

## New Subdivision Update

The large 23 acre undeveloped parcel remaining within the bounds of the RHCS D, located north of White Rock Road and across from Four Seasons abutting the County line to the west, will contain 49 luxury single family homes which is an improvement from the previous zoning of multi-family high density development which could have allowed a 575 unit apartment complex at that location. After many meetings between the developers' representatives and the District, a Development Agreement has been executed between the District and Standard Pacific Corp. which outlines the terms and conditions upon which the Developer will move forward seeking approval from the County of its Tentative Subdivision Map. The Developer has agreed to pay development impact fees to the District to mitigate impacts on the District's existing park and recreational facilities and Quimby in lieu fees. The development impact fees will be used by District to fund improvements within the District to serve its residents. The District will also collect the per parcel assessment fee levied for the District.

The developer has stated that this new development will have its own HOA which will fund the costs for maintenance of its roads, landscaping, street lights, drainage, and open spaces within the development, including fire abatement. The RHCS D will not be required to expend funds for those purposes. The developer hopes to begin construction in 2016.

## New Dog Waste Station Installed!



Quite a few residents have conveyed to the District that there continues to be an issue with dog waste not being cleaned up so the RHCS D has installed another Dog Waste Station at the entrance of Berkshire Park.

The District will be looking at locations within the Master Planning process. Resident feedback is always welcome!



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## Save the Date!

In an effort to give residents plenty of time to plan, here are some dates to consider:

### Community Garage Sale

- **Saturday, May 9, 2015** - District will put out event signage to help advertise
- **Saturday, July 4, 2015 (Yearly Resident Organized Event)**

**Movie Nights:** RHCS D hosted family friendly movie in the park at the Baseball Field (Movie start time will be at dusk). As always, popcorn will be provided by the RHCS D.

- **Saturday, June 13, 2015**

## Storm Drain Cleanout



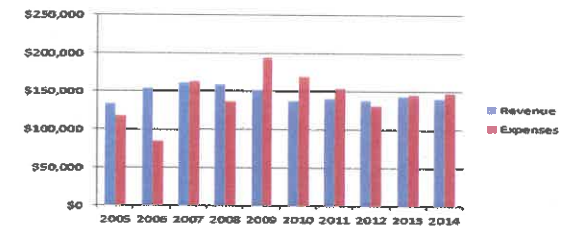
The District previously increased the budget to deal with flooding issues caused by leaf debris. The RHCS D does not have a department to clean up leaves from streets so please ensure that leaves and landscape material are not being blown into the streets or open spaces. The neglect by homeowners to clean up their landscape debris has led to ongoing storm drain issues. The District just spent over \$2000 towards this issue. Thanks to all the residents who proactively clean up yard debris and help keep maintenance cost down!

## Pilot Speed Cushion Program:

The Board recently decided to adopt a pilot program that will install speed cushions on Stonebriar Drive in two locations to help with speed concerns. The implementation of this program will coincide with the upcoming bid project of slurry sealing the Stonebriar Subdivision.

## REVENUE & EXPENSES: Looking To the Future

The New Year is a good time to reflect on our financial wellbeing. Over the past nine years since the enactment of SB135, legislation which completely restructured the community services districts laws, the RHCS D's five member Board of Directors and its staff have endeavored to keep expenses in line with revenues as much as possible. Since the District's revenues come from two primary sources, a percentage of the property taxes collected and the annual special assessment of \$200 per parcel of property, during the years of declining property values the lower revenue derived from real property taxes presented even more challenges. Revenues are slowly increasing but are still about \$20,000 less per year than at the high experienced in 2007.



The District's adopted budget for FY15 is \$163,460 which includes administrative costs, utilities, services, maintenance of grounds, parks, the water system, and drainage. It also includes funds for the development of a Master Plan for the District. Over the past many months, the Directors and staff have gathered from information from residents about their wants and desires for improvements and amenities. With the impending development of the large parcel of property located along White Rock Road near the Stonebriar entrance, the time is right to lay out a long term plan.

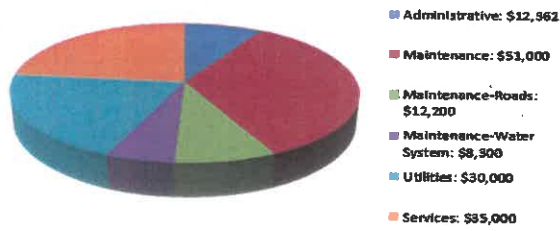
The District ended fiscal year 2014 with revenue of \$141,171 and expenses of \$148,862, thus drawing on its Fund Balance to cover the \$7,691 difference.

The following chart sets forth the categories of the District's expenses for FY14.

(continued on back)

## REVENUE & EXPENSES: (continued from front)

### FY 14 Expenditures



While the Board's adopted budgets have for the most part kept pace with annual administrative and maintenance costs, the current revenues are insufficient to fund future 10 year and 30 year cycle road maintenance costs. Those costs include sealing road cracks in the 10 year cycle and 2" asphalt overlay work required in the 30 year maintenance cycle. The asphalt overlay work is projected as an \$800,000 expense for which we should be socking away \$30,000 each year.

The District ended FY14 with \$271,307 in its Fund Balance. The Fund Balance are unreserved funds maintained by the El Dorado County Auditor's office on the District's behalf and are used to defray extraordinary costs as they arise and balance as the annual budget with revenues as may be necessary. The Fund Balance enjoyed an increase during the first few years of the Stonebriar development with those additional revenues and before the changes were implemented to meet the requirements of SB135 regarding how Special Districts must be administered. It was necessary to draw significantly on the Fund Balance in 2009 and 2010 when 7 year road cycle slurry seal maintenance was done.

The Board will continue to use its best efforts to keep costs down while endeavoring to carry out the business of the District and maintain the District's property in the best possible condition. As always, input from the residents is important and we look forward to your participation in the continued development of the Master Plan and our annual budgets each year.

**Rolling Hills**  
Community Services District



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### Presidents Message:

Happy New Year everyone! I would like to take a moment and thank the Boy Scouts for their assistance and commitment to Community Service and projects within our District. They set a great example for the rest of us that get bogged down in everyday life and sometimes forget our community and what we can do keep it in proud form. It is with that sentiment; I would like to ask everyone to take a moment if you see something amiss or some garbage laying around at the park to simply pick it up and dispose of it or contact our General Manager to resolve larger issues. Recently, we have had several episodes with people driving through Stonebriar Park leaving tire ruts, again. If you happen to observe the action taking place or see the aftermath the day after, please contact the EDC Sheriff or our General Manager, so we can repair the park promptly. Whether this is someone in our community or not we have to deal with the issue and the additional costs to fix it. I have made this an item to include in our Parks Master Plan, but until the time the park is rehabilitated I would appreciate any community assistance in reporting any offenders. On a happier note, I would like to welcome all of the new 2014 residents to the District and thank the ones who have attended our monthly Board meetings. I look forward to the New Year, new and traditional events planned, as well as continuing long term plans to update the parks and District maintenance. Have a great new year and remember to say "hi" to your neighbor from time to time. Please feel free to contact me any time with questions suggestions, or comments at [matt@rollinghillscsd.org](mailto:matt@rollinghillscsd.org)

Matt Sites, Rolling Hills CSD Board President