



Division of Fiscal Services
Telephone (619) 691-5550
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MEMORANDUM

DATE: August 14, 2015
TO: Karen Janney, Superintendent
FROM: Karen Michel, Chief Financial Officer *K. Michel*
RE: SUPERINTENDENT'S UPDATE – Notification to HOAs

The purpose of this memorandum is to provide you with an update regarding the notification of the increase in 2015-16 Special Tax Rates provided to the applicable Home Owners Associations ("HOAs").

On Friday, August 14, 2015, correspondence was sent to HOAs, via first class regular mail, informing them of the increase in the Special Tax Rates. The notification encouraged HOAs to disseminate the information to homeowners residing within each HOA.

Attached please find a copy of the letter sent to the HOAs as well as a copy of the list of HOAs which received this notification.

Please let me know if you have any questions.

KM:cz

Attachments



1130 Fifth Avenue, Chula Vista, CA 91911-2896
Telephone: (619) 691-5550 FAX: (619) 425-3394

August 14, 2015

Name if possible
Company / HOA
Address
City State Zip

RE: Sweetwater Union High School District – Community Facilities Districts
Facilities Funded and Fiscal Year 2015-16 Special Tax Rates

Beginning in 1986, the Sweetwater Union High School District has used Mello-Roos Community Facilities Districts (“CFDs”) to mitigate the impact of new development on school facilities. The new school facilities needed as a result of the impact from such development are funded through the levy of special taxes. These special taxes appear on the County of San Diego property tax bill and are due annually with the regular property taxes on or before December 10th and April 10th.

The school district currently has 18 CFDs which contain over 37,000 dwelling units. These CFDs are approximately 88% developed. The developed special tax starts when the home is built. Some properties within the CFDs have paid the special tax for the full term and are no longer being levied a special tax. The general location of each CFD is shown on the enclosed map. For a digital map, along with individual CFD boundary maps, please access the school district website at:

<http://fiscal.sweetwaterschools.org/cfd/>

The purpose of our correspondence is to communicate with the property owners via homeowner associations and homeowner association management companies the school facilities that have been funded through the CFDs and that the annual special tax rates for fiscal year 2015-16 were set by school district Board action on Monday, July 27th.

The Sweetwater Union High School District will fulfill the promise of 100% student success.

Sweetwater Union High School District programs and activities shall be free from discrimination based on gender, sex, race, color, religion, ancestry, national origin, ethnic group identification, marital or parental status, physical or mental disability, sexual orientation or the perception of one or more of such characteristics. SUHSD Board Policy 0410.

Schools Funded by CFD Special Taxes:

To date, the CFDs have funded a portion of the following completed school facilities:

Eastlake High School
Rancho Del Rey Middle School
Otay Ranch High School
San Ysidro High School
Eastlake Middle School
Olympian High School
Easthills Academy

Annual Special Tax Rates Set for Fiscal Year 2015-16:

On Monday, July 27th, the school district Board took action to set the annual special tax rates for fiscal year 2015-16. At the time of formation the special tax rates on developed homes were established to escalate by 2% annually. In accordance with these formation documents, the base special tax rates were authorized to be increased by 2% over the previous fiscal year. Such increase will be reflected on the fiscal year 2015-16 property tax bill.

We encourage the dissemination of this information to the property owners and residents within each applicable HOA. As stated, information regarding the CFDs is available on the school district website.

If you need any additional information, please be in contact with our CFD consultant, Barbara Hale-Carter, with Special District Financing & Administration at 760/233-2630.

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**SWEETWATER UNION HIGH SCHOOL DISTRICT
LETTER RECIPIENTS: HOAs AND MANAGEMENT COMPANIES WITHIN CFD BOUNDARIES**

HOA	Management Company	Address	City State	Zip
	J.D. Richardson Company, Inc.	2355 Northside Drive, Suite 350	San Diego, CA	92108
Rancho Del Rey Estates	J.D. Richardson Company, Inc.	2355 Northside Drive, Suite 350	San Diego, CA	92108
	Paul Miller Co	272 Church Ave # 4	Chula Vista, CA	91910
Remington Hills	Paul Miller Co			
	San Diego California HOA Property Management	5473 Kearny Villa Road, Suite 200	San Diego, CA	92123
Eastlake Greens Community Association	San Diego California HOA Property Management	2405 Clubhouse Drive	Chula Vista, CA	91915
Eastlake III Community Association	San Diego California HOA Property Management	1331 South Creekside Drive	Chula Vista, CA	91915
	Prescott Companies	555 W Beech St	San Diego, CA	92101
Windingwalk Master Association	Prescott Companies	1625 Discovery Falls Drive	Chula Vista, CA	91915
	Tyco Property Mgmt. Co.	4045 Bonita Rd #303	Bonita, CA	91902
	Walters Management	2300 Boswell Road #131	Chula Vista, CA	91914
Eastlake I Community Association	Walters Management	2050 Lakeshore Dr	Chula Vista, CA	91913
Lomas Verdes I	Walters Management	No letter sent / No address found		
Lomas Verdes II	Walters Management	No letter sent / No address found		
Lomas Verdes III	Walters Management	No letter sent / No address found		
Otay Ranch 5 Community Countryside Homeowners Association	Walters Management	1020 Santa Paula Dr	Chula Vista, CA	91910
Otay Ranch One	Walters Management	No letter sent / No address found		
Otay Ranch Three	Walters Management	No letter sent / No address found		
Rolling Hills Ranch	Walters Management	No letter sent / No address found		
San Miguel Ranch Master Association	Walters Management	401 Calle La Marina East	Chula Vista, CA	91914
The Summit at Eastlake	Walters Management	No letter sent / No address found		
Vista Del Sur	Walters Management	No letter sent / No address found		
Camelot Homeowners Association		734 Brookstone Rd	Chula Vista, CA	91913