



California Pines Community Services District
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During the Pandemic, it was brought the staff's attention that many property owners are not aware that the California Pines Community Services District (CSD), and the California Pines Property Owners Association (POA), are two separate entities.

Although the CSD and POA communicate regularly, they are not located in the same building, and are not a joint operation.

Each year, many property owners send the CSD office their payment for the property dues, but unfortunately, that is not the correct office to send payment for dues.

The office responsible for the annual \$95 Property Dues, is the California Pines Property Owners Association.

The Property Owner's Association (POA) is a 501(c)(4) Non-Profit Corporation that was formed under Part 1 of the California Non-Profit Corporation Code in 1968 (Entity Number C0545522) to enforce the Development Restrictions of California Pines and maintain common areas for the benefit of both the property owners and residents, as well as the general public.

The Cal Pines Property Owners Association (POA) with obligatory membership for all owners, has various responsibilities for improvements and maintenance, primarily for the maintenance of all roads *except for those in the CSD assessment area*. They are also responsible for making and enforcing the CCR's, the Cal Pines Lodge, Cal Pines Hotel, Community Pool, and the 4th of July Fireworks (the District stages all fire and medical personnel with the pyrotechnicians, for fire suppression and for quick response to any medical emergencies, but it is the POA's event).

California Pines CSD is a special District.

Special districts are local governments created by the people of a community to deliver specialized services essential to their health, safety, economy and well-being. A community forms a special district, which are political subdivisions authorized through a state's statutes, to provide specialized services the local city or county do not provide.

The District maintains 15 miles of roads 5 of those miles are paved.

The District owns the appropriate equipment including a Roller and a Grader to properly maintain roads within our jurisdiction.

Those roads are:

(Lower Lake Units 1B, 3, and 4; Mobile home Park).

Other services provided by the District are water, sewer and trash in specific locations:

- **WATER: Available in lake units 1B, 4, and Mobile Home Park.**
- **SEWER: Available in Lake Units 1B, 4, and Mobile Home Park.**
- **TRASH: Available in all areas of the District including Hill Units.**
- **Vector (Mosquito Spraying): Available in Lake Unit 1B, 4, and Mobile Home Park.**
- **Fire and Medical Emergency Response: All of Cal Pines**

The Fire Department is also part of the District, and the District's Emergency Response boundaries include all of California Pines. We are the ones responsible for the \$25 assesment on your annual property tax statement, from "Cal Pines Fire Department". We have a fully staffed Department that runs 24/7 to serve the community.

We issue an annual bill for each parcel belonging in Unit's 1B, 3, and 4, every year for the Weed Abatement and Fire prevention. Depending on the Unit the parcel is located, the invoice will either be \$38.00 (Mobile Home Park Lots), or \$48.00 (Units 3 and 4). This is an annual fee due by June 15th each year.

Each year, District Personnel use tractors with mowers, to mow each vacant Parcel, for fire prevention and weed abatement.

Owners may choose to mow their parcels themselves, and receive no charge for this service. The District will only require that you notify the Office prior to the invoices due date to avoid your account being charged.

While we know this is a plethora of information, we hope that this will help sort out any confusion that may have existed before, about the two separate offices, and guide you in the right direction for any services you may need from either one.

If you have any questions regarding which unit your parcel is located in, please feel free to call our office, and we will be happy to assist you.

Stay Safe!
Holly Sherer