

The Ridges Landowners' Association **NEWSLETTER**

Number 9
Spring 1997

In an effort to keep all landowners in The Ridges informed of the development of the community and issues that may affect you, we are distributing this quarterly newsletter. We hope that you enjoy this periodic update and find it useful.

WATER AND SANITATION DISTRICT VOTE SCHEDULED FOR 1 JULY

The SF County Special District Commission, in a December 19 public meeting, approved our petition for creation of a water and sanitation district and sent it on to the 1st District Court. The court held a public hearing on February 14 and ordered an election to be held. The SF County Clerk has scheduled the election for July 1. At that time the "taxpaying electors" of the proposed district will vote 1) yes or no on the creation of the district and 2) to elect three residents to become the first Board of Directors.

To be a "taxpaying elector" and thereby eligible (under the state statute) to vote in this election you must meet all three of the following conditions:

- 1) be a resident of the proposed district
- 2) be a registered voter at your address within The Ridges,
- 3) be the owner and taxpayer on the property at the time of the election or be in escrow.

If you are a non-resident lot owner you are not permitted to vote on this question. If you do not qualify under 2), contact the County Clerk's office and register **NOT LATER THAN June 2.**

The voters list for the election will be prepared using taxpayer information on record with the Assessor's office. To be on the list **YOU MUST BE PROPERLY RECORDED WITH THE SF COUNTY TAX ASSESSOR'S OFFICE.** If you haven't already done this, go to the Assessor's office and record your deed.

The Ridges Board will conduct a meeting at one of our homes in June to allow all residents to become fully acquainted with the issues and to ask any questions. The Eldorado Ad Hoc Water Study Committee will

also be publishing information and conducting one or more public meetings during June. Please be alert and try to become informed on this important issue.

MORE INFORMATION ABOUT THE WATER AND SANITATION DISTRICT

Although it's not possible to put complete information in this newsletter, Dick Chenault, who has been our member on the Ad Hoc Water Study Committee for three years, would like to pass on a few thoughts.

The main reason the committee recommended in 1995 that we should form a district was that El Dorado Utilities (EDU) was very badly managed and did not have the same interests in the future of our area as did the residents. EDU's owner, AMREP, has almost completed selling land here and has no further interest in us. They say they are not in the water business and have wanted to sell the water company for several years. A district would have only one mission in life — to make sure the water (and later on sanitation) service was the best it could be.

As anyone can see from reading the papers, EDU has less than the best relationships with the county, the State Engineer Office, and the PUC. A district being a quasi-governmental agency, could deal with these agencies on a more equal footing.

You should also know that EDU has many problems right now — shortage of available water, questionable water rights, and the famous moratorium on new developments. One might say, "Why get involved? Let EDU solve the problems." The answer to this obvious question is also obvious.

We are the ones who are ultimately "on the hook" — EDU has not demonstrated a willingness or capability to solve the problems before and probably will not in the future. A district which owned the water company could

do a far better job of solving the problems because it represent only the needs and desires of the residents.

Any solution will cost money. Even if EDU wants to and is able (or forced) to spend the money to solve the problems, we water users will pay in the end EDU has been granted a 12% rate increase in each of the last three years. They expect this to be repeated in every year to come until they make a profit, something they have never done. Compounded, in four years that will be more than a 50% increase. While rates may initially increase under a district-owned water utility, they should stay relatively level once the profit motive is removed.

The bottom line question is: who do you believe will do a better job of ensuring reliable long-term water service for our area at rates that are acceptable?

Read the papers you receive and come to the meetings to become better informed.

EXTENSION OF WATER SYSTEM

If you're wondering about the digging going on near Hijo de Dios and Principe de Paz, here's the scoop. El Dorado Utilities is making a second connection between The Ridges and the main water system on the west side of US 285. The actual connection will be made near Ave. Vista Grande and 285. The utility is walling for the State Highway Dept to come and bore a hole under 285 so they can make the connection. When completed, this should improve the flow of water to our fire hydrants and, perhaps, increase the water pressure at the houses in the upper parts of The Ridges.

FROM THE ROAD COMMITTEE

With the approach of Spring a major grading of the road system is being planned. This will entail a blade-down of the entire 3.3 miles of Ridges roads, the import of approximately 125 cubic yards of basecourse to be rolled in place, and a clean up of culverts. The success of the grading, as always, is primarily dependent upon having moisture in the ground, and the work will be timed with the weather We hope.

We will also be working to create a regular schedule of blading the roads beginning in June. With a blading every three (3) weeks the roads would receive six (6) gradings during the heavily traveled summer months. We will be able to do this within the current road budget

Call Rick Ricalde (466-8264) for further information, if you wish.

SPRING CLEANUP

As in past years we will be having a Spring Cleanup day, probably in May. Joe Thompson will coordinate everything. Please watch for the notices and come out to help. It's a great way to meet your neighbors, too.

HOME-BUILDING STATUS

As of March we have 45 completed homes. There are currently 1 house and 3 lots for re-sale in The Ridges.

NEW RESIDENTS

We would like to welcome as new residents:

- Katherine Bolstad (7)
- Elaine Bradshaw/Douglas Smith (49). If we've missed someone please let Dave Kingston know.

The Board of Directors and the Association officers are listed for your information. Please feel free to call for assistance or information.

<u>NAME</u>	<u>OFFICE</u>	<u>TELEPHONE</u>	<u>BOARD MEMBER</u>	<u>COMMITTEE CHAIRMAN</u>
Dave Kingston	President	505-466-4078	x	
Rick Ricalde	Vice President	505-466-8264	x	Roads (Co-Chair)
Joe Thompson	Secretary	505-466-6002	x	
Steve Cary	Treasurer	505-466-6360	x	Architectural Review
Mary Gill		505-466-3569	x	Roads (Co-Chair) Nominating