

Cameron Estates Community Services District

The Mission of the Cameron Estates Community Services District is to construct and maintain district roadways, define and designate riding trails, and to represent the residents in issues that would have an effect on the community.

Newsletter- April 2016

Next CECSO Regular Meeting: Thursday, May 19, 7 p.m.

Meetings are at LOTH Church, 3100 Rodeo Road, Cameron Park, 7:00 p.m., the 3rd Thursday of every other month. The Agenda and meeting documents are posted at the green monuments by the entrance gates and on the CECSO website 72 hours prior to the meeting. **The Board invites and welcomes you to attend.**

Highlights of the March Meeting

1. The Board adopted a new Agreement for Construction Services and the General Conditions for future roadwork bid packets and contracts. A special thanks to Director Sholl and Robertson for working on the advisory committee to revise these documents.
2. The Board decided on the plan for the road work for 2016 and what will be put out to bid. A special thanks to the Directors for making a difficult decision on what work could be done this year.
3. The Board adopted a Resolution to place a Measure on the 11/8/16 ballot requesting the resident voters of the District approve a \$150 increase per year in the special tax over and above the current per year \$250 tax for a total of \$400 special tax per year. This additional revenue would be for road improvements, upgrades, and maintenance. An informational letter explaining what the Board plans for this additional revenue will be sent to the residents in a later newsletter.
4. The Board approved the replacement of all the light fixtures and bulbs at the Strolling Hills and upper Flying C Rd in order to save money and time replacing deficient bulbs.

Neighborhood Watch Meeting Monday April 18th at 7:00 pm

An El Dorado Deputy Sheriff will be at this meeting to answer questions about the recent incidents in the neighborhood and give us information on how to organize ourselves for a Neighborhood Watch program in Cameron Estates.

They will have materials to hand out so **you must RSVP to me with # attending at briangant@me.com or call 408-221-5579.** Location of this meeting is at the Olivo barn at 4331 Rancho Road in Cameron Estates (the large barn on the right)

Classified Ads

This is a free service for residents. Please submit postings for the newsletter by the 1st of the month. (CECSO Board of Directors has not verified the accuracy of the Classified Advertisements and does not endorse or recommend the advertisers, products, or services offered.)

1. **El Dorado Gold Mortgage** (rated 5 stars by Zillow & nominated by Sac Magazine for great service) Home Refinance & Purchase Financing--Call Tony Mazarakis 916-718-7351 or tmaz@att.net
2. **Insurance Agent** Randy Brown with McDowall and Keeney Ins Assoc, Sacramento, CA. Lic# 0453664 providing residential and commercial insurance for over 40 years. Cell 916-752-9003 email rbrown@mcdowallandkeeney.com
3. **Spring Body & Soul Fitness begins in April!** *Cardio/Strength* for women start 4/2 Saturdays from 8-9:15 am for 8 weeks at Light of the Hills Church, 3100 Rodeo Rd. **CO-ED Boot Camp** starts 4/5 Tuesdays & Thursdays from 7-8 am for 9 weeks at Church of the Foothills, 2350 Merrychase Dr. Ask about our 2 for 1 Boot Camp special. All ages & fitness levels are welcome. For info or to register go to www.bodyandsoul.org or contact Karen atbodysoulfit@att.net.
4. **Sacramento Area Wood Specialist** Resident who specializes in hardwood flooring and carpet. Denny at 916-879-1798.
5. **Rising Sun Pilates:** Whether you need to continue rehabilitation due to an injury, start a journey to better fitness without injury, improve your equestrian skills and endurance, maintain injury free fitness for life, or increase your current competitive fitness levels, Pilates has something for you! Kara Gant, PMA Certified Pilates Teacher, at 408-616-0862 kara@risingsunpilates.com.
6. **Haley's Animal Sitting** I am available for **all** animals while you are away. I am a 4-H member and have several years experience with a wide range of animals. Please call, email or text: lauriejr5@gmail.com or 916-690-0761
7. **Aesthetics Amor** Please don't hesitate to call, email or text me! Can't wait to get in your face! Jennifer Moore (JMo) 941 Spring St. #7, Placerville, CA 95667, 916) 934-6164, amoorebeautifulyou@yahoo.com
8. **5 star rated experienced pet sitting and boarding** We have a large enclosed back yard where dogs can run and play. We can also go to your property to feed your animals. Call Ida at 530 903 9833 for rates and information.
9. **Looking to rent granny flat or guest house** My son and his wife, toddler and small 10 pound dog are looking for a place to live if you have a guest house that you want to rent out. Please contact LaDawn Wilde at 306-2141.
10. **Free Nerium age defying night cream-10 day sample** As seen on the "Doctors" and in magazines such as "Success", "Beautiful You", "Inc", "American Spa", and "Life and Style". You will be amazed at the results you will achieve. Call Doris DeNoon 530-306-6780 or denooncp.nerium.com.
11. **Karen's Happy Tails Dog Walking Service** I have 16 years experience handling and training dogs. I am licensed, insured, bonded, and available 7 days a week to walk your dog(s) or give them a potty break while you are away! I am also available for pet sitting. For more information, please call at (530)676-9136 or email karenhappytails@gmail.com

CAMERON ESTATES CSD BOARD OF DIRECTORS:

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David Proft: 677-9601, dproft@cameronestates.net

CAMERON ESTATES CSD CONTACT INFO

Angela Johnson, General Manager/Secretary

Address: P.O. Box 171 Shingle Springs CA 95682

District Office Phone 677-5889

E-mail: cecsd@att.net

Website: cameronestates.net

**Cameron Estates CSD
P O Box 171
Cameron Park CA 95682**

For Voting Residents of Cameron Estates Only:

Critical Advisory vote on June 7th Election

No on B! Control Growth

Whether you vote absentee or at your local polling place, we need **all** residents of Cameron Estates to vote **NO on Measure B**. This advisory vote is about our voices being heard at both the El Dorado County Planning Commission and with the Board of Supervisors. Developers of Marble Valley and Lime Rock are not willing to build within the limits of the current General Plan and they want to amend it to increase dwelling units from 400 to over 4000, a 10 fold increase.

Why Vote NO:

- Many of our freeways, intersections, and local roads are already at service level F per Caltrans ratings. Consider the traffic volume impacts at the freeway interchanges at Bass Lake, Cambridge Road, and Cameron Park Drive if these proposed projects are approved!
- Both developments propose using our roads within Cameron Estates for emergency access.
- These high density dwelling projects are a clear threat to our rural way of life. If they succeed, more are sure to follow!
 - The demand for water is already causing current residents to sacrifice. More dwelling units will surely put more stress on the system.

This is for our future and a critical opportunity to limit sprawling housing growth in Cameron Park. Join your friends at ACCORD (Advisory Citizen Committee for Orderly, Responsible Development), along with your Cameron Estates neighbors and vote **NO on measure B!**

Below is the actual wording of Measure B:

"Should the General Plan be amended to change the zoning of approximately 3,100 acres adjacent to Cameron Estates, known as Marble Valley and Lime Rock Valley, to increase the maximum number of dwelling units from 400 to approximately 4,035?"

If you have further questions or are willing to place lawn signs or volunteer some time, contact ACCORD Chairman Douglas Bonetti at douglas.bonetti@sbcglobal.net

What is Cameron Estates CSD?

Our community neighborhood is a "California Special District" and specifically a "Community Services District" which delivers a special service--in our case road maintenance and construction. We are not a Homeowner's Association nor do we enforce CC&R's. Any CC&R on a particular parcel is not enforceable because all the CC&R's have expired through the years.

Special Districts are limited-purpose local government providing only the services their constituents want, need, and approve at an election. They fill a void in city and county services to provide public service needs. Nearly all California residents rely on special districts for some form of service that is delivered to their homes, businesses, or communities such as water delivery, fire protection, road maintenance, libraries etc.

Special Districts are funded either through a share of local property tax revenue and/or voter approved fees or special taxes. In our case **we receive funds from both sources --a 1% share of the property tax for each parcel and also from the voter approved special taxes (the \$250 per year that is also known as direct assessments/ charges that is shown on your property tax bill)**. A loss of the share of the 1% property tax revenue for our District would be devastating as more than 50% of our total revenue is from these taxes and a loss of this revenue would mean a loss in road maintenance. The operating costs and expenses of approximately \$60,000--\$70,000 would still be the same.

A Special District can only operate with the consent of voters and any changes in services or special taxes must be passed at an election by two-thirds support. A District cannot just arbitrarily raise the special tax--it must go before the voters and must pass by two-thirds vote.

Cameron Estates is an independent special district and we are governed by a board of directors. The 5 directors are elected by the voters in the district or they are appointed to fixed terms by elected officials in the district. Our directors establish and develop policy and the one employee carries out and executes what needs to be done regarding that policy.

Directors are accountable to their constituents and they all take ethics training course every 2 years to ensure what they do is compliant with state law and to best serve their constituents. Our district publicizes the annual budget so that the constituents can see where the money goes.

Special districts are open, visible, and accountable to their constituents. As a public agency, special districts must comply with the Brown Act, which means that meetings of the governing board of directors must be open and publicly announced. In our case we post the meeting date and time in the newsletter, on our website, and we post at all 3 gates at least 72 hours prior to the meeting.

Special districts are accountable to voters and they must submit annual financial reports to the State Controller and must also follow state laws pertaining to public meetings, record keeping, and elections.

Cameron Estates board directors and general manager strive to be professional in all its dealings with residents and other governmental agencies. We have a formal mission statement and formal governance policies and procedures that we follow and adhere to.

Because we are a public agency we welcome and need public input so that we can make the best decisions possible for our community. We all work together to make our community a great place to live.

FY End	Revenues	Operating Expenses	Road Work
2004	131,500	66,428 *	188,300
2005	138,642	45,389	150,513
2006	181,263	56,621	79,339
2007	159,745	60,642	51,345
2008	168,823	72,334	124,586
2009	178,355	80,136 **	69,857
2010	157,809	54,313	53,200
2011	163,135	64,384 ***	163,954
2012	160,531	55,770	36,850
2013	172,115	70,187 ****	160,079
2014	163,597	61,270	40,282
2015	157,263	56,984	104,337

Revenues fluctuate depending on how much tax money we receive and that depends on the tax assessed values and taxation of each property.

* expenses 2004 higher for legal fees due to litigation

** expenses 2009 higher due to additional gate expenses

*** expenses 2011 higher due to audit expense

**** expenses 2013 higher due to Audit expense

2015--2016 Budget of Revenues and Expenses

Revenues total approximately \$152,750

\$72,750 Special Tax --\$250 per parcel X 291 total parcels. This is voter approved taxes and can only be increased by the voters by 2/3 approval.

\$78,000 property taxes Special Districts receive 1% of property tax collected for all parcels so if the tax assessed value of properties goes up or down, then that revenue goes up or down.

\$2,000 road usage fees-- revenue from cell towers and EID as they use our roads to get to their facilities.

Expenses

\$22,960 salary of General Manager/Secretary (includes Medicare & Social Security taxes and Worker's Compensation). Special Districts are required to have a General Manager to execute the policies set by the Board and to perform secretarial functions for the District (reports to Insurance carrier, State and County, bill paying, purchases, tax levy work, etc.

\$19,800 operating expenses--this includes phone service at 3 gates and District office, Sonitrol camera fees, liability insurance, postage, office equipment, office expenses, computer expenses, fee to LOTH for Board meeting room, mileage for employee, publication of legal notices, and Board Director service fees. Each Director is paid \$80 per regular meeting and \$60 for special meetings. One Director declines the fee. The fee is to help reimburse a Director for their time spent on District business, printing paperwork for the Board meetings, and use of their vehicle to survey their assigned roads. We budget \$3,600 per year but only actually spend \$2,000--\$2,600 per year. There are 6 regular meetings a year (every other month) and then an average of 1-3 special meetings a year.

\$33,600 professional services--this includes legal fees, audit, El Dorado County fees, memberships, consultant fees and staff development (training classes that charge a fee). We usually spend only \$16,000--\$18,000 per year but we budget for higher legal & engineering consultant fees in the event we need it.

\$2,100 Utilities PGE this is for power for the 3 gate entrances.

\$15,000 contingencies --we have never had to use this but are required to have this item

Road Work

\$6,000 weed spray & abatement --we spend a little less than \$5,000 but budget higher in case contractor costs go up.

\$68,290 is what is left over each year for road work. If we do not spend this entire amount we carry it over a year or two in order to do a big expensive job. We also carry over anything that was budgeted that we did not spend so often we have a larger pot to use for road work projects.

① posted to Website + 3 gatz

Hen 8

② posted to newsletter

PLEASE POST

Notice of Consolidated Districts Election

(Elections Code Sections 10510,12112)

Cameron Estates Community Services District

(Name of District)

Notice hereby is given that a Consolidated Districts Election will be held in this district on Tuesday, November 8, 2016.

The names of the offices for which candidates may be nominated are as follows:

**Two Full Terms to be elected will Expire 12/04/2020
(Incumbents) Kenneth Moonitz and David G. Proft**

The qualifications of a nominee and of an elective officer of the district are as follows:

Registered Voter within the District

There are measures to be voted on: Yes No
(Please circle one)

Declaration of candidacy forms for eligible candidates desiring to file for any of the elective offices may be obtained from the Elections Department at 2850 Fairlane Court, Placerville, CA. Forms shall be available commencing on July 18, 2016, before the election, and shall be filed with the Elections Department, in person no later than 5:00 p.m., August 12, 2016, before the election.

PLEASE NOTE: Districts in the Tahoe area call (530) 621-7490 for appointment.

In the event that there are no nominees or an insufficient number of nominees for each elective office and a petition for an election is not timely filed, an appointment to such elective office shall be made. (Elections Code Section 10515)

The ¹ Candidates Statement is to be paid for by: Candidate District
(Please circle one)

Date: March 09, 2016

William E. Schultz
Recorder-Clerk-Registrar of Voters

INSTRUCTIONS:

¹ **NOTE:** FPPC Regulations Section 18530, effective October 10, 1990, provides that districts can pay for "production and dissemination of candidates statements" notwithstanding Government Code Section 85300 forbidding use of public funds "for the purpose of seeking elective office."

NOTE: This Notice shall be published once by the Registrar of Voters at least 90 days and not more than 120 days before the general election in a newspaper of general circulation published in the district or, if none, in a newspaper having general circulation in the district published in any affected county in the district. (EC 12112)

Cameron Estates Community Services District
P.O. Box 171 Shingle Springs CA 95682
Phone: 530.677.5889 Email: cecsd@att.net

Vehicle Decals

The District, as an effort to improve security, has encouraged residents to place identification decals on their vehicles. We have done this primarily to identify those living here that have a purpose in driving on the roadways.

The Sheriff's Department of the County has been apprised of the decals. While patrolling the Estates, if their suspicions are aroused about a certain vehicle, they might be encouraged to investigate further if the vehicle does not have a visible decal.

It is recommended that the decal be placed on the right side of the rear window.

Thank you for participating in this program of identifying Cameron Estates residents. This is not mandatory but recommended.

Call the District office at 530-677-5889 so you can pick up your decals-- residents only.

Angela Johnson, General Manager/Secretary