

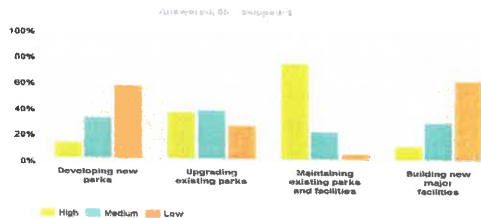
## Master Planning Underway

Development of a Master Plan would provide a long-term strategy for development and improvement of lands and recreational amenities within the District. One component is the collection of impact fees to be levied on real property when development takes place. There is one large undeveloped lot within our District near the entrance of Stonebriar (to the left of the white barricade and next to the water utility building). Through its Master Plan project, the District has been trying to accumulate data on the community's needs and desires in order to formulate a comprehensive plan for submission and approval by the Board of Supervisors. The goal of the Master Plan is to finalize the short and long term goals of our community and assign costs associated with them. This would enable the formulation of Park Impact Fees to be passed along to the developer of the currently undeveloped parcel. Impact fees would be a new additional source of revenue for the District. Keep in mind that the parcel is approximately 20 acres and is currently zoned multi-family housing and will have a significant impact on our community. It is the District's goal to get a comprehensive plan in place that will include costs that we can procure from multiple possible sources (developer through Impact Fees, grants, etc.). The District's resources are limited so we would appreciate as much community involvement as possible.

**A Master Planning Workshop is scheduled for Tuesday, Oct. 22, 2013 at 7:00pm in the meeting room at Holiday Inn Express (Town Center).**

In addition, there is a very short survey at the RHCSO website for anyone that has yet to complete. Please share your input on this important planning matter! We have a chart below indicating preliminary results from feedback received from the survey.

The following is a list of general park and recreation projects. For each one, please share whether it should be considered a high, medium or low priority with the CSD



- Please alert animal control at (916) 358-3555 x5795 if you find cows from the adjacent property wandering into our community. Note the ear tag number and take pictures of the cows or any property damage so that we may pursue reimbursement.
- Please refrain from casual use of the private road behind the houses along Stonebriar, this is maintained by and the liability of the homeowners nearby.



## CC&R Authority

For the many new residents in our District, a brief history of the past that leads us to where we are today may be helpful. Back in 2005, the State of California passed SB 135, which overhauled how Community Services Districts handled and enforced Covenants, Conditions and Restrictions (CC&Rs). CC&Rs are a document signed by purchaser through escrow whereby the buyer confirms they have received, understand and will abide by the rules and regulations pertaining to the parcel of real property being purchased. This law cleared the books on who could regulate and enforce CC&Rs, and required all districts to apply to keep their authority over CC&Rs. Prior to 2005, our CSD (previously called Springfield Meadows CSD) had authority over the CC&Rs for all three neighborhoods of the District. After SB 135 passed, the board neglected to apply to keep the authority, and therefore, it went into the jurisdiction of a private ACC (architectural control committee). Each of our three subdivisions organized an ACC and began to oversee and regulate the CC&Rs. The ACC for Shadow Hills disbanded sometime around 2009, and Stonebriar disbanded in 2010 or so.

So, now, here we are today. The CSD has been asked by many residents if it could step in to ensure enforcement of existing CC&Rs that residents felt too many people are not abiding by. Most newer communities have CC&Rs and they are integral to communities wellbeing and the maintenance of higher property values. The CC&Rs for our neighborhood are a fairly standard boiler plate set of CC&Rs. Some of the items in the CC&Rs may seem trivial, unnecessary, and even unreasonable to some. However, the CSD is only seeking to restore the authority it once had, to help oversee the CC&Rs.

There has been incorrect information disseminated on this topic about the Board's motives in this regard. The Board is not trying to take homeowners' money, nor tell what plants you can or cannot plant, etc. The Board is simply seeking to restore the authority for enforcement of the CC&Rs in the Stonebriar and Shadow Hills\* neighborhoods that it once had. The CC&Rs are not something you can just choose to avoid because you don't want to comply with the approved rules and regulations. CC&Rs are there for a reason. And, if there are things in the CC&Rs with which a majority of the community doesn't agree, there is a process available to amend those terms out of the CC&Rs. There is no intent by the CSD to dictate your decisions. The Board's only intent is to help revive the ACC, which is a needed committee separate and apart from the CSD, and allow the ACCs to monitor and regulate the CC&Rs. Anyone from the community would be welcome to volunteer for these committees. The only role the CSD would play would be to hear matters if a dispute arose over an action taken by the ACC. Otherwise, the ACC would operate on its own, with the benefit of Board of Directors insurance that is so vital to anyone volunteering for such a position.

## CC&R Authority (continued)

\*To clarify, the CSD originally thought it had to have authority over all three subdivisions, or none at all. After the Board learned it did not have to take on the responsibility of oversight of CC&Rs for all three neighborhoods, based on requests from the Springfield Meadows ACC directors, it elected to exclude Springfield Meadows from the request to restore "latent powers". Latent Powers is the term used by LAFCO in restoring a district's ability to have authority over the CC&Rs. Springfield Meadows' existing ACC desires to continue operation without restoration of this authority.

Please go to the website to sign the Petition that reflects your viewpoint. ([www.RollingHillsCSD.org](http://www.RollingHillsCSD.org))

## Prepare for the Rainy Season: Keep Leaves and Debris Out of Storm Drains

Are you prepared for the rainy season? Leaves that are not properly disposed of in the Green Waste bin can clog gutters and storm drains which can cause localized flooding. We experienced this last year and suffered clogged storm drains and flooding roadways. Emergency services were required to unclog the affected drain at a cost of \$350. Please remember that the District is responsible for its own culvert/drainage systems and the budget is limited. Homeowners are responsible to keep culverts on their property clean and clear of overgrowth or debris. Please do your part by cleaning up after the trees in your yard and encouraging your neighbors to do the same. This is especially important if you live near a storm drain. A little proactive maintenance really helps keep the District's cost down for maintenance of these systems.



afety

Speeding is still an issue and we appreciate all the drivers who are obeying the 25 MPH speed limit within our community. The RHCSO is currently looking at speed cushions as a possible solution along Stonebriar Drive.

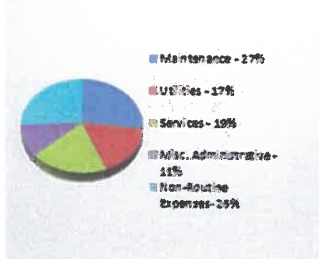
## Budget for Fiscal Year 2013-14

The final budget for FY 2013-14 is \$179,250, adopted July 16, 2013. Revenue is derived primarily from two sources; a percentage of the property taxes collected and annual special assessment of \$250 per parcel of property. Projected revenue includes property taxes of \$66,000, special assessment of \$69,000, and miscellaneous interest income and other sources of \$3,000, for a combined total of \$138,000. When necessary, the budget is balanced by drawing on funds from the District's reserve carryover fund balance. For FY14, routine expenses are budgeted in the amount of \$132,250, which have remained fairly static for three years. In addition, non-routine expenses of \$47,000 are budgeted, for total expenditures of \$179,250. Additional revenue in the sum of \$41,250 comes from reserves to balance the budget.

Routine expenditures fall into four main categories, maintenance, utilities, services, and general administration. This year's budget for maintenance of parks, grounds, water system, drainage, and lighting is \$48,000, or 27% of the total. Funds earmarked for utility costs, including power and water, are \$30,000, or 17%. Services, including that of the general manager, district clerk, legal counsel, and accounting/audit services are \$35,000, or 19%. Miscellaneous administrative expenses, including insurance, telephone, education, director services, publication and others are \$19,250, or 11% of the total. Non-routine expenses for road maintenance of \$20,000, maintenance improvement projects of \$12,000, and Master Plan preparation and corresponding Nexus Study of \$15,000, make up the remaining 26% of the total budget.

A noticed public hearing is held each year prior to adoption of the final budget at which time any person may appear and be heard regarding any item in the budget or the addition of other items. Input from community members who attended the Budget meeting and provided input was very much appreciated.

### EXPENSES



## Website Help?

There have been ongoing problems with the RHCSO website and the District would appreciate resident assistance. Anyone with knowledge of good web design software and implementation, please contact [genmgr@rollinghillscsd.org](mailto:genmgr@rollinghillscsd.org)



**Rolling Hills**  
Community Services District

PO Box 5266, El Dorado Hills, CA 95762  
[www.RollingHillscsd.org](http://www.RollingHillscsd.org) (916)235-8671

### **VOLUNTEERS NEEDED:**

Your ideas and time can make a difference! Let us know if you have special skills/knowledge that the CSD can utilize for the benefit of the District.  
[genmgr@rollinghillscsd.org](mailto:genmgr@rollinghillscsd.org)



## Wild Fire Within Our Community

Probably most of you are aware of the scary situation we had on Friday, July 19th. The District has always been aware of potential for fire within our District, given all the open space and the dry grass in the summers. While the District has been cutting the standard fire breaks mandated by the El Dorado Hills Fire Department guidelines. After the wild fire, the District allotted funds to cut additional fire break done by bulldozer increasing the distance to homes by at least 20 feet. We hope that this can ensure a little more peace of mind but it still benefits the community to always be prepared with an evacuation plan. It came to our attention that water pressure was non-existent (due to Fire Dept. using fire hydrants) but my neighborhood pool man clued me in on how to modify my standard pool cleaner into a fire hose. There are many DIY methods online that show this type of emergency conversion, check it out!



There have been complaints of dog waste that is not being picked up from sidewalks and in roadways. Please cleanup after your pet at all times in accordance with EDCO 6.04.010

## Dumping on CSD Property

After a review of the fire damage, it has come to the District's attention that there is a problem with dumping on CSD property. If your home backs up to open space, please do not dump trash, yard waste or other landscape materials. The compliance of this is to every homeowner's benefit so we can continue to keep fire hazards to a minimum.