



## GREEN SPRINGS RANCH LANDOWNERS ASSOCIATION

P.O. Box 825  
Folsom, CA 95673  
[www.gsrla.com](http://www.gsrla.com)  
[gsrla2000@yahoo.com](mailto:gsrla2000@yahoo.com)

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Dear Green Springs Ranch (GSR) Landowners,

The Green Springs Ranch Board established a process to investigate a potential change of zip code for the Ranch. The process agreed upon is stated on the official Green Springs Ranch website <https://gsrla.org> and can be found here: <https://www.gsrla.org/zip-code-discussion>. Unfortunately, this process has been repeatedly disrupted by vigorous propagation of misinformation centered on the zip code issue, but not all of which is related to the zip code issue.

Recently, an email chain was sent to Ranch members (excluding the Board) by a member of the against zip code change committee. This email contained a draft of the fact sheet that the For and Against committees are working on together. Although this fact sheet is under final development, it has not yet been agreed to by both committees or approved by the Board, and was sent prematurely by a non-Board member.

This Board is committed to representing all landowners in a fair and truthful process. To that end, we would like to correct the misinformation that has been brought to our attention regarding the zip code and other issues, as follows:

1. The Board DOES NOT have an "agenda" to change the zip code. The Board responded to repeated requests to look into the matter. There is a balance between "for", "against", and "undecided/neutral" positions on the Board.
2. The Board IS NOT pursuing having EID brought into the ranch. An attendee at a Board meeting, not a Board member, asked a question about accessory dwelling units with more people in the Ranch causing stress on the groundwater supply.
3. The Board is NOT considering raising annual dues for all landowners. The Board is forming a committee to consider how to address dues for lots that acquire accessory dwelling units, which will increase traffic and costs for road repair and the security gate.
4. No one has proposed that GSR cap wells and install sewers, nor can any entity force GSR to cap wells and install sewers. This is fabrication.
5. A change in zip code has NOTHING TO DO with any incorporation effort that may or may not move forward for El Dorado Hills. GSR would have been incorporated with a Rescue zip code in 2005, had Measure P passed. Any future incorporation is a completely separate issue that the Ranch can take up if the incorporation actually moves forward at some point in the future.
6. Our CC&Rs cannot be changed by any entity other than Green Springs Ranch Landowners. The CSD has no power to change our CC&Rs. [CC&Rs Frequently Asked Questions - El Dorado Hills Community Services District](#) states "The CSD does not have the authority to change the CC&R whether through addition or deletion."

7. There is no lighting or landscaping fee and no proposal to install lighting and landscaping in the Ranch. No entity can force these on the Ranch.

8. The Board has completed due diligence, contacted the appropriate authorities, and is aware of the proper procedure to change the zip code. We are currently only at the survey stage. If it is determined that the Ranch wishes to proceed, we will have concurrence from our county supervisor and everything else we need, and a canvass will be done by the post office. The Ranch has been through this before.

9. The Board is not negotiating anything on behalf of the Ranch.

10. The petition against proceeding with the zip code survey is not acceptable under our By-Laws, and the signatures were obtained using false information which continues to be propagated. Our Board cannot accept this or any petition to stop an action. We must represent all landowners and provide them with information that we believe to be accurate before asking them to make a decision.

11. The Board has not tried to silence anyone. We have tried to make sure the information that was being officially distributed was truthful and unbiased.

12. The \$10/year per lot Community Services District fee provides many benefits, including:

- Leveraging to get Comcast services into Green Springs Ranch now that Serrano homes are within 800 feet of our border
- Solid waste contract management, ensuring the best level of service for the lowest rates on garbage and recycling
- Addition of emergency vehicle access to Bass Lake Park Plan
- Advocacy at the local, county and state level for services, land use planning issues, and legislation that would benefit the Ranch
- 10% lower cost for activities than non-residents
- Two-week ahead priority aquatic, recreation, adult, youth, preschool, sports and class registration
- Many free events and opportunities including parks, recreation facilities, gyms, pool, concerts in the park
- Access to scholarships for those that qualify
- CC&R enforcement and inspections if requested
- Resolution of illegal dumping issues

13. The Board utilizes CSD enforcement services at our discretion. The CSD can only enforce what we ask them to. We do not perform this ourselves, preferring to avoid neighbor to neighbor conflicts and the significant workload that obtaining compliance entails.

14. Each village, including Serrano, in the CSD has their OWN CC&Rs, and there is no plan or capability to "normalize" all CC&Rs within the CSD or El Dorado Hills.

We appreciate your attention to these issues. The GSR Board will continue to represent all landowners fairly, objectively, and in the interest of serving our community.

Thank you,

GSR Board