

SIERRA PARK PROPERTY OWNERS

Ad Hoc Committee for Community Services District Update on Progress in August and What's Ahead

AD HOC COMMITTEE OBJECTIVE:

We are interested in the Park remaining as it is in the day-to-day use of the property, including park services and the things we all enjoy. Our goal is to find a way to develop a cost-effective administrative structure that can support the Park and fairly represent every property owner.

LATEST NEWS:

- **Web site launch!** Take a look at <http://www.sierraparkcsd.org>. Thanks to the volunteer effort of homeowner Marianne Gennis, the Ad Hoc Committee has established a web site for on-line communication. Under DOCUMENTS you will find all of the Ad Hoc information sent to date – including the minutes of the 7/7/12 Town Hall meeting presentation by Chris Kiriakou, comparing various organizational and operational options for the future of the Park. Those attending that meeting were overwhelmingly in favor of the committee pursuing the CSD option – please check this out if you couldn't attend. (Unfortunately, this 20-page document is too long to print and mail to our non-web users – please ask your neighbors if you can review their copy, or print your own copy at a library.)

The web site provides an opportunity to ask questions, and also to see answers to questions frequently posed to the Ad Hoc Committee regarding the CSD.

- **LAFCO Meeting:** GREAT NEWS! Several committee members met on August 23rd with Tuolumne County LAFCO staff members to discuss documentation and process for forming a CSD.

They told us that forming a landowner-voter CSD is distinct possibility. This means that **every property owner would have a vote** in electing the CSD's Board of Directors (BOD), could run for the BOD, would be able to vote as in the past on approval of the annual budget and assessment, and would have a vested interest in helping to guide the Park's future. The application to LAFCO will be contingent upon this structure. If for any reason the "landowner voter" portion of the petition is rejected, the CSD application will be withdrawn. We are committed to including all property owners in the governance of Sierra Park.

Golden State Surveying & Engineering Inc., the consulting firm that is preparing final documentation on behalf of OFSRA for the submittal to LAFCO, attended that meeting as well. The Ad Hoc Committee will review and recommend revisions to the CSD Formation documents as they are developed, to confirm that they reflect the best interests of all property owners; as our guidelines, we will use your responses to last year's Homeowner Survey.

We continue to research information and legal statutes related to process and procedure for the formation of a Sierra Park Community Services District (SPCSD), and feel very positive about the findings to date!

- ❖ **The LAFCO Application submittal** will propose that:

-- ours will be a landowner voter CSD, with **one vote per parcel for the BOD Directors, the budget**, and any other issues that would come to a vote by the community as a whole

- an interim BOD made up of the Ad Hoc Committee members will manage the transition from OFSRA operation to that of a fully functioning CSD
- elections for a BOD chosen by the landowners will be conducted within 120 days of CSD authorization of approval by the county
- the Ad Hoc Committee will prepare a preliminary set of Policies and Procedures to guide the SPCSD Board election and operations until the landowner-elected BOD can review and ensure that they are consistent with the specific needs of SPCSD
- the budget for 2012 – 2013 will remain the same as approved by voting landowners at the May 27th Annual RA meeting
- **Ongoing costs of operation:** State law requires a General Manager for the CSD; it will be up to the Board to set compensation, if any, for this position. We envision a part-time position without benefits, appointed by the Board, with the limited responsibilities of 1) supervising the caretaker, 2) coordinating work performed by outside contractors or community volunteers, and 3) periodically assessing the status of park services for reporting to the Board. We also anticipate ongoing opportunities for volunteers to help in meeting the Park's operational needs. Please note that the GM salaries and operating costs incurred by much-larger nearby CSD's, which have multiple staff and extended services (fire, waste water treatment, public parks, etc.), are not relevant for the operations of our Park.
- **Next major milestone:** The OFSRA shareholders' will decide on September 23rd whether to approve a proposed transfer of the Park's common areas and other assets, including the 2012-2013 annual assessments and reserves, to the CSD. If the vote is positive, OFSRA will move forward to submit final documentation to LAFCO. NOTE: As has always been the case, **surrounding timberlands, the two-acre parcel of Cedarbrook that is for sale, the caretaker's cabin and the Timber Fund will be retained by OFSRA shareholders**, and will not be a part of the proposed transfer.
- **Prior to the final LAFCO submittal:** The Ad Hoc Committee will schedule two Town Hall meetings so that all property owners can review and discuss the CSD proposal; a straw vote will be taken to determine the level of community support. This committee will not proceed with the formation of a CSD unless we have the support of the majority of property owners.

Watch for updates as we learn more. As always, your input is welcome!

*The Ad Hoc Committee is serving the property owners of Sierra Park as an open, unbiased and factual source of information on providing full Park services through a Community Services District (CSD). We advise that materials circulated to Park landowners by other sources may be inaccurate or misleading and cause confusion. If you have any concerns or questions relating to CSD formation I will try my best to provide answers or source references for you to examine. **Please call me at the number below (after 6 PM) or send them to the website.***

IF YOU RECEIVED THIS COMMUNICATION BY MAIL, HAVE AN EMAIL ADDRESS, AND WOULD BE WILLING TO RECEIVE FUTURE INFORMATION ELECTRONICALLY: Send an email to tmlechner@earthlink.net . Please include your name and home address so we can be sure to take your name off the mailing/printing list. Questions/concerns – call Michael Lechner 408-309-6015.
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