



CRESTHAVEN NEIGHBORHOOD ASSOCIATION OF RCONA
SERVING ALL OF CRESTHAVEN, CIRBY HILLS, CIRBY MEADOWS, CIRBY
OAKS WAY APTS., CIRBY WOODS APTS., CIRBY WOODS II, CIRBY WOODS III,
ROSEDALE, VILLA ROSE, CIRBY MEADOWS, WESTWINDS APTS.,
WINDSCAPE, AND BUSINESSES IN THE CRESTHAVEN AREA



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"The New Millennium Voice of CNA"

Sept 12, 2018

September Is Upon Us!
It Seems Like The Summer Never Really Made It
This Year!

One Day It Was Spring, Next Day Autumn Is
Here And We Somehow Missed Summer! And
School Has Already Started!

September Meeting Will Be At The Usual Place,

LIFE CHURCH 1050-1052 Melody Lane, Suite 290,

7:00 PM— 12 September, 2018

**Coming from Cirby Way on Melody Lane, Pass the Ukrainian Church, turn right into
the Melody Park Center, the church is at the end of the complex on the left side.**

If you reach Dawnridge Rd, you have gone too far.

Meeting is Wednesday, September 12, at 7:00 PM.

Light refreshments will be served See you there.

This is the first issue of our Newsletter being published "ON-LINE". We will continue to improve our circulation and the content going forward. You are encouraged to forward your current e-mail address to our Newsletter Editor, Larry at: lbergero@comcast.net in order to ensure that you receive your internet copy of the newsletter in a timely manner. Text items colored in BLUE are direct links to items substantially discussing the specific colored item as well as connecting your computer directly to associated web sites explanatory to the item that is colored.

We will publish the newsletter on:

Neighborhood Link: <http://www.neighborhoodlink.com/Cresthaven>,

Next Door: <https://nextdoor.com/neighborhood/cresthavenroseville--roseville--ca/>

FaceBook: https://www.facebook.com/groups/350341805085424/350858841700387/?notif_t=group_activity

PROPOSITION 5, THE PROPERTY TAX TRANSFER INITIATIVE

Although Crethaven Neighborhood Association of RCONA takes no position with regard to this initiative, we feel obligated to present to our neighbors the true meaning of this proposition such that you may make an informed decision on how you will vote in the coming election. (Ed.)

California Proposition 5, the Property Tax Transfer Initiative, is on the [ballot](#) in [California](#) as a [combined initiated constitutional amendment and state statute](#) on [November 6, 2018](#).^[1]

A "yes" vote supports amending [Proposition 13](#) (1978) to allow homebuyers who are age 55 or older or severely disabled to transfer their tax assessments, with a possible adjustment, from their prior home to their new home, no matter (a) the new home's market value; (b) the new home's location in the state; or (c) the buyer's number of moves.

A "no" vote opposes amending [Proposition 13](#) (1978) to change how tax assessments are transferred between properties for homebuyers who are age 55 or older or severely disabled.

Proposition 5 would amend [Proposition 13](#) (1978) to allow homebuyers who are age 55 or older or severely disabled to transfer the tax-assessed value from their prior home to their new home, no matter (a) the new home's market value; (b) the new home's location in the state; or (c) the number of moves.^[1] As of 2018, homebuyers over 55 years of age were eligible to transfer their tax assessments from their prior home to their new home if the new home's market value is equal to or less than the prior home's value and once in their lifetimes. Furthermore, counties, not the state, decide whether tax assessments can be transferred across county lines.^[2]

If the new home is a different value than the prior home, the initiative would allow for an adjusted value between the old and new values.^[1] If the new home has a higher market value than the prior home, the assessed value would be adjusted upward. If the new home has a lower market value than the prior home, the assessed value would be adjusted downward. The formulas for the adjustments would as follows:^[2]

Upward adjustment: (assessed value of their prior home) + [(the new home's market value) - (the prior home's market value)]

Example: An individual sold her house for \$500,000. The house had a tax-assessed value of \$75,000. She bought a new house for \$800,000. The tax-assessed value of the new house would be $(\$75,000) + [(\$800,000) - (\$500,000)] = \$375,000$.

Downward adjustment: (assessed value of their prior home) × [(the new home's market value) ÷ (the prior home's market value)]

Example: An individual sold his house for \$500,000. The house had a tax-assessed value of \$75,000. He bought a new house for \$300,000. The tax-assessed value of the new house would be $(\$75,000) \times [(\$300,000) \div (\$500,000)] = \$45,000$.

What does Proposition 13 have to do with this ballot initiative?

California Proposition 13, the Tax Limitations Initiative, was on the ballot for the election on [June 6, 1978](#). Voters approved Proposition 13. Proposition 13 required that properties be taxed at no more than 1 percent of their full cash value shown on the 1975-1976 assessment rolls and limited annual increases of assessed (taxable) value to the inflation rate or 2 percent, whichever was less. When a property is sold or transferred to new owners, however, the property is reassessed at 1 percent of its full cash value and the limit on increases to assessed value resets.^[3]

In 1986, voters approved [Proposition 60](#), which amended Proposition 13 to allow homeowners over the age of 55 to transfer the taxable value of their present home to a replacement home, assuming the replacement home was of equal or lesser value, located within the same county, and purchased within two years of selling

the original home.^[4] Proposition 13 was again amended in 1988 when voters approved [Proposition 90](#), which allowed qualified homeowners age 55 or older to transfer the current taxable value of their original home to a replacement home in another county, but only if the county in which the replacement home is located agrees to participate in the program.^[5]

NOTES ON THE FIRST ON-LINE ISSUE OF THE CRETHAVEN NEIGHBORHOOD ASSOCIATION OF RCONA NEWSLETTER

We felt that it is important to advise our neighbors on how to access the new City of Roseville Web pages. As an aid to this action, we include below several direct links to the City web pages that you will find very helpful when reviewing City activities from month to month.

Each link is a direct link to a City web page. We invite you to access these pages to become comfortable with the City website and the conveniences it offers. Paste the addresses in your favorites folder on your browser to make it easy to get to the pages you wish to view.

[Roseville Home Page](#)

[Utilities](#)

[Jobs](#)

[Events](#)

[RCONA](#)

These links will take you to locations within the [Roseville.ca.us](#) website where you can find many items of valuable knowledge about the City, what is happening here, what your City Government is doing and how it works.

In addition, you will be able to identify many items of our City that you may never have been aware of.

We have included a link to the active website for the Roseville Coalition of Neighborhood Associations of which Crethaven Neighborhood Association of RCONA is a founding member, having been active in the City as a on-going member of RCONA since the late Summer of 1997.

Crethaven NA actively participated in the authoring of the original RCONA bylaws and we have continuously published our monthly newsletter since 1998 with only 15 issues since the Spring of 1998 that were missed due to Board of Directors and funding issues that prevented the publishing of the newsletter during those months.

In future issues, we hope to add interesting graphics, important dates and news items that are of the area around Roseville and in addition, we hope to bring in items of history of Roseville, puzzles for the kids, and little contests to make membership of the Crethaven Neighborhood Association of RCONA more fun and interesting for its finely regarded and most appreciated members and the newly arriving members of the neighborhood more welcome and more appreciated as our neighbors.

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