



❖ HOW WE GOT HERE

❖ WHAT ARE THE PROBLEMS & WHY?

❖ ENGINEERING STUDY OVERVIEW

- STRUCTURE OF REPORT – KEY PAGES
- ESTIMATED COSTS
- ALLOCATION METHOD
- WHERE TO FIND YOUR ASSESSMENT

CSA25 POSITION STATEMENT



HOW WE GOT HERE

- Background on CSA25
 - CSA's formed in early 60's
 - Created to fund infrastructure costs locally
 - Funding mechanism established early 70's
 - Small percentage of property tax payments sliced from general funds to CSA25 fund account
 - Any shortfalls in funding, require Prop 218 vote
 - “all infrastructure costs should use ONLY CSA funds and nothing from the general county fund”
 - 2019 Statewide Road index created/roads evaluated/scored



HOW WE GOT HERE

- County/CSA Homeowners determine lack of enough funds to maintain infrastructure
- Order an Engineering Report to confirm (2020)
- Harris Consulting hired – multiple drafts of report
- CSA25 Committee “re-formed” (2021)
- Multiple drafts of report reviewed/corrected
- Report adopted by Committee in Feb 2023

HOA MEETING; MAY 4, 2023
CSA25 PROP 218 DISCUSSION



HOW WE GOT HERE REPORT FINDINGS

- Roads
 - Average PCI index 18 to 28 (scale 0 to 100)
 - Immediate road renovation costs: approx. \$3.0m - \$4.0m
 - After initial repair, resurfacing every 8 years (approx.)
- Storm Drain System
 - 70+ years old/at or near shelf life
 - Capital reserve needed for future overhaul
 - **** County agrees to upgrade VG Circle drainage inside their budget***
- Sidewalks
 - Repair approx. 5% of sidewalks per year
- Lighting
 - 5 owned by PGE, 5 owned by CSA – Lake Pl)
 - Energy costs per year = \$1000
 - Capital reserve needed for any future failures



HOW WE GOT HERE REPORT FINDINGS

Four Types of Costs

- Ongoing Maintenance of Roads, Storm Drains, Sidewalks, Lighting
- Emergency Reserves
- Capital Reserves
- Administration



REPORT FINDINGS

- Roads
 - Maintenance Costs (includes 3%/yr inflation) – see page c-6
 - ✓ 2023/2024: No cost to us
 - ✓ 2031: \$380,000
 - ✓ 2039: \$481,000
 - ✓ 2047: \$610,000
- Storm Drain System – see page 2
 - Maintenance Cost: \$10,000/yr
 - Capital Reserve Cost: \$37,000/yr
- Sidewalks – see page 2
 - Maintenance Cost: \$16,000/yr
- *Lighting – see page 2
 - Energy Cost: \$36,000/yr
 - Capital Reserve Cost: \$ 2,500/yr
 - * These figures are in discussion – Transposed?
- Emergency Reserve: \$15,000/yr
- Administration Cost: \$20,000/yr



WHAT ARE THE PROBLEMS & WHY?

- ❖ NOT ENOUGH MONEY GOING INTO THE CSA25 FUND
 - Funding law flawed – no provision for inflation
 - Prop 13 froze property values = fixed CSA funding
 - Only property sales increases CSA funding

 - Need **\$193,000 / year** **Get \$45,000 / year** ▲ [\\$148,000 Short](#)

- ❖ Overall County “Management” of CSA25
 - ✓ Need Proactive Communications Between County and CSA25 Committee
 - ✓ Need - Budget Creation Involvement with CSA25 Committee
 - ✓ Need a CSA25 Maintenance Plan (Published)
 - ✓ Establish with CSA25 Committee – Year End Budget/Performance Review



ENGINEERING STUDY

Overall Methodology

- Identify the various infrastructure components
- Evaluate the current state of each component
- Identify the costs to bring current
- Identify the costs to maintain over time
- Apply inflation factor for future years
- Apply estimated construction costs for future years

- Utilize an allocation model to distribute the cost to each property owner



ENGINEERING STUDY

Allocation Model

Zones Established (each street)

- A) Fairway Place
- B) Lake Place
- C) Poplar Lane
- D) River Place
- E) Valley Greens Circle *
- F) Valley Knoll Road
- G) Valley Greens Drive **

*Includes 80 homes + Quail 8 Condos

**Includes all homes/condos/Quail Lodge



ENGINEERING STUDY

ALLOCATION MODEL “EQUIVALENT DWELLING UNIT”

SINGLE FAMILY HOME	= 1 EDU
CONDO	= .75 (3/4) EDU
GOLF COURSE PARCEL	= .25 (1/4) EDU / PER ACRE
COMMERCIAL PARCEL	= 3 EDU / PER ACRE

CALCULATED THE COST PER EDU AND APPLIED THIS TO EACH PARCEL

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ENGINEERING STUDY

ALLOCATION MODEL “EQUIVALENT DWELLING UNIT”

	Zone Cost	Zone G Cost	Total Cost
Zone A – Fairway Place	\$ 552.79	\$ 59.98	\$ 612.77
Zone B – Lake Place	\$ 677.92	\$ 59.98	\$ 737.90
Zone C – Poplar Lane	\$ 806.60	\$ 59.98	\$ 866.58
Zone D – River Place	\$ 467.84	\$ 59.98	\$ 527.82
Zone E – Valley Greens Circle			
Residence	\$ 405.71	\$ 59.98	\$ 465.69
Condo	\$ 291.47	\$ 59.98	\$ 351.45
Zone F – Valley Knoll Road	\$1,561.05	\$ 59.98	\$ 1,621.03
Zone G – Condo (Quail Town)	\$ 59.98	\$ 59.98	
Zone G – Quail Lodge		\$4,800.19	\$ 4,800.16

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