



Watsonville  
PARKS & COMMUNITY SERVICES

# Vista Montaña LLMAD

Annual Assessment



# Introductions

## City of Watsonville

- Nick Calubaquib - *Director of Parks and Community Services*
- Murray Fontes, P.E. - *Assistant Director of Public Works/City Engineer*
- Joseph Medina - *Parks Superintendent*
- Marissa Duran – *Finance Director*
- Tamara Vides – *Assistant City Manager*
- Chris Krishna- *Admin Analyst*



# Agreements



Stay positive and be respectful.



Work together towards the future.



Keep on topic.



Use Questions Cards to submit Questions

# Homeowner Meeting Agenda

- Background
- **Updated Proposal**
- Ballot Process
- Next Steps
- Questions



# Background

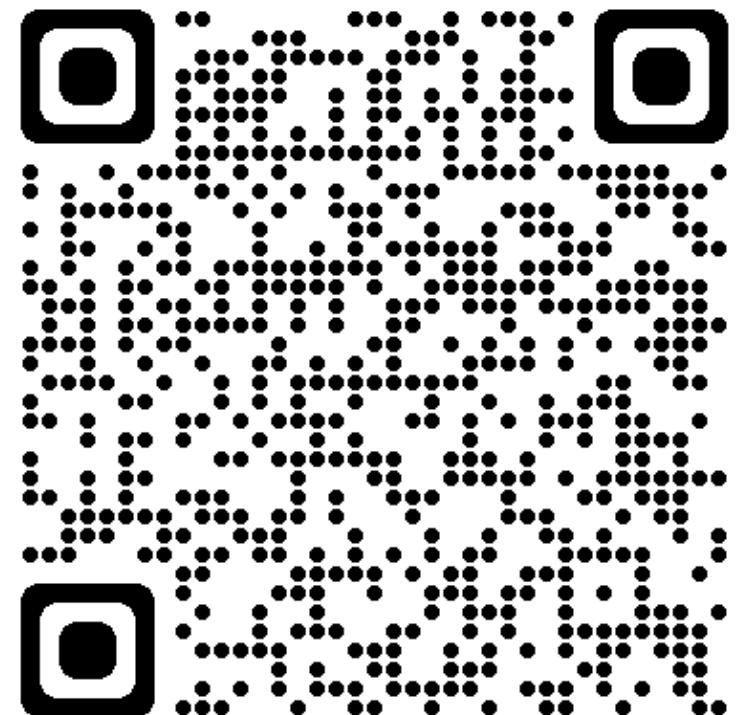
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# For Additional Information

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- Website contains:
  - General Info
  - Engineers Reports
  - Financial Data
  - FAQs
  - Previous meetings
  - Story Map and Info on Proposed Increase
- Visit [watsonvillerec.com](http://watsonvillerec.com) and search for "LLMAD."
- Direct Link: [Learn about LLMADs | Watsonville](#)



# Updated Proposal



# Revised Proposed Increase

- Goals:
  - Build an ~~Adequate Reserve~~ a Reserve
- Current fees would be used to build a reserve
- New proposed fee (Overlay Assessment) = 100% for ongoing maintenance
  - Maintenance to be performed by contracted landscape company
  - *Fee increased gradually over 5 years*
- Proposed fee consists of:
  - Bid received for landscape maintenance (approx. \$155,000 per year)
  - City costs to maintain other infrastructure (Stormwater, Lights, Signs)

# Revised Proposed Increase

- What does this mean?
  - Improved maintenance standards and accountability
  - Transparent ongoing communication (Financial and Operations Reports)
  - Engage neighbors through annual meetings
  - Capacity to build a more adequate reserve without shortchanging maintenance levels.
  - Dedicated crew through contracted maintenance company
- If approved, new fee and services would be effective July 2024

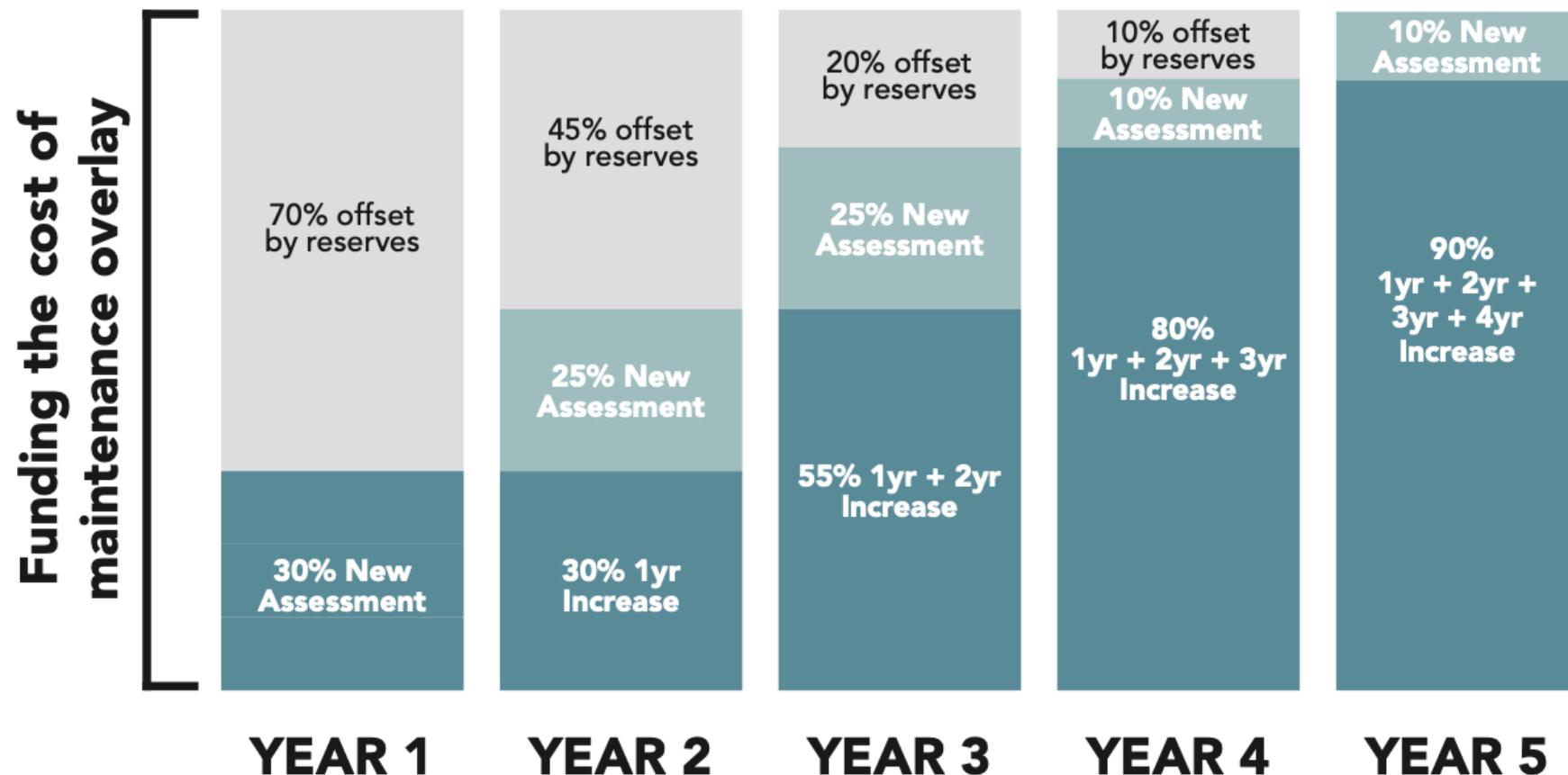
# Maintenance Expectations

- The City's current contract with K&D Landscaping includes:
  - Tree work
  - Pruning and edging
  - Irrigation repairs, scheduling, and reporting
  - Litter and debris removal
  - Weed abatement and pest control for plant and tree
  - Fertilizing
  - Mulching
  - Removal and replacement of dead plant materials
  - Hardscape Maintenance
  - Extra work availability at predetermined rate

# Fee Proposal History

	<b>Total - Single Family Home</b>	<b>Total - Townhome</b>	<b>Total - Apartment</b>
<b>Current Assessment 23/24</b>	<b>\$ 560.28</b>	<b>\$ 448.22</b>	<b>\$ 154.56</b>
<b>Estimated Overlay Assessment</b>	<b>\$ 733.77</b>	<b>\$ 587.02</b>	<b>\$ 169.67</b>
<b>Estimated New Total</b>	<b>\$ 1,294.05</b>	<b>\$ 1,035.24</b>	<b>\$ 324.23</b>
<b>New Proposed Percent Increase</b>	<b>133% Total</b>	<b>131% Total</b>	<b>109% Total</b>
<b>Original Proposal (July 2023) - Actual Amount Needed Per Engineers Report</b>	<b>\$ 1,433.72</b>	<b>\$ 1,146.96</b>	<b>\$ 395.51</b>
<b>Per Engineer Report Percent Increase Needed</b>	156%	156%	156%
<b>Assessment Needed vs. Proposed</b>	(87%)	(89%)	(65%)

# Fee Proposal History



# Fee Proposal History

## Proposed Staggered Assessment:

Increase in this Year	% Increase	Single Family Home	Townhome	Apartment
2025	30%	\$220.13	\$176.11	\$50.90
2026	25%	\$183.44	\$146.76	\$42.42
2027	25%	\$183.44	\$146.76	\$42.42
2028	10%	\$73.38	\$58.70	\$16.97
2029	10%	\$73.88	\$58.70	\$16.97

\*+ Annual C.I.P.

<b>Fee Proposal</b>			
	<b>Single Family Home</b>	<b>Townhome</b>	<b>Apartment</b>
Current Assessment 23/24	560.28	448.22	154.56
Estimated New Overlay	733.77	587.02	169.67
<b>Estimated New Total</b>	<b>1,294.05</b>	<b>1035.24</b>	<b>324.23</b>
<b>Year 1</b>			
Current Assesment	560.28	448.22	154.56
Overlay at 30%	220.13	176.11	50.90
Total before CPI Increase	780.41	624.33	205.46
CPI Increase of 4.2%	32.78	26.22	8.63
<b>Total Assesment 24/25</b>	<b>813.19</b>	<b>650.55</b>	<b>214.09</b>
<b>Year 2</b>			
Year 1 Assesment	813.19	650.55	214.09
Overlay at 25%	183.44	146.76	42.42
Total before CPI Increase	996.63	797.30	256.51
CPI Increase of 4.2%	41.86	33.49	10.77
<b>Total Assesment 25/26</b>	<b>1,038.49</b>	<b>830.79</b>	<b>267.28</b>
<b>Year 3</b>			
Year 2 Assesment	1,038.49	830.79	267.28
Overlay at 25%	183.44	146.76	42.42
Total before CPI Increase	1,221.93	977.54	309.70
CPI Increase of 4.2%	51.32	41.06	13.01
<b>Total Assesment 26/27</b>	<b>1,273.25</b>	<b>1,018.60</b>	<b>322.71</b>
<b>Year 4</b>			
Year 3 Assesment	1,273.25	1,018.60	322.71
Overlay at 10%	73.38	58.70	16.97
Total before CPI Increase	1,346.63	1,077.30	339.67
CPI Increase of 4.2%	56.56	45.25	14.27
<b>Total Assesment 27/28</b>	<b>1,403.19</b>	<b>1,122.55</b>	<b>353.94</b>
<b>Year 5</b>			
Year 1 Assesment	1,403.19	1,122.55	353.94
Overlay at 10%	73.38	58.70	16.97
Total before CPI Increase	1,476.57	1,181.25	370.91
CPI Increase of 4.2%	62.02	49.61	15.58
<b>Total Assesment 28/29</b>	<b>1,538.58</b>	<b>1,230.86</b>	<b>386.48</b>

# If No Fee Increase

- Annual assessment will remain in place.
- The goal of building a reserve will be prioritized.
- Ongoing maintenance will be reduced to ONLY essential infrastructure and health and safety items. No landscape maintenance will occur until replacement reserve is replenished.

# Summary of Options

- 1. NEW Gradual Increase Option** - Increase current LLMAD assessment to have *enhanced* maintenance and a *less than adequate* reserve and increased over several years.
- 2. If Homeowners do not Approve Compromised Option** - Do not increase fees and postpone all landscape maintenance within the LLMAD until replacement reserve is replenished.

# Ballot Process

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# What is the Process to Increase Funding

## Proposition 218: Right to Vote on Taxes Act

- Approved by California voters in 1996
- Establish and Quantify General and Special Benefits in Engineer's Report
- Determination of special benefit must be analyzed by a qualified licensed Professional Engineer
- All parcels within the District receiving special benefit must be assessed
- Assessment must be proportional to the special benefit received
- Zones of benefits (Factors such as proximity and access to Improvements)



# What is the Process to Increase Funding

## Proposition 218: Assessment Process

- Adopt a resolution directing the preparation of the Engineer's Report (March 2024)
- Prepare the Engineers Report (March - April 2024)
- Adopt a resolution preliminarily approving the Engineer's Report (April 2024)
- Mail assessment ballot and notifications (May 2024)
- Hold public hearing and close balloting period (June 2024)
- Adopt a resolution approving Final Engineer's Report, ordering assessments, and confirming the assessment diagram (July 2024)
- File the diagram and assessment with the County (August 2024)

**OFFICIAL ASSESSMENT BALLOT**  
City of Diamond Bar  
Landscape Assessment District 39-2022

**INSTRUCTIONS FOR THE COMPLETION AND RETURN OF OFFICIAL BALLOTS**

1. Read the enclosed Ballot Guide for information about the proposed annual assessment for landscape maintenance services and additional balloting information.  
2. Fill in the oval next to the word "YES" or "NO".  
3. Sign and date the official ballot. Only official ballots which are signed and clearly marked will be counted.  
4. How to return your ballot: 1) Mail your official ballot in the enclosed pre-addressed postage paid return envelope or 2) deliver it in person to Diamond Bar City Hall, Windmill Room, 1st Floor, located at 21810 Copley Drive, Diamond Bar, CA.  
5. If you make a mistake in completing your ballot or wish to change or withdraw your ballot, please call (800) 676-7516.

For additional information on the proposed fee and detailed instructions on completing the ballot, please refer to the enclosed ballot guide.

Barcode area

Parcel Number(s): 1234567890      Total Proposed Assessment: \$ 491.97

SAMPLE BALLOT  
123 BEAUTIFUL ST  
DISNEYLAND CA 1234

FOLD HERE (this side should be on the outside after fold)

City of Diamond Bar  
P. O. Box 4038  
Diamond Bar, CA 91765-0038

**OFFICIAL ASSESSMENT BALLOT**  
City of Diamond Bar  
Landscape Assessment District 39-2022

YES, I approve the proposed annual assessment for landscape maintenance services, including future annual adjustments for inflation based on an amount up to the change in the Los Angeles-Riverside-Orange County area Consumer Price Index ("CPI").

NO, I do not approve the proposed annual assessment for landscape maintenance services.

A YES vote means the City will have the funds to continue performing this maintenance.  
A No vote means maintenance of private properties performed by the City would become the responsibility of the property owner(s) as of July 2022.

I hereby declare, under penalty of perjury, that I am the property owner(s) or authorized representative of the owner(s) for the parcel(s) identified on this official ballot. Ballots must be marked and signed by recorded property owner or authorized representative to be counted.

Signed \_\_\_\_\_ Date \_\_\_\_\_ Print Name \_\_\_\_\_

Completed official assessment ballots must be received by Tuesday, March 15, 2022 at 6:30 p.m. at the Diamond Bar City Hall, Windmill Room, 1st Floor, located at 21810 Copley Drive, Diamond Bar, CA.

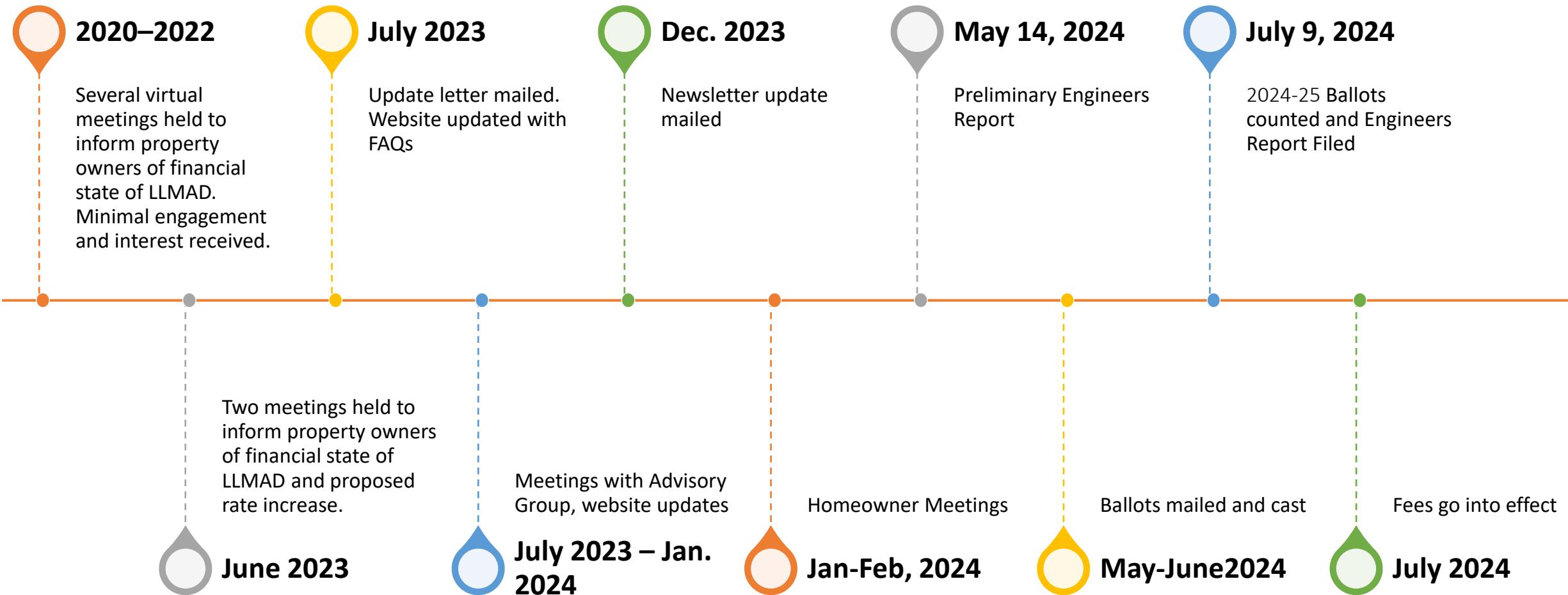
FOLD THE BALLOT SO THAT THIS SIDE IS ON THE INSIDE OF THE FOLD BEFORE PLACING THIS BALLOT IN THE RETURN ENVELOPE.

# Next Steps

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# Engagement Timeline



# Questions/ Thoughts?

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# Thank You!

Nick Calubaquib

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Joe Medina

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