

## When in doubt, sort it out

Park assessment questioned for Bass Lake Village

By Roger Phelps, The Telegraph

Some 600 households are involved in a dispute over an assessment for parks in Bass Lake Village.

The dispute is between officials of the El Dorado Hills Community Services District and members of the Bass Lake Action Committee.

Oak Knoll Park either is or is not legally a part of the Bass Lake Lighting and Landscape District, but the point is unsettled until attorneys revisit and interpret documents of the district that all parties to the dispute agree are "vague," said Wayne Lowery, district general manager.

"Our conclusion is that the park is not in the Bass Lake LLAD, and that no assessment can be levied for the park's maintenance," said Hal Erpenbeck of the action committee. "It is clear that at the time of annexation Oak Knoll Park was not part of the LLAD. To make Oak Knoll Park part of the LLAD would have required a lengthy process of hearings and voting. We have no documentation that this happened."

The Woodridge portion of Bass Lake Village is assessed a total of \$43,000 a year for maintaining Oak Knoll Park, Erpenbeck said.

The dispute will not be resolved any time soon, Lowery said. He said previously he had been "confident" the assessment was proper, but now feels need for a legal review. Deep in the documents might be a shown an unintended consequence of an earlier action by the district, Lowery said.

"I was going through documents, and I said, 'Have they really found something?'" Lowery said. "I told them, 'Give me three weeks.' We have to determine whether we have effectively eliminated our ability to assess for Oak Knoll Park. It's vague as to whether authority (remains) to make assessment for park maintenance or park improvements. We're missing a document, and we're going to have to start searching for it."

Erpenbeck and other action committee members also question whether assessments are allocated correctly between the Hills of El Dorado and Woodridge portions of Bass Lake Village. Erpenbeck estimated assessments for some 600 parcels are in legal question.

The Telegraph's Roger Phelps can be reached at [rogerp@goldcountrymedia.com](mailto:rogerp@goldcountrymedia.com).