



Golden West Community Service District
P.O. Box 448
El Dorado, CA 95623

Address Label

or current resident

The Golden West Community Service District is an independent government agency authorized by LAFCO, approved by District voters and operating under the authority of Government Code 61000.

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at oneenigma@att.net



IT'S ALL ABOUT THE ROADS!



GWCS D 2016 Newsletter

WHO ARE WE?

The Golden West Community Service District (GWCS D) is a small District comprised of about 450 parcels located in south El Dorado County on the Dolomite loop, Manganite, Galena, Crystal Blvd. and the side roads connected to these County roads. It is split by Highway 49. The District was formed in 1983 for the purpose of maintaining the District roads dedicated to the County. Prior to 1983 the subdivision was governed by the Golden West Paradise Property Owners Association, a combination of Unit 2 and Unit 5 of the original Golden West Paradise subdivision developed in 1971.

What is the difference between a CSD and Property Owners Association?

The Golden West Community Service District operates as an independent governing body formed for the sole purpose of maintaining the District roads. It is governed by a five person Board of Directors elected by and from District residents. The District may develop policy and implement Ordinances. It is financed by revenue collected by the County through property taxes; about \$54,000 from parcel tax and another \$60,000 from ad valorem based on current property values. It is subject to Government Code 61000 and the Brown Act.

A Property Owners Association is a non-profit mutual benefit corporation governed by a Board of Directors subject to Civil Code 4000 (Davis-Sterling Act). Its responsibilities and authority vary depending on its CC&Rs. It is financed by fees collected directly from landowners in the Association.

What are District responsibilities?

The district is responsible for maintenance and improvement of the roads and their easements as identified in the original subdivision maps for Golden West Paradise Units No. 2 and Units No. 5 dated August 18, 1970 and March 22, 1971 respectively. These roads were dedicated to the County of El Dorado at that time but the

2016 ROAD WORK PLANS

Ditch Maintenance

The roadside drainage ditches have had little maintenance in recent years resulting in standing water, obstructed culverts and in some cases damage to our roadways. A midwinter break in the weather allowed completion of this project before resumption of the rains.

Resurfacing The south end of Crystal Blvd is showing signs of age. The project plan includes use of an engineered fabric and chip seal similar to what was done in other areas of Crystal Blvd in 2005. This hot weather project will be done in midsummer.

Potholes Routine pothole repair will be done as needed.

responsibility for the maintenance and improvement of the roads was assigned to the Golden West Paradise Property Owners Association. That responsibility was transferred to the Golden West Community Service District upon its formation in 1983.

What are your responsibilities as a property owner?

Although the CC&Rs of the original Property Owners Association were never rescinded, the District was given no authority to enforce them in its formation documents. Therefore what you do on your property is pretty much up to you; subject to County Building and Health & Safety codes of course. Speed limits were established and posted according to County standards, but enforcement is minimal and again they are largely self-enforced. Reporting serious and repeat offenders will sometimes bring a response from the CHP or the Sheriff's Office. School busses are able to operate on these roads because they are County owned. Violation of laws regarding school bus safety will be taken seriously and will be enforced by both the Sheriff's office and CHP.

Ordinance 1, established in 1985 identified landowner responsibilities regarding encroachments into the public roadways. An encroachment permit associated with this ordinance defined the landowner's responsibility for maintenance of the encroachment and culvert for private driveways. Because the existence of this ordinance and the permit were not widely known, many driveways and culverts were installed improperly and do not meet County standards. The new Ordinance 5 and improved communications aims to correct this problem.

NEW WEBSITE

The Golden West Community Service District has recently upgraded its website. We believe that the new site will be easier to maintain, more informative and user friendly to you the residents. Check it out at: www.gwcsd.org and let us know what you think.

Check out our new and improved Website at www.gwcsd.org

ENCROACHMENT AND CULVERTS

Despite California's record drought, sudden, heavy storms in December 2014 and February 2015 dropped almost 2/3 of the season's rainfall (over 14 inches!) on our neighborhood in just a few days. The intensity of these storms exposed significant drainage issues in our community; blocked culverts, standing water and runoff debris on our roads.

The District is working to improve runoff drainage in our community, and we, District residents, can help.

Part of the District's road maintenance responsibility is to maintain and improve roadside ditches and those culverts passing under the District's public roads, but it's our individual responsibility, as property owners, to maintain our own driveways and driveway culverts.

So, how can we all work together to improve our community's readiness to withstand extreme storms? The District Board has developed a comprehensive, three-point plan to solve drainage problems:

- 1) Begin a regular pattern of work to clean out the District's roadside ditches, and re-shape them where necessary. The District recently improved the ditch and culvert in the first sharp curve on Crystal Blvd. south of Highway 49. Another contract was completed earlier this year that cleaned-up and re-shaped roadside ditches on Manganite, Galena, Dolomite, Calcite, Crystal Blvd. and Crystal's intersections with Barite and Obrizo

- 2) Implement the newly adopted Ordinance 2015-5, which clearly shows how District government and District residents will work together to ensure that our entire drainage infrastructure works. It includes definitions, descriptions and drawings to help us keep our roads dry and in good shape. It will also help you understand both the District's and the property owner's rights and responsibilities when repairs are needed.
- 3) Survey the District for any current or potential drainage choke-points, and work with District residents and property owners, as needed, to mitigate drainage problems regardless of whether they fall under public or private responsibility.

By working together, we can achieve the best and longest-lasting improvements for our community.

Want to find out more? Visit the District's web site at www.gwcsd.org to learn about the District, its responsibilities, specific projects and plans. Come to the District's monthly meetings. The meeting schedule and location is posted on the web site. Chat with the District General Manager when you see him out surveying the district's roads, ditches and culverts. The District Board looks forward to meeting you and discussing important community road and drainage issues with you.

ACCESS/EGRESS ROUTES

At one time the District posted a sign identifying Mica Street as a "Fire Exit". However, because Mica St is a private road established by easements on private property with access gates, the sign was deemed inappropriate, misleading and possibly dangerous and it has been removed. There are four potential evacuation routes on the west side of Highway 49. Crystal Blvd. is the most obvious and most likely to be available. The three other potential routes are: Mica Streets leads to Highway 49 from near the end of Crystal Blvd.; Sodalite leads to Highway 49 through Lauren Lane from central Crystal. There is also an unnamed road that leads through the ranchland from Oak Ridge N. on the west side of Crystal Blvd. All of these roads are gated and should not be used unless directed to do so by the authorities in charge of an evacuation.

STAY INFORMED!
Sign up for our email list to receive notification of meeting agendas, minutes, road work schedules and newsletters like this one. Contact the General Manager at: oneenigma@att.net

Dolomite, Manganite and Galena in Unit 2 have three routes out to Highway 49, one via Monitor Road

ORDINANCE 6

The Board approved Ordinance 2016-6 in February allowing an increase in the bid threshold for road work. The ordinance establishes an informal bidding process for projects costing between \$45,001 and \$175,000.

Projects \$45,000 or less – negotiated contract or by purchase order

Projects \$45,000 - \$175,000 – informal bidding process

Projects greater than \$175,000 – formal bidding process

A list of approved contractors must be established. Adoption of this Ordinance will reduce costs and reduce the times to project completion.