



Residential propane tank

HIGHER PROPANE PRICES THIS WINTER?

Price and inventory signals are mixed in the propane market this Fall. No one knows for certain which way prices will go this winter. Inventories of propane continue to stay below last year at this time, while prices are up.

Those homes in Bass Lake (Bass Lake Village, Bridlewood and Sierra Crossing) served by propane provider JS West under the 2010 service contract agreement will continue to pay 50 cents per gallon over the laid-in price (the laid-in price is the wholesale price at Richmond plus not more than 10 cents per gallon transportation cost). Other propane consumers will pay the then going rate of their particular suppliers.

The September 1, 2011, wholesale benchmark propane price at Mont Belvieu, Texas, Friday was \$1.56 per gallon. A year ago it was \$1.09 per gallon. The latest contract wholesale price to Woodridge and Bridlewood Canyon customers from JS West is \$1.75 per gallon, making the current JS West delivered price to contract customers is \$2.29 (1.75 + .04 transportation + .50 markup). The wholesale price rose 9 cents per gallon during the last week or so.

What does all this mean to the homeowner who heats his home with propane? If inventories continue to be low, propane prices may be higher this coming winter. Though higher prices usually act to increase supply, it remains to be seen if the propane inventory levels remain tight because of the unique way that propane is produced, which will certainly mean higher prices.

Residents of Woodridge, Bridlewood Canyon and Sierra Crossing who have not yet entered into a propane contract with JS West may do so by contacting Bette Best Easton at JS West, telephone 530-642-7001 ~



Sheriff John D'Agostini

SEPTEMBER BLAC MEETING TO FEATURE SHERIFF D'AGOSTINI

The next BLAC meeting will be held at the Bridlewood Canyon Homeowners' Clubhouse on Devon Way in Bridlewood Canyon on September 12, 2011, at 7:00 PM. The delayed meeting date is caused by the intervening Labor Day holiday. The September guest speaker will be El Dorado County Sheriff John D'Agostini. Persons wishing to attend should call Frank Sulzberger at 530-676-9500 for directions and the front gate code. All BLAC members are cordially encouraged to attend.

2011 BLAC Meetings Set

The October meeting will feature Lt. Chuck King from the Placerville California Highway Patrol Office, Valley Division. The October meeting will be held at 7:00 PM on October 3, 2011, at the home of Kathy and Herb Prevost, 1080 Jasmine Circle, Woodridge.

The November meeting will be held on November 7, 2011. The December meeting will be our annual Christmas Party, and will be held on December 5, 2011.

For further information regarding meetings, you may contact Kathy Prevost, 530-672-6836. ~



OAK KNOLL PARK OPEN HOUSE SET

An Open House has been set for Friday, September 9, 2011 to show the Bass Lake community the recent renovations to Oak Knoll Park and Club House, 3371 Alyssum Circle, in the Hills of El Dorado. Everyone is welcome. The event will be held from 6:00 to 7:30 PM. The El Dorado Hills Community Services District will host a barbeque dinner and have a bounce house for the kids during the Open House.

Residents will recall that the park's swimming pool was removed last summer. The pool has been replaced with a patio and a tot lot with playground equipment. The club house has also been renovated and sports new paint inside and out.

In the past, the presence of the swimming pool severely limited the ability of neighbors to rent the club house for social events and club meetings. It is hoped that, as a result of the renovation, more events may be held the club house.

For further information, please contact the CSD at 916-933-6624. ~

Notice to Readers

This month the Bulletin is being issued early because of the Labor Day holiday, as this month's regular Bass Lake Action Committee meeting will be on September 12th.

PRESIDENT'S LETTER



Hello Everyone,

The redistricting process is over. Bismark once remarked that there are two things you don't want to see being made—law and sausage. The same might be said of redistricting. All kidding aside, for El Dorado Hills and for those of use who live at Bass Lake, most districts stayed the same, and one changed.

For instance, we are still in Congressional District 4, with Congressmann Tom McClintock, we are still in State Senate District 1, with Ted Gaines, we are still in El Dorado County Supervisor District 1, and we are still in El Dorado Irrigation District Division 4, with George Wheeldon.

However, El Dorado Hills and Cameron Park have been chopped off the western end of El Dorado County, and we are now included in newly-formed Assembly District 6, which includes Folsom, Granite Bay, Roseville, Rocklin and Lincoln.

Most political observers agree that joining a nominally conservative El Dorado Hills to like communities will result in a Republican to represent them in the Assembly. However, it also means that we will be represented by the minority party in Sacramento, which was not the case when Alyson Huber (D-El Dorado Hills) represented us. Will this be good or bad? We shall see what happens over time.

Sincerely,

John Thomson

President



FIRE FEE FUN FACTS

Where there's smoke, there's fire. But there seems to be more smoke being blown than fire coming from the debate over the fire fee that the legislature is trying to impose on rural homeowners. The fee may apply to as many as half the homes in El Dorado Hills and Cameron Park, those homes classified by Cal-fire as being in a State Responsibility area (SLA). To check your property's SLA status click here. Let's see if we can make sense out of what is going on.

First, as part of the budget-cutting maneuvers in Sacramento, the Cal-fire 2011-2012 budget of \$525 million was cut about \$85 million by Governor Jerry Brown and lawmakers. The state still has an emergency fund that is regularly tapped to cover the costs of major wildfires, and there is \$131.18 million set aside this fiscal year. So there is a shortfall in the fire-fighting budget.

Second, in an attempt to close the Cal-fire budget gap, the legislature passed a law that assesses each habitable structure located in what is known as a State Responsibility Area (SRA) \$150 a year for "fire prevention" purposes. SRA status is determined by Cal Fire, using certain criteria.

The legislature estimates that the fee could raise \$50 million this fiscal year and up to \$200 million in subsequent years. But, under the law, none of the money can be used to backfill Cal Fire's losses. That's because majority Democrats crafted the legislation to avoid a two-thirds vote requirement to pass tax measures. Democrats directed the money to fire "prevention" activities, thus attempting to draw a fee-for-service nexus that allows a simple majority threshold. Republicans, united in opposition to the fee, claim it's a tax and have launched a repeal campaign, either at the ballot box or eventually in court.

Brown, in his signing message, recognized that "the revenues may not materialize" because of potential implementation barriers. To that end, he directed his team to work with lawmakers to determine whether new legislation is necessary.

Third, the assumption that the new fee will generate new revenue is far from certain. The law capped the charge at \$150 and

authorized the state Board of Forestry and Fire Protection to decide what to charge. The board interpreted the law to mean that the fees had to go toward local fire-prevention efforts instead of being used to replace an equal amount of money the state planned to take from the Cal-fire to help reduce the budget deficit, so it approved a maximum \$90 annual fee on rural homeowners in August, an amount well below the \$150 charge foreseen by lawmakers in their June budget. The board's emergency regulation falls well short of that target, especially when higher administrative and inspection costs are considered.

The fire board plan calls for a maximum of \$90 in annual costs for those who live in areas designated as "extreme" fire zones, while those elsewhere would pay \$70. The regulation also includes \$65 in credits that would reduce fees, including \$45 for those who already pay for fire prevention programs through district fees and local taxes.

However, if the plan proceeds as drawn, it would leave Cal Fire with a new budget gap unless the board increases the fire fee or the Legislature provides additional state funding. That's because it is estimated that annually the regulation will generate \$30 on average for each of the 850,000 homes eligible. That totals \$25.5 million before subtracting new administrative costs to impose the fee, which are estimated to be between \$10 million and \$12 million.

In addition, the department would have to conduct more inspections and map verifications that could add to the price tag. The law also provides that homeowners can appeal the assessment of the fee. If thousands of homeowners appeal, that would require Cal Fire employees to visit rural homes to consider whether owners qualified for a defensible space credit or the department had placed a parcel in the correct fire risk zone.

Finally, contributing to the doubt that any of the revenue will get to the firehouse, a new voter-approved restriction, Proposition 26, requires fees to pay directly for services that are rendered by the state. Therefore the fire board's fee proposal assigns portions of the \$90 fee to different areas such as mapping, inspections and grants for fire prevention.

Governor Brown Tries End Run

Gov. Jerry Brown and legislative Democrats are pursuing a firefighting fee on rural homeowners significantly higher than the \$90 charge passed last week by California's fire board. The new proposal would impose a minimum of \$175 on the first building and

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FIRE FEE *(continued)*

\$25 on each additional structure. It would also assess a land fee starting at \$1 per acre for the first 100 acres. Homeowners who live in fire districts, which includes 94 percent of the roughly 730,000 rural structures being charged, qualify for a \$25 discount.

The revised bill would also require the state to collect the fee even in years where the state's firefighting fund has enough money to cover its costs. The law that Brown signed in July would exempt property owners on years where the fund has a surplus.

Fee Opponents Mobilize

State Sen. Ted Gaines, R-Roseville, is leading an effort to collect enough signatures to put the fee before voters next year. Gaines, who represents sparsely populated counties from Modoc to Mono, said the state has enough money to provide rural fire protection.

The Howard Jarvis Taxpayers Association is considering a legal challenge, arguing that the fee lacked the needed approval from two-thirds of the Legislature and infringes on local governments. They say it violates Proposition 26, a 2010 initiative that further restricted what fees the Legislature could approve on a majority vote. The group says the fire charge is a tax that required a two-thirds support.

Democrats say they needed only a simple majority to pass their bill in a Legislature where they hold sway. They say the fire fee was necessary because Republicans, including Gaines, opposed higher sales and income taxes that otherwise could have paid for state firefighting.

Fee opponent legislators also introduced their own Assembly bill, AB1x45, to repeal the current fire fee law. ~



LIGHT BULB BRIGHTNESS AND COLOR

We all know how much light a 60-watt bulb will produce. But the brightness of new compact fluorescent lamp (CFL) and light-emitting diode (LED) light bulbs are measured not in watts (named after the inventor James Watt), but in lumens (Latin

for "light"). Lumens are a measure of the power of light as perceived by the human eye. In the chart below, the brightness of incandescent bulbs are indicated in watts, and the equivalent is shown in lumens.

<u>Watts = Lumens</u>	
40	= 450
60	= 800
75	= 1,100
100	= 1,600
150	= 2,600

Light bulb manufacturers usually include this information and the equivalent wattage right on the packaging. Common terms are "soft white 60," "warm light 60," and "60 watt replacement."

To save energy, find the bulbs with the light output you need, and then choose the one with the lowest wattage. You can also look for an Energy Star qualified bulb that is labeled as equivalent to the incandescent bulb you are replacing.

The color of light may also affect how bright a light appears, even if the lumens are the same. That is why you may be disappointed in a non-incandescent bulb if you base your purchase only on lumens.

CFLs emit light from a mix of phosphors inside the bulb, each emitting one band of color. Modern phosphor designs are a compromise between the color of the emitted light, energy efficiency, and cost. Every extra phosphor added to the coating mix causes a loss of efficiency and increased cost. Good quality consumer CFLs use three or four phosphors to achieve a "white" light with a color rendering index of about 80, where 100 represents the appearance of colors under daylight.

Color temperature is usually indicated in kelvins (formerly called degrees kelvin), expressed by K, or mireds (1 million divided by the color temperature in kelvins).

<u>Color = Kelvins</u>	
Warm/ Soft White	= 3,000
Bright White	= 3,500
Cool White	= 4,000
Daylight	= 5,000

Color temperature is a quantitative measure. Scientifically speaking, it only applies to a spectrum of light equivalent to that emitted by a black body at the stated temperature, and does not apply to light which does not have the spectral distribution of light from a black body. A notional temperature, the correlated color temperature, the temperature of a black body which emits light of a hue which to human color perception most closely matches the light from the lamp, is assigned.

As color temperature increases, the perceived hue of the light changes from yellow through white to blue. Color names associated with a particular color temperature are not standardized for modern CFLs and other tri-phosphor lamps like they were for the older-style halophosphate fluorescent lamps. There are variations and inconsistencies between manufacturers. For example, Sylvania's Daylight CFLs have a color temperature of 3,500 K, while most other lamps called daylight have color temperatures of at least 5,000 K. Some vendors do not state the color temperature on the package, but the Energy Star criteria for CFLs is expected to require such labeling in its 4.0 revision. Since most people are used to the soft yellowish glow from incandescent light bulbs, Energy Star qualified bulbs that produce light closer to the color of daylight (color temperatures above 3000K) may appear brighter because the color of the light is less yellow.

Some manufacturers label their CFLs with a 3-digit code to specify the color rendering index and color temperature of the lamp. The first digit is the CRI in tens of percent, while the second two digits are the color temperature in hundreds of kelvins. For example, a CFL with a CRI of 83 and a color temperature of 2,700 K would be given a code of 827. ~



EID ADOPTS DIRECTORS REDISTRICTING MAP

Last month the El Dorado Irrigation District (EID) Board of Directors voted unanimously to select redistricting map Alternative 6, and to adopt that map as the District's new Director division (district) boundaries. The Board selected the map from four map options that EID General Counsel Tom Cumpston presented to them at their August 8, 2011 Board meeting. The four maps were developed by the Redistricting Advisory Committee, a committee comprised of five citizens who represented the five EID divisions. The four options were developed by the committee over a five-month period. Bass Lake was unaffected, and will remain in District 4, which is currently represented

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WASTE CONNECTIONS HQ IN FOLSOM MAY MOVE TO TEXAS

Ron Mittelstaedt, chairman and CEO of Folsom-based Waste Connections Inc., said his company has been negotiating with Texas officials to relocate the company's Folsom headquarters to Houston, Woodlands or Austin. Founded in 1997, and with operations in 30 states, Waste Connections is the largest publicly traded company in the Sacramento area. It has a market capitalization of about \$3.91 billion and had revenue of \$1.32 billion in 2010. Waste Connection's Folsom office employs about 200 people.

Mittelstaedt says that California is the worst state in the country in which to do business. He noted however that the company has not yet made a final decision to relocate. ~



Healing summer heat
That comforts every bone;
Juicy summer fruits,
A frosty ice cream cone.

Aroma of sizzling meat
Grilling on the barbecue,
Green lawns and summer flowers,
A gazillion fun things to do.

Summer shorts and swimsuits,
Arms and legs are bare;
Summer's sweet delights
Are welcome everywhere!

— Joanna Fuchs



SACRAMENTO AREA HOUSING CONSTRUCTION DOWN 18%

An article by Michael Shaw in the Sacramento Business Journal reports that housing production in Sacramento during 2011 is down 18 percent through July when compared with the same seven-month period last year, according to the California Building Industry Association. That's despite a small resurgence in apartment and condominium construction.

The number of building permits issued for multifamily units is up by 35 percent over the same period, but permits for single-family homes are down by 32 percent.

Overall just 1,457 permits have been issued in the four-county area through July, compared with 1,781 for the same period in 2011.

Statewide, housing production for the year is off by only 2 percent — although production fell sharply in July and posted the lowest monthly permit total since January of 2009, the association said.

The figures are compiled by the Construction Industry Research Board in Burbank. ~

Bass Lake Action Committee
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EID (continued)

by EID Director George Wheeldon.

Public outreach meetings were held in El Dorado Hills, Camino, Cameron Park, and Placerville as the alternative maps were being developed in order to receive community input. Information received from the public during these meetings was shared and considered in the preparation of the alternatives. Bass Lake Action Committee hosted Cumpston at its August meeting, where he explained the redistricting process.

Community activists Greg Prada and Jon Jakowaz praised the openness and candor of the redistricting committee.

The new map will be used for the first Board election after 2011, which is expected to be November 5, 2013, due to California election law, which forbids the Board from changing division boundaries within 180 days of a Board election. District staff will finalize the map and transmit all needed information to the County Elections Department later this year. ~

The Bass Lake Bulletin is published monthly seven to ten days after the regular monthly BLAC meeting, by the Bass Lake Action Committee, El Dorado Hills, California Copyright © 2011. Permission to reproduce unabridged articles is granted if appropriate attribution is given to the Bass Lake Bulletin

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