



**ASSESSMENT INCREASES FOR CASTLEWOOD COUNTY SERVICE AREA  
CSA R-1967-1**

Dear Resident(s)

The Castlewood County Service Area (CSA), which comprises 190 single-family residences and the Castlewood Country Club, was initially created by the County in 1968 to oversee the enhancement and upkeep of local roads. Subsequently, in 1979, it was expanded to cover the improvements, operation, and maintenance of water and sewer systems.

A County Service Area, known as a "CSA", is a legal framework to approve and finance particular services. In Castlewood, residents assess themselves to cover the costs of these services, with these assessments included along with their property taxes (see a typical property tax bill that includes CSA assessments in red boxes).

CSA R67-1 ROAD	510-670-5212	224.00
MOSQ MSR K 1982	800-273-5167	1.74
CSA PARAMEDIC	800-273-5167	37.40
VEC CNTRL MSR A 84	800-273-5167	5.92
PARAMEDIC SUPPLMNT	925-867-3400	19.82
ALA CO CLEAN WATER	510-670-5212	7.10
CSA R67-1 SEWER MO	510-670-5212	675.00
R67-1 SEWER CAP IM	510-670-5212	416.00
R67-1 WATER CAP IM	510-670-5212	1,099.00
R67-1 WATER M & O	510-670-5212	1,089.00
SFBRA MEASURE AA	888-508-8157	12.00
HAZ WASTE PROGRAM	800-273-5167	6.64
VECTOR CNTRL ASMT	800-273-5167	6.00
MOSQUITO ASMT 2008	800-273-5167	2.50
EAST BAY TRAIL LLD	888-512-0316	5.44

For decades, the service contract expenses with providers such as the City of Pleasanton remained unchanged, allowing the CSA to operate without requiring residents to bear increased assessments. However, as is the case with all aspects of business, costs have risen significantly over the years. As a result, in 2021, the City of Pleasanton communicated its inability to maintain services at historically low rates and sought substantial increases to sustain service provision.

Due to this request, the CSA initiated a Request for Proposal (RFP) in 2021, to explore the availability of alternative service providers, and the table below shows the outcomes of the bidding process.

Proposer	Description	Annual Base Pricing
City of Pleasanton	Public entity provider from 2012-2022	<b>\$903,917</b>
Coleman Engineering	Current provider	<b>\$228,000</b>
Inframark	Vendor offering similar services to a nearby community	<b>\$291,048</b>

The figures above indicate a significant rise compared to Pleasanton's historical annual base pricing of \$170,000. It's important to note that these rates represent the base pricing and do not encompass any unforeseen repairs or emergency work that frequently arises, and could be substantial.

While residents have enjoyed the lower assessment levels for decades, it is clear that these levels are no longer sufficient to sustain the necessary services, especially in the case of mandated water and sewer operations and maintenance. These services are essential for ensuring the health and safety of residents and preventing environmental hazards such as sewage spills.

Considering current and anticipated future pricing, the CSA has concluded that increases in assessment levels are imperative. The CSA just released a Request for Proposal (RFP) in order to get current pricing, but it should be noted that the expected pricing is not anticipated to be lower than the proposals from two years ago.

The following tables outline the assessment increases necessary to generate the funds required for the ongoing provision of critical services. These assessments are based on the City of Pleasanton's bid from two years ago or the existing provider, Coleman Engineering. While the actual numbers will be based on the results of the RFP that was just released, it is clear that the overall assessment will most likely be more than 42% or 117%, depending on participating providers.

**Using Pleasanton's Quote (2 Years Old)**

	Road Maintenance	Sewer Maintenance	Sewer Capital	Water Capital	Water Maintenance	Overall
Current Rates per Parcel	\$ 224.00	\$ 675.00	\$ 416.00	\$ 1,099.00	\$ 1,089.00	\$ 3,503.00
New Rates per Residential Parcel	\$ 224.00	\$ 1,560.00	\$ 416.00	\$ 1,099.00	\$ 4,316.00	\$ 7,615.00
Percent (%) Increase	<b>0%</b>	<b>131%</b>	<b>0%</b>	<b>0%</b>	<b>296%</b>	<b>117%</b>

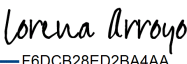
**Using Coleman's Current Contract Agreements**

	Road Maintenance	Sewer Maintenance	Sewer Capital	Water Capital	Water Maintenance	Overall
Current Rates per Parcel	\$ 224.00	\$ 675.00	\$ 416.00	\$ 1,099.00	\$ 1,089.00	\$ 3,503.00
New Rates per Residential Parcel	\$ 224.00	\$ 893.00	\$ 416.00	\$ 1,099.00	\$ 2,329.00	\$ 4,961.00
Percent (%) Increase	<b>0%</b>	<b>32%</b>	<b>0%</b>	<b>0%</b>	<b>114%</b>	<b>42%</b>

Although the need for capital improvements in roads, water, and sewer infrastructure is evident, it's crucial to emphasize that the proposed assessment increases are specifically directed toward water & sewer maintenance services. It is also absolutely imperative to underscore that, without the essential funding, the CSA will be rendered incapable of providing the mandated services through third-party providers. As a result, the community will be compelled to urgently seek alternative avenues for receiving water and sewer services.

In the upcoming months, residents will receive ballot information in accordance with Proposition 218, which will outline the process for the assessment increases. Note that, the proposed assessment increases will not take effect until November 2024. If necessary, we will organize another community meeting in collaboration with the CPOA to provide a more detailed explanation of the necessity and the balloting process. For questions, please email [lorena@acpwa.org](mailto:lorena@acpwa.org).

To access the CSA September 20<sup>th</sup> presentation, click here: <https://www.acpwa.org/programs-services/County-Service-Areas/CastlewoodAR.page?>

Sincerely,  
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 CSA Administrator