

RESOLUTION NO. 2016-14

HIDDEN VALLEY LAKE COMMUNITY SERVICES DISTRICT

**A RESOLUTION ADOPTING LIEN REMEDIES ON REAL PROPERTY FOR
OUTSTANDING BALANCES IN DEFAULT OWED TO THE DISTRICT**

BE IT RESOLVED by the Board of Directors of the Hidden Valley Lake Community Services District as follows:

Section 1: Any owner of property which is located within District boundaries and which is receiving services from the District will be subject to the following conditions:

- A. A bill for District services will be in default if not paid within 60 days of the date of bill (a "Defaulting Bill").
- B. For each Defaulting Bill, the District may collect all charges, fees, costs and penalties (collectively, a "Default Balance") associated with the default.
- C. The two methods of collection of the Default Balance are 1. District lien against real property (a "District Lien") (Cal. Govt. code 61115(c)), or 2. County of Lake tax assessment roll lien against real property (a "Tax Assessment roll lien") (Cal. Govt. Code 61115(b)). In both collection methods, a courtesy lien notification letter is delivered no less than 30 days prior to lien recordation. This letter will describe the amount of the Default Balance associated with each affected parcel(s). There are additional steps required in the latter method of collection (tax assessment roll lien), as listed in Item I.
 - I. County of Lake tax assessment roll lien against real property
 - i. The general manager shall prepare and file with the Board of Directors a report (the "Report") that describes each parcel of real property affected by a Defaulting Bill, and the amount of the Default Balance associated with each affected parcel(s).
 - ii. The general manager shall give notice of the filing of the Report and of the time and place for a public hearing by publishing the notice, pursuant to Cal. Gov. Code Section 6066, in a newspaper of general circulation, and by mailing the notice to the owner of each Affected Parcel.
 - iii. At the public hearing, the Board of Directors may, after hearing and considering any objections or protests to the Report, adopt or revise the Default Balance against each Affected Parcel. The Board of Directors' determination of a Default Balance in this Section 1.C.iii shall be final (the "Final Report").
 - iv. On or before August 10 of each following year, the general manager shall file with the county auditor a copy of the Final Report adopted by the Board of Directors, and the county auditor shall enter the amount of the Default Balance against each of the Affected Parcels as they appear on the current assessment roll.

Section 2: Upon the satisfaction of the requirements of either collection method set forth in **Section 1.C**, the District may recover the Default Balance by recording in the County of Lake Recorder's office a certificate declaring the amount due under the Default Balance, and the name and last known address of the person liable for the Default Balance.

Section 3: The recordation of the certificate in **Section 2** will constitute a lien, with the force, effect and priority of a judgment lien, against all real property of the delinquent property owner in that county.

Section 4: Within 30 days of receipt of the payment for all amounts secured by the lien, the District shall record a release of the lien encumbering the respective Affected Parcel(s).

Section 5: Any remedies for the collection and enforcement of charges or penalties in accordance with this Resolution 2016-13 are cumulative and the District may pursue additional remedies alternatively or consecutively.

Section 6: In filing any instrument for recordation, the District shall pay the fees required by Article 5 of Chapter 6 of Part 3 of Title 3 of the California Government Code.

Section 7: This Resolution and the various sections thereof are hereby declared to be severable. To the extent the terms and provisions of this Resolution are in conflict or otherwise are inconsistent with the terms and provisions of any prior District resolution, ordinance, rule or other actions, the terms and provisions of this Resolution shall prevail with respect thereto.

Section 8: If any section or provision of this Resolution shall be found unenforceable, unlawful or invalid, then the other sections and provisions of this Resolution shall be considered valid and enforceable, notwithstanding the partial invalidity of such portions of the Resolution.

Section 9: Within ten days of adoption, this Resolution shall be published in a newspaper of general circulation within the Hidden Valley Lake area. The Resolution shall take effect upon the 30th day after its adoption. The lien imposed by this Resolution shall apply to all Default Balances beginning August 16, 2016.

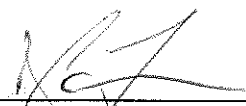
PASSED AND ADOPTED ON July 19, 2016 by the following vote:

AYES: Director Herndon, Graham, Mibegian, Lieberman, Freeman

NOES: None

ABSENT: None

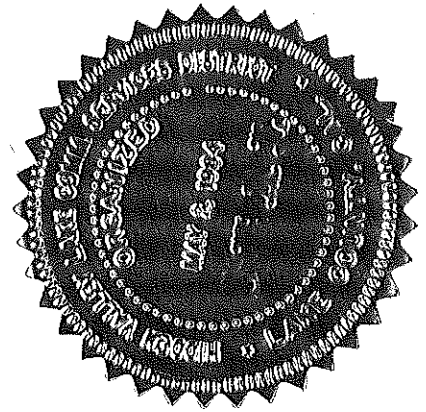
ABSTAIN: None



Jim Freeman, President
Board of Directors
Hidden Valley Lake
Community Services District

ATTEST:

Keith Clay 7-20-16
Secretary to the Board of Directors



Advertising Order Confirmation

Ad Order Number
0005783067

Sales Representative
Molly Morandi/LCRB

Order Taker
Molly Morandi

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Customer
HIDDEN VALLEY LAKE CSD

Customer Account
2110207

Customer Address
IPSEN, TAMI
19400 HARTMANN RD
HIDDEN VALLEY LAKE, CA 95467-8371

Customer Phone
707-987-9201

Pavor Customer
HIDDEN VALLEY LAKE CSD

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Ad Order Notes

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Tear Sheets
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Materials

PO Number

Advertising Order Confirmation

BB1788

RESOLUTION NO. 2015-14
HIDDEN VALLEY LAKE COMMUNITY SERVICES
DISTRICT

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1. County of Lake tax assessment roll lien against real property.

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ii. The general manager shall give notice of the filing of the Report and of the time and place for a public hearing by publishing the notice, pursuant to Cal. Gov. Code Section 6066, in a newspaper of general circulation, and by mailing the notice to the owner of each affected parcel.

iii. At the public hearing, the Board of Directors may, after hearing and considering any objections or protests to the Report, adopt or revise the Default Balance against each Affected Parcel. The Board of Directors' determination of a Default Balance in this section 1.C.iii shall be final (the "Final Report").

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Advertising Order Confirmation



Community Services District
ATTEST:

Secretary to the Board of Directors
Publish: 7/30/16

<u>Product</u> Lake County Record-Bee	<u>Requested Placement</u> Legals CLS NC	<u>Requested Position</u> General Legal NC - 1076--	<u>Run Dates</u> 07/30/16	<u># Inserts</u> 1
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Order Charges:

<u>Net Amount</u>	426.18	<u>Tax Amount</u>	0.00	<u>Total Amount</u>	426.18
<u>Payment Amount</u>	0.00	<u>Amount Due</u>	426.18		

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