Park. "This working group was tasked with drafting three concepts for the community to review and respond to through a second survey," she explained. "This survey will include best-estimate financials associated with each concept."

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14-DAY EXTENSION FOR SECOND GOLF COURSE PARCEL PURCHASE *(con't)*

Additionally, EDH CSD staff plans to host a community meeting to present and discuss potential future uses for the land. Further information and updates on the project are available on the EDH CSD website.

Sources: EDH CSD Board Agenda
[Mountain Democrat June 18, 2025](#)
[Reporting by Noel Stack](#)

COUNTY DOT PRESENTS SB1 GAS TAX ROAD MAINTENANCE PROJECT LIST

By John Davey

The El Dorado County Department of Transportation (DOT) recently presented its proposed list of State Bill 1 (SB 1) funded road maintenance projects for the fiscal year 2025-26 to the County Board of Supervisors. The estimated cost for these projects is \$8.1 million, entirely covered by the Road Repair and Accountability Act of 2017. The Board ultimately adopted the presented list.

Initial discussions saw some concerns raised, particularly by District 5 Supervisor Brooke Laine, regarding the allocation of funds to the Tahoe area compared to other districts. Laine

observed that District 5 was slated to receive approximately 12% of SB 1 funds, while Districts 1, 3, and 4 would receive 20% each, and District 2, 30%. She highlighted that the Tahoe Basin's average Pavement Condition Index (PCI) is 49%, despite the guideline for SB 1 funds being a PCI of 79 or lower. Laine also noted that three or four projects in District 5 had already been cut this year due to budget constraints and the redirection of Transient Occupancy Tax revenue.

El Dorado County Deputy Director of Maintenance and Operations Brian Mullins explained that the allocation of funds is "not an exact science when it comes to an exact 20% for each district. We do our best," and that it varies annually. Mullins acknowledged, "You had the highest rating on your arterioles, your mains, the sawmills, the Pioneer Trail, but where we are lacking and have failed over the years is just to get into these subdivisions and address the issues on the smaller roads."

The planned maintenance projects for the upcoming fiscal year include: Larsen and Barkley Phase 2, North Canyon Phase 1; Sly Park Road Phase 2 (Mormon Emigrant to Pleasant Valley Road), Leisure Lane, Park Creek and Mormon Emigrant

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GAS TAX ROAD MAINTENANCE PROJECT LIST *(con't)*

Trail; Highland Village and Lakeridge Oaks in El Dorado Hills; and Green Valley Road (Cameron Park Drive to Lotus Road).

Laine also raised the point about Measure S funds, which are a separate source, emphasizing that they should not supplant SB 1 funding. "My job is to make sure that I hold the county's feet to the fire on that particular item, because the promise was that we continue to get our normal allotment of maintenance and that Measure S would not be seen as supplanting the county's investment," she stated.

Supervisor Lori Parlin (District 4) concurred, noting, "We made sure that language was very clear."

DOT Director Rafael Martinez provided context regarding staffing and lane miles, stating, "The number of lane miles that we have up in the basin is 153, that we have in the west slope is 930. We have 9 miles per road staff in the basin, as opposed to 22 miles per staff here on the west slope." He added, "So we do have a more dedicated staff to that area for that specific reason, to make sure that we are staying on top of any failures that occur on the road." Martinez also informed the board that 25% of road

funds go to the basin, with the remaining 75% allocated to the west slope.

Supervisor Brian Veerkamp (District 3) suggested that the discussion was "over-analyzing and 'splitting hairs'" due to various contributing factors, such as gas tax revenue, noting that gas purchases in Nevada by Tahoe Basin residents do not benefit El Dorado County.

Mullins highlighted that the county's PCI has improved from 64 in 2018 to 69 in 2024, with a goal of reaching 70 or above. Prioritization of projects considers funding sources, distribution across all five districts, PCI, average daily traffic, and estimated life/return time. Ideally, the DOT aims for 80% of funds to be directed towards roads in fair condition, with approximately 20% allocated to failed sections or smaller roads requiring significant reconstruction.

Supervisor Parlin motioned to receive and file the presentation and adopt the list of SB 1 funded projects for all districts for fiscal year 2025-26, which was unanimously approved by the Board.

Sources:

El Dorado County Board of Supervisors Meeting Minutes & Recording
[Mountain Democrat May 30, 2025 reporting by Jo Carrerow](#)

CELEBRATING THE FOURTH IN THE BASS LAKE AREA 2025

By John Davey

To our Bass Lake Community, a vital reminder that **ALL fireworks are ILLEGAL in El Dorado County**. This includes sparklers, as they pose a significant fire risk, particularly in our beautiful, dry landscapes. While personal fireworks are prohibited, this doesn't mean we have to miss out on the dazzling spectacle of a Fourth of July fireworks show! Fortunately, professional displays are planned in nearby Cameron Park, El Dorado Hills, and Placerville, offering safe and exciting ways to celebrate.

2025 Cameron Park Summer Spectacular at Cameron Park Lake

- **When:** Saturday, June 28th, 2025, 5 PM to 10 PM
- **Where:** Cameron Park Lake, 2989 Cambridge Rd, Cameron Park, CA
- **What to Expect:** This event features a kids' carnival, refreshments, food vendors, craft exhibitors, and live music, culminating in a spectacular fireworks display.
- **Important Notes:** Outside alcohol and glass containers are not permitted. Coolers must not exceed

11 quarts (approximately 16 cans or 13" x 13"). All bags and coolers will be inspected. Only unopened plastic bottles of water are allowed; refillable water bottles are not.

- **Wristbands:** Available for pickup starting May 19, 2025, at the Cameron Park Community Services District Offices (2502 Country Club Dr, Monday-Friday, 9 AM-4:30 PM). Must be picked up by June 26, 2025.
 - Adult Wristbands: \$10.00 each (Purchase online)
 - Children 4-13: \$5.00 each (Purchase online)
 - Children 0-3: FREE
- **More Info:** Visit <https://www.cameronpark.org/2025-summer-spectacular>

El Dorado Hills Town Center's 2025 Fireworks & Freedom Concert – July 3rd

Get ready for the community's most spectacular celebration at El Dorado Hills Town Center!

- **When:** Thursday, July 3rd, 7 PM - 9 PM (Doors open at 5:30 PM)
- **Where:** Town Center Amphitheater
- **What to Expect:** Live music by Hip Service, delicious food, and the area's best pyrotechnics display lighting up the night sky.

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- **Event Guidelines:**

- One registrant may bring up to four people. Show online registration at entry.
- Bag policy: Bags must be clear plastic or smaller than 8"x6"x1".
- Beverages: All beverages must be purchased inside the event. No outside alcohol, beverages, or ice chests are allowed.
- Blankets, tables, and roping off sections are not permitted.
- **Concert Sponsors:** El Dorado Hills Arts & Entertainment Foundation, Sky River Casino, Marshall Medical Center.
- **Attire Theme:** Red, White, Blue...and sparkles!
- **More Info:**
<https://edhtowncenter.com/upcoming-events/>

El Dorado County Fair Grounds Annual Fourth of July Family Blast

Celebrate Independence Day with a blast at the El Dorado County Fairgrounds!

- **When:** Thursday, July 4th. Gates Open at 3 PM | Fireworks once dark (typically 9:30-10:00 PM, coordinated with Placerville Speedway).
- **Where:** 100 Placerville Dr, Placerville, CA 95667
- **What to Expect:** Live music by Locked - N - Loaded from 6:00

PM-9:45 PM. Food and beverages will be available for purchase.

- **Allowed on Fairgrounds:**

Propane BBQs, outside (lawn) games (footballs, water guns, corn hole, etc.), coolers, and dancing shoes!

- **Not Allowed on Fairgrounds:**

No outside alcohol, pets, charcoal BBQs, glass containers, skateboards, bikes, roller skates, etc.

- **Admission:**

- \$10 Parking in the Tiers
- \$5 per person (walk-in at the gate) • Kids 6 and under are free!
- \$30 per carload—includes parking on the grounds and Family Blast admission for up to 6 people.
- \$75 for RV's—includes overnight parking in the El Dorado County Fair & Event Center RV Park and gate admission for up to 6 people.
- **Tickets:** Buy at the gate! First come, first served. Cash only. Does NOT include admission into the racetrack.
- **More Info:** (530) 621-5860 or fair@eldoradocountyfair.org. Visit <https://eldoradocountyfair.org/blast.html>

JUNE LOCAL MEETING RECORDINGS

By John Davey

Recordings of local meetings in El Dorado Hills and El Dorado County in June 2025.

El Dorado Hills Area Planning Advisory Committee Meetings:
Typically the second Wednesday of each Month
June 11th Meeting CANCELED

El Dorado Hills Community Services District Board of Directors Meetings:
Second Thursday of each month
June 12th Meeting
<https://basslakeaction.net/edhcsd-6-12-25>

El Dorado Irrigation District Board EID Meetings, Agendas, Minutes -
<https://www.eid.org/about-us/board-of-directors/meetings-agendas-and-minutes>

EID Recorded Meetings on EID YouTube Channel -

www.EID.org/YouTube



OR VISIT:

<https://basslakeaction.net/SUBSCRIBE>

BLAC BOARD MEETING



The next quarterly meeting of the Board of Directors is scheduled for Monday August 11th at 7PM.

Members will receive the Agenda & Meeting location details via email invitation. All Members are encouraged to attend.

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

Bass Lake Area Residents can also visit our online membership form at <https://basslakeaction.net/members>