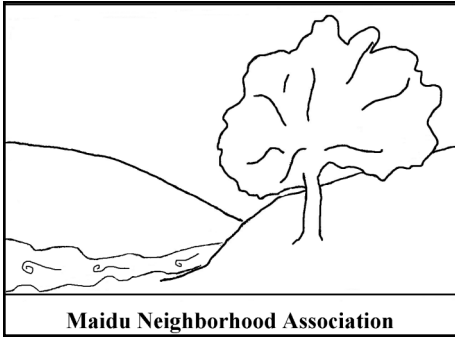


MAIDU NEIGHBORS

RCONA

MAIDU NEIGHBORHOOD ASSOCIATION

July 2019



Join Neighbors for National Night Out at Maidu Park

Once again, it is time for National Night Out, the event that lets neighbors get together in the name of greater community safety. The method is simple—if neighbors meet and know each other better, then they will know when things are right or wrong with each other. If things aren't quite right, then neighbors can choose to help. So let's meet our neighbors!

The event will be celebrated on **Tuesday evening, August 6th**. Our local event will be held in **Maidu Park** at the pavilion near the basketball courts and fountain, near the intersection of Rocky Ridge Drive and McLaren Drive. The event will start at **6 p.m.** and run until dusk. We will be serving food from local businesses for dinner.

We will also have activities for kids and music for everyone to enjoy. There's a good chance that we will be visited by members of the Roseville Police Department (get to know those patrolling our neighborhood!) and Fire Department (fire truck, anyone?).

So come join us, meet your neighbors, meet the Maidu Neighborhood Association board, and enjoy a picnic-style meal. Most of all, have some fun!

Pizza at July Meeting

We will be offering a couple of pizzas during our July meeting on a first come, first served basis. Come join us! If a police officer is able to attend we'll learn about recent local crimes. The officer can answer questions and offer advice.



Our meetings are casual and friendly, so consider dropping by at 7 p.m., Tuesday, July 23rd at Cool River Pizza (see box below). Come join us for a slice!

Drop by early between 5:30 and 6:30 and join Cool River's "Family Night" activities and get 30% off a food item if you mention the "Family Night Special."

Thanks to Local Businesses for Food at Last Meeting

We would like to thank Cool River Pizza for donating the meeting space for our last meeting, and to Sprouts for donating a salad and cookies. We had good planning discussions on our preparations for National Night Out (see top article) and no one was distracted by hunger!



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Our next meeting will be held Tuesday, July 23rd, 2019, at 7 p.m. at Cool River Pizza, 1805 S. Cirby Way (at Rocky Ridge). Ask the staff for directions to the meeting room. We invite you to attend. At most meetings a Roseville Police Officer will report on local crimes and answer questions.

Search for *Maidu N.A.* on Facebook and "like" us. Feedback or Questions? Email us at [feedback\(at\)maiduna.com](mailto:feedback(at)maiduna.com)

Our web site is maiduna.com

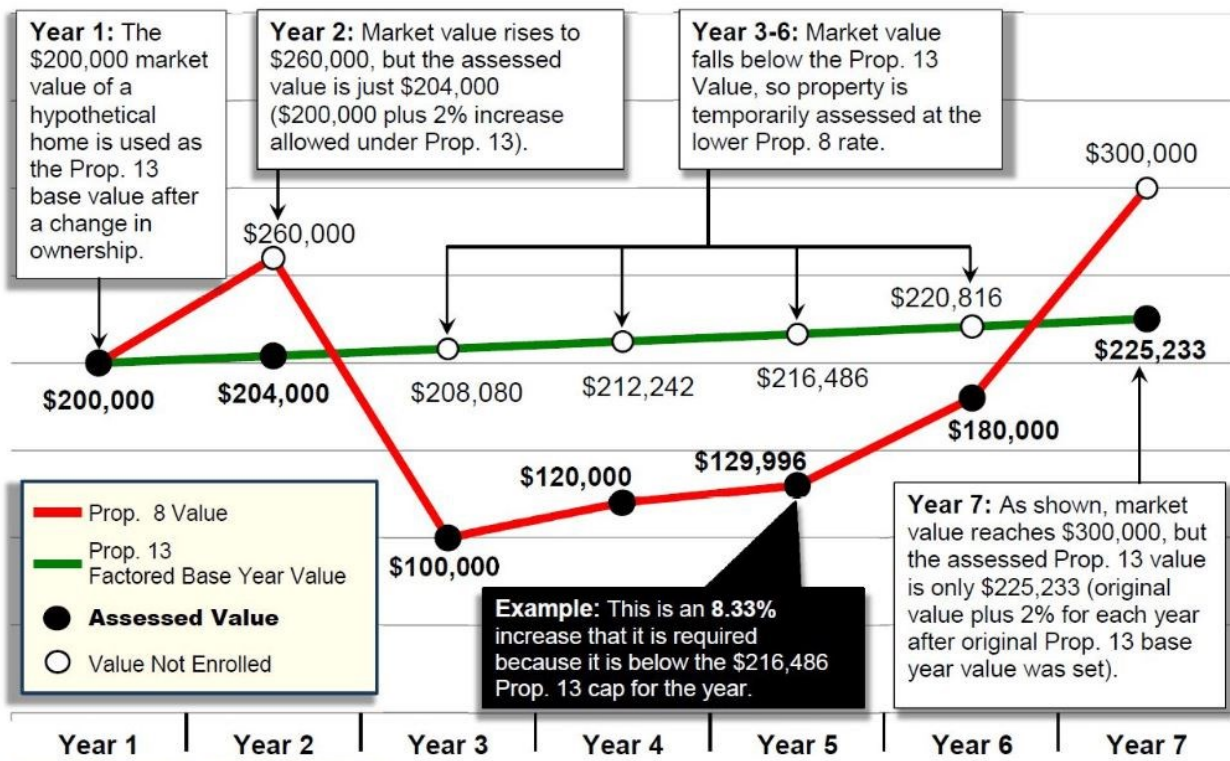
How the County Tax Assessor Sets Home Values

In July we can count on hot weather, 4th of July fireworks, and for new tax assessments from the Placer County Assessor’s Office. The assessments will probably arrive shortly after you receive this newsletter. We decided to look into how the assessments are made. If you are a homeowner probably the largest part of your property tax bill is based on the value assigned by the Assessor’s Office.

There are two state propositions that control a home’s assessed value—props 13 and 8, both of which passed in 1978. Most of us are pretty familiar with Prop 13. It creates a base or starting value which is the market value of a property when bought (or its fair market value in 1975 if you purchased it before that year), plus new construction (if applicable), and adjusted for inflation by no more than 2% per year.

What determines the rate of inflation? The California Consumer Price Index (CCPI) as compiled by the US Department of Labor. In looking at the CCPI history since Prop 13 passed 41 years ago, there have only been 9 years when it was less than the Prop 13 cap of 2% per year, the latest years being 2013-2015. So it is likely in most years the Prop 13 value of your home will rise 2% each year. Therefore, in most years we can also expect our property taxes to increase by about 2%. In this fashion Prop 13’s calculation provides a cap to your home’s assessed value.

How does Prop 8 figure in? It says that if a home’s market value declines below your current Prop 13 value, you must be assessed at that lower market value. The amount it can go down is only limited by how much value the home has lost. Conversely, when the market goes back up, it will go up any amount (no 2% limit) until it reaches the current Prop 13 value (again, it is the cap). The assigned Prop 13 value can go up by up to 2% each year even as your home’s market value goes below that value. In short, the Assessor’s office tracks both Prop 8 and Prop 13 values and sets your assessed value at the lower of the two as of January 1st of any given year. Here’s an example from the Assessor’s Office.



Note that special assessments, special taxes, direct levies, and Mello-Roos Bonds, items commonly referred to as “direct levies”, are not defined as property taxes under the law because they are not based upon the assessed value of the property. So some increases or decreases you see on your tax bill are not covered by Props 8 and 13.

Editor’s Note: The above information is based on our research of information from the Placer County Assessor’s Office, the Sacramento County Assessor’s Office, and the California Department of Industrial Relations CCPI web sites. We don’t claim to be tax or legal experts.

Did the County Assessor Get Your Home's Value Wrong?

In the article to the left, we discussed how the value of your home is determined for property tax purposes. What options do you have if you think they have miscalculated the value of your home as of January 1st of the current year?

On the Assessor's Office "VALUE REVIEW PROGRAM" web page, they explain that if you believe the market value of your home is less than the amount shown on your July value notice, you may request a review of your assessment for no charge. The filing period for a value review is July 1st–Dec. 31st.

To access the appeal form you need to submit, go to <https://www.placer.ca.gov/> and search at the upper right using the phrase 'value review program' and you'll find what you need.

Fireworks Booth Brings Bucks

The Roseville Coalition of Neighborhood Associations (RCONA) is the umbrella organization for all the associations in Roseville. An opportunity to generate funds was presented to RCONA and the Maidu board jumped at the chance.

A fireworks booth at the corner of Fiddymont Road and Pleasant Grove Blvd was manned by various neighborhood volunteers who collectively split the proceeds 50/50 with a church. The RCONA 50% was split as 40% for RCONA and 60% for Neighborhood Association's (NAs). Each neighborhood could participate and the hours attended generated funds per hour. If a NA sent no volunteers, they got nothing. Maidu had several volunteers who sold fireworks for various shifts, which bodes well for the final accounting, which has not been done as of this writing.

Thanks to all the volunteers and RCONA for letting us generate funds that will help us give back to our neighborhood. Attend the next Maidu board meeting stated in this newsletter to see how much we made!

On Our Radar

- ***Texts for Library Holds***—You may know that you can search the City Library's catalog online and even put a book on hold so you can pick it up. The Library has now added the ability for you to get a text notification when your hold is ready for you to pick-up. Call or visit any of the Roseville libraries to opt-in to this new service. Of course, this means you have an account at the Library, i.e., a library card with added online username and password.
- ***Great Horned Owls***—The Maidu Museum, which is surrounded by a fenced-off open space, is now home to a family of Great Horned Owls. The young are growing up quickly, but you might still get a chance to spot them. The Museum recommends visiting early on a Saturday, their one day open to the public, 9 a.m. to 4 p.m.
- ***Online Building Permit Guide***—We did a test run of the City's online service, which allows you to see if you need a residential building permit or not. If you need one, you can then apply for one, also online. The new part of this service is the Permit Guide, which walks you through a series of questions, so you can find out what you should be considering or doing for your project. Go to the City site (roseville.ca.us) and search for "Building Permit Guide."

You do need to supply an email address and eventually your project-home address, so the guide knows what zoning it is in. We found helpful definitions and diagrams are available, so you can answer the guide questions accurately. A disclaimer at the end notes other factors, like CC&Rs, may also determine what you can or cannot do at any particular location. We could also save a PDF version of the results, which told us we did not need a permit for our particular project (a low retaining wall not supporting a building or downhill slope behind it).

For more information

Want to know more about items in this newsletter? Go to mna.rcona.com/2019-links. Or scan this QR code with a suitable app.

