

# **ANNUAL REPORT**

**Fiscal Year 2009-2010**

**Morva Drive/Morva Court  
County Service Area**

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## INTRODUCTION

The Annual Report (Report) for County Service Area (CSA) R-1982-2, Morva Drive/Morva Court, is presented to the Alameda County Board of Supervisors (Board) in compliance with County Service Area Law and the Alameda County Ordinance Code. The Report is submitted to the Board for review and public hearing.

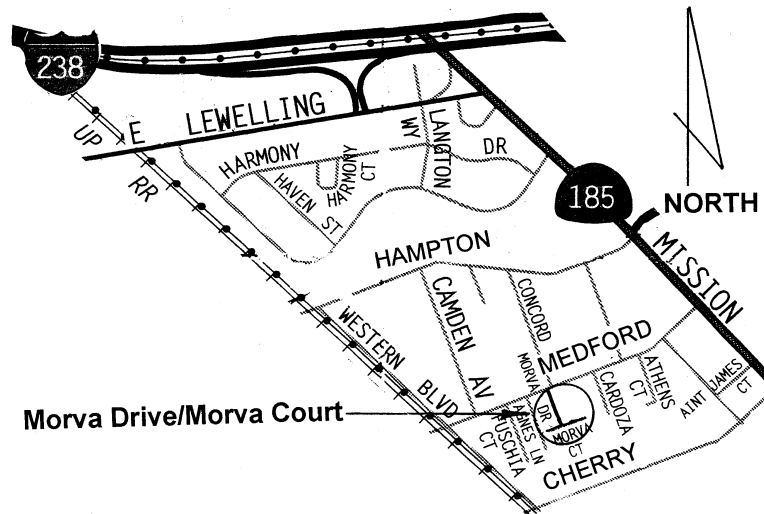
The Report describes the CSA's road and drainage improvement history and the property owners' commitment to ongoing maintenance of the road improvements. Copies of the Report are available for review or purchase at the Public Works Agency, 951 Turner Court, Hayward, CA 94545. Copies of Reports may be purchased in person for \$5.00 each, or by mail for \$8.00 prepaid.

## SCOPE OF SERVICE AND LOCATION

The Morva County Service Area (CSA) was established in June 1983, to provide a financing mechanism for road maintenance services for Morva Court and Morva Drive, which are private roads. These roads serve 20 residences located on 13 low to middle income properties.

The CSA is located in the Eden Consolidated Area, of unincorporated Hayward, southerly of Medford Avenue, between Mission Boulevard and the BART tracks.

## VICINITY MAP



## **ROAD AND DRAINAGE IMPROVEMENTS**

In the past, due to a lack of fund availability, Morva Court and Morva Drive suffered from deferred maintenance over the years, with flooding problems during rainy periods. As a result, property owners approached the Public Works Agency and Housing and Community Development (HCD) for financial assistance to make needed road and drainage improvements. However, although residents applied for and received funding approval from an HCD grant program, lack of available Alameda County Flood Control and Water Conservation District matching funds prohibited implementation of the needed improvements.

During the 1996-1997 Fiscal Year, the Public Works Agency committed staff resources and funding up to \$40,000 for this project. The HCD Advisory Committee also approved a grant of approximately \$53,000 for the project at that time. During the 1997-1998 Fiscal Year, Public Works staff developed plans and specifications for the project and began the bidding process. The drainage improvements, road surface overlay and minor sidewalk repairs were completed during the 1998-1999 Fiscal Year.

During the 1996-1997 Fiscal Year, a majority of property owners signed a Memorandum of Understanding and Support for the project. The MOU stated that the property owners agreed to pay \$125 per year for each living unit through the 2002-2003 Fiscal Year for ongoing road maintenance and CSA administration. Since that time, service charges have not been levied.

## **HISTORY OF SERVICE PROGRAM AND SERVICE CHARGES**

Service charges were collected through the 2002-2003 Fiscal Year to fund ongoing maintenance of Morva Court and Morva Drive, both private roads, and for CSA administrative services. However, ongoing maintenance costs had exceeded estimated maintenance costs and rapidly depleted CSA funds.

At the April 2006 CSA business meeting, property owners observed that road maintenance funds would be completely depleted within the next fiscal year. They expressed concern about long-term maintenance needs and future fund sufficiency. They requested that a maximum service charge be established at \$250 per living-unit. They indicated that setting maximum service charges will allow flexibility in providing long-term road maintenance services, routine maintenance services, and a fund to accommodate any emergency road maintenance needs.

An official ballot was conducted and the majority of returned ballots voted in favor of raising the maximum service charge to \$250 per living but voted to keep the service charges for the year, which can be lower than the maximum amount, at \$125 per living unit for Fiscal Year 2006-2007.

Service Charges remained the same at \$125 per living unit for the 2008-2009 and 2009-2010 Fiscal Years based on a majority vote by those in attendance at the annual spring business meetings.

**SERVICE CHARGES FOR MORVA DRIVE/MORVA COURT**

<u>Current 2008- 2009 Annual Service Charge</u>	<u>Proposed Maximum Annual Service Charge</u>	<u>Proposed 2009- 2010 Service Charge</u>	<u>Service Charge to be Levied</u>
\$125.00	\$250.00	\$125.00	Per Living Unit

**PROGRAM RECOMMENDED FOR THE 2009-2010 FISCAL YEAR**

At this time there are no recommended repairs for the 2009-2010 Fiscal Year because of the base repairs done several years ago. This will allow the services charges to build up in the program fund for future expenditures.

MORVA DRIVE/COURT COUNTY SERVICE AREA

ESTIMATED INCOME & EXPENDITURES  
with a **\$125/Living Unit** Service Charge

2009-2010 FISCAL YEAR  
MORVA DRIVE/COURT COUNTY SERVICE AREA  
ESTIMATED INCOME & EXPENDITURES  
with a **\$125/Living Unit** Service Charge

**2009-2010 Fiscal Year**

Beginning Balance (est.) 7/1/09	<b>\$4,095.</b>
Interest on Investments (1.29%)	77.
Service Charges	2,333.
Other Income	<u>0.</u>
<b>TOTAL INCOME</b>	<b>\$6,505.</b>

**EXPENSES**

Publications	27.	Required Legal Notices
Engineering	0.	
Routine M & O	127.	Labor for site review and/or materials, base repairs
Administration	843.	SDA Staff, County Counsel, & Risk Management
Auditor's Fee (1.7%) Abated	0.	
Uncollectibles (3.3%)	<u>0.</u>	
<b>TOTAL EXPENSES</b>	<b><u>\$997.</u></b>	

**Estimated Carryover 6/30/10** **\$5,508.**  
**to 2010-2011 Fiscal Year**

**Morva Drive/Court County Service Area  
Actual Income and Expenditure History**

Fiscal Year	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009 Yr to Date (3-24-09) + Projections
<b>INCOME</b>					
Beginning Balance	\$9,453	\$5,805	\$1,922	\$1,308	\$2,680
Interest on Investments	\$129	\$101	\$71	77.	77.
Service Charges	\$0	\$0	\$2,333	2,333.	2,333.
Other Income	\$0	\$0	\$0	\$0	\$0
<b>TOTAL INCOME</b>	<b>\$9,582</b>	<b>\$5,906</b>	<b>\$4,326</b>	<b>\$3,719</b>	<b>\$5,090</b>
<b>EXPENSES</b>					
Publications/Legal Notices	\$38	\$24	\$25	\$27	\$25
Engineering	\$0	\$0	\$0	\$0	\$0
Routine M & O	\$3,248	\$389	\$2,748	\$127	\$127
Administration	\$491	\$3,436	\$244	\$843	\$843
County Counsel	\$0	\$134	\$0	\$42	\$0
Auditor's Fee (1.7%) Abated	\$0	\$0	\$0	\$0	\$0
Uncollectibles (3.3%)	\$0	\$0	\$0	\$0	\$0
<b>TOTAL EXPENSES</b>	<b>\$3,777</b>	<b>\$3,984</b>	<b>\$3,017</b>	<b>\$1,039</b>	<b>\$995</b>
<b>Available Fund Balance</b>	<b>\$5,805</b>	<b>\$1,922</b>	<b>\$1,308</b>	<b>\$2,680</b>	<b>\$4,095</b>