

IMPROVING AND MAINTAINING THE ROADS, LIGHTING, LANDSCAPING, OPEN SPACE AND MOSQUITO CONTROL SERVICES IN OUR COMMUNITY

MEASURE A – MAY 2, 2017

The Saddle Creek Community Services District (CSD) was formed in 1995 as the means to ensure that the community would always have the necessary public services available into the future. Through the locally elected CSD Board, the community is able to decide the types and quality of the public services desired; without having to rely on county government.

Today your CSD provides road and storm drain maintenance, street lighting, landscape maintenance of public areas, monitoring and maintenance of wildlife and wetlands easements, access gate control, and mosquito abatement. We take very seriously the fact that our high quality services support your health, safety, property values and standard of living. Measure A is on the May 2, 2017 ballot to give Saddle Creek voters the opportunity to determine whether or not a new special tax, to be levied in 2018 at a **maximum of \$1,703** per residential parcel, will be approved **replacing the existing per lot special tax of approximately \$1063**, to support the local services provided by the CSD, and improvement of our local roads and related infrastructure.

The current special tax charged by the CSD was set at a “per-lot” rate based on a budget created by the community developer (currently Castle & Cooke), using expenses estimated in 1999 dollars, without inflation and assuming that the full buildout of 1163 lots would be reached by 2008. At only half developed in 2016, and no new lots on the horizon, the CSD revenue is only half of what was estimated to be needed for adequate service funding in 2016.

Since the community roads were built in the 1990s and the number of lots/CSD revenue never materialized, the developer (Castle & Cooke) had agreed that they would perform major road maintenance and repairs. Unfortunately, Castle & Cooke has not performed the required road maintenance and the condition of the roads is deteriorating rapidly as evidenced by Pavement Condition Reports prepared by local engineers in both 2006 and 2016. On a condition scale of 0-100, the 2006 report rated the roads 78 (Good) and by 2016 with no maintenance, the condition rating had dropped to 62 (Fair), with 31% of the roads in very poor condition. Without major maintenance, the roads are expected to decline to a rating of 52 (Poor) within five years. The cost of maintaining poor roads is six to ten times more expensive than that of maintaining good roads.

The CSD drafted Measure A to ensure that adequate funding will be available to cover the long term operating cost of all CSD services, and to bring the roads to good condition as quickly as possible; and keep them there. In addition, Measure A distributes the cost of road improvements and CSD services to all properties proportionally, including the golf course, sports club and large vacant parcels owned by Castle & Cooke and planned for future development. These properties are NOT currently paying the CSD special tax, and will pay if Measure A is approved. If approved, **Measure A funding will replace, not add to the current special tax.**



Local funding supports community health, safety and property values

	Current Tax (Replaced if Measure A Approved)	Annual Measure A Tax (2018)	Increase (2018)
Residential Lots	\$1075	\$1703	\$628
Golf Course Parcel	\$0	\$63,860	\$63,860
Sports Club	\$0	\$2,016	\$2,016
Large Parcel (Castle & Cooke)	\$0	\$191,470	\$191,470

LEARN

Visit saddlecreekcsd.org to learn more about Measure A and the services provided by your CSD