

Cortina Community Services District
PO Box 43
Arbuckle CA 95912

Karl Drexel, General Manager
(707) 318-7369
karl@kdmanagement.us



Rod Bradford, Chairman
Dolores Gomez, Vice Chair
Kimberly Valles, Director
Victor Zarate, Director
Lacey Gimple, Director

AGENDA SPECIAL MEETING

**Note New Date
and Time**

JULY 17, 2024, at 5:30 PM

This meeting will be held remotely through the web platform zoom.us. The Call-in number for anybody without access to a computer and internet is:

+1 669 900 9128 US (San Jose)

Log on to [Zoom.com](https://zoom.us) in order to access the meeting via computer.

Meeting Name: Cortina CSD Board Meeting

Meeting URL: <https://us02web.zoom.us/j/89264002766>

Meeting ID: 892 6400 2766

No Password Needed

Contact Karl Drexel at karl@kdmanagement.us (707) 318-7369 with any questions or problems.

1. CALL TO ORDER AND ESTABLISH QUORUM:

Cortina CSD Board of Directors Roll Call: President: Bradford _____ Members: Gomez _____ Valles _____
Zarate _____ Gimple _____

2. PLEDGE OF ALLEGIANCE:

3. PUBLIC COMMENTS: (Each speaker is limited to two minutes)

Members of the public are appreciated for taking the time to attend this meeting and provide comments on matters of District business. Any member of the public may address the Board relating to any matter within the District's jurisdiction. This need not be related to any item on the agenda; however, the Board cannot act on an item unless it was noticed on the agenda.

4. CONSENT CALENDAR:

Items listed on the consent agenda are considered routine and may be enacted in one motion. Any item may be removed for discussion at the request of the Board or the Public.

- a) Approval of Minutes: Special Meeting July 1, 2024
- b) Ratification of June-July Disbursements
- c) Approval of July Payables
- d) Review YTD Financials

5. DISCUSSION / REPORTS: ACTION ITEMS:

- a) Discuss District formally abandoning the Hillgate Development from District

P.O. Box 43
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Ph 707/318-7369 • Fax 530/331-0809 • e-mail karl@kdmanagement.us

- b) Discuss District requesting a Vote to Lower Assessment
- c) Discuss Landscaping Maintenance contract with Respondents of RFP
- d) Discuss the Reddington Ranch walking path repavement project.
- e) Discuss Cameras and Bollards on Redington Ranch walking path

6. CORRESPONDENCE, STAFF and BOARD MEMBER REPORTS: Updates and New Business

7. ADJOURNMENT:

- The next Cortina CSD Board Meeting is scheduled to be held on September 23, 2024, at 6:00 pm at the Arbuckle Golf Club

CONSENT CALENDAR

Cortina Community Services District
P.O. Box 43
Arbuckle, CA 95912

DIRECTORS
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Dolores Gomez, Vice-Chair
Kimberly Valles, Director
Victor Zarate, Director
Lacey Gimple, Director

**Special Meeting Meeting of the Board of Directors
and Public Hearing**

July 1, 2024 at 6:00 pm

Minutes

- 1. CALL TO ORDER AND ESTABLISH QUORUM** – Board President Rod Bradford called the meeting to order at 6:03 pm. Roll Call – Present were board members Rod Bradford, Dolores Gomez, Lacey Gimple, Kimberly Valles and Victor Zarate.. Absent: None. Also present, General manager, Karl Drexel of KD Management Services, LLC.
- 2. PLEDGE ALLEGIANCE** – Rod Bradford led the Pledge of Allegiance
- 3. PUBLIC COMMENT** – Rod Bradford reported that he was on the Reddington Ranch walkway and a Sherriff’s officer drove down and they got into a conversation. It appeared the Sherriff’s Deputy was just cruising and checking things out to make sure things are all OK. He suggested putting Bollards up to keep cars out and to install cameras. Rod also asked about big rigs parking on residential streets. The Deputy hemmed and hawed and said the drivers of big rigs feel they are able to park there because they pay an extra tax. The GM said he would call the Sherriff’s Office and the Highway Patrol. He also said he would put the issue of bollards and cameras on the agenda for the next meeting.

4. CONSENT CALENDAR

The consent Calendar was presented for the approval of the Minutes of the Special Meeting April 23, 2024, Ratification of April Disbursements, Approve Payables for May 2024, Review YTD Financials.

Motion made by:	Kimberley Valles to Approve the Consent Calendar	Motion seconded by:	Victor Zarate
Ayes:	Rod Bradford, Dolores Gomez, Kimberly Valles, Victor Zarate and Lacey Gimple	Noes:	None
Abstained:	None	Absent	None

5. ADJOURN BOARD MEETING AND OPEN PUBLIC HEARING: 6:11 PM

- a,b) Discuss the Divestiture of Police and Fire Services from the Cortina CSD Services. Review and consider all public comments on Resolution 24-25-01** The General Manager reviewed the correspondence from Greg Plucker, the Colusa County Director of Community Development, and our counsel who has been working on the Divestiture of Police and Fire Infrastructure funding. He noted the bottom line is that with the County Community Development Department saying the Mellos Roos District was, in fact, not built out because the undeveloped Hillgate Development is still part of the District, the District needs to take a different approach to the subject of divestiture of the infrastructure

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financing. The first step recommended by our attorneys is to have the Hillgate Development abandoned by the District. He said the District right now is required to provide sewer and water service to that new development if it were to be built by either building a sewer plant, a septic system and a water plant, and run them, unless APUD is able to expand into the area. A question arose that if the District abandoned it now and someone came along to develop it could they come back into the District. The GM said that LAFCo would have to decide if that is the best way to provide services AND the Cortina CSD Board of Directors at that time would have to agree.

Another issue with the Hillgate Development is when the District was formed and the Police and Fire Infrastructure Facilities District was formed, the costs were determined by the projected build out of all four Districts. So the cost of providing service for an additional 134 houses and a population of an additional 400-500 people was used when determining the assessment for ALL residents. Without Hillgate, the costs would go down and the assessments would go down, and we would have a better argument for disbanding the CFD because the District would be built out.

The other suggestion from the attorney is to lower the rate of the assessment the other three developments have been paying. We have to go back to the beginning and determine the costs for providing police and fire services for the actual true population and what the assessments should have been and what they actually were year by year from 2006. Our attorney also said that in order to lower the assessment it has to go to the voters of the County, and not just the District. I have my doubts about that, but we will have to get clarification before we do that.

c) Review and Adopt Resolution 24-25-01 applying to LAFCO to Divest the Police and Fire Services Infrastructure Financing from the Community Services District.

Discussion was held regarding tabling the vote on Resolution 24-25-01 regarding divestiture of Police and Fire Infrastructure Financing.

Motion made by:	Lacey Gimple to table the vote on divestiture of police and fire funding	Motion seconded by:	Victor Zarate
Ayes:	Rod Bradford, Victor Zarate and Lacey Gimple	Noes:	None
Abstained:	Dolores Gomez, Kimberly Valles	Absent	None

Ayes: R. Bradford, V. Zarate, L. Gimple

Noes: None

Abstain: D. Gomez, K. Valles

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6. CLOSE PUBLIC HEARING AND RE-OPEN BOARD MEETING: 6:50 PM

7. DISCUSSION / REPORTS: ACTION ITEMS

a) Discuss District formally abandoning the Hillgate Development from District

Motion made by:	Lacey Gimple to move forward with abandoning the Hillgate Development	Motion seconded by:	Dolores Gomez
Ayes:	Rod Bradford, Dolores Gomez, Kimberly Valles Victor Zarate and Lacey Gimple	Noes:	None
Abstained:	None	Absent	None

b) Discuss District requesting a Vote to Lower Assessment

Motion made by:	Lacey Gimple to move forward with requesting a vote to lower assessment	Motion seconded by:	Dolores Gomez
Ayes:	Rod Bradford, Dolores Gomez, Kimberly Valles Victor Zarate and Lacey Gimple	Noes:	None
Abstained:	None	Absent	None

c) Discuss Landscaping Maintenance contract with Botanica The General Manger noted that Botanica has opted to cancel the contract with Cortina CSD for landscape Maintenance effective July 8. The General manger has submitted Requests for Proposal to seven (7) landscaping companies in the area and will have responses by July 10th to review. He noted that he has two invoices from them for the month of June and the Board unanimously agreed to hold them until all of the work is done and their brush has been removed. Rod reported that he has found a local individual who wants to work on sprinkler irrigation. He and Karl will talk to him and see if we can use him. The Board agreed it was an emergency situation and authorized Rod and Karl to make the decision.

d) Discuss the Reddington Ranch walking path repavement project. The General Manager reported that California Engineering Company has reached the completion of where we asked him to on the walking path repair.

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Motion made by:	Lacey Gimple to move forward with the walking path project	Motion seconded by:	Victor Zarate
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Ayes:	Rod Bradford, Dolores Gomez, Kimberly Valles Victor Zarate and Lacey Gimple	Noes:	None
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Abstained:	None	Absent	None
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- 8. ADJOURNMENT:** Adjourn at 7:18 pm – Next meeting will be a Regular Meeting to be held on July 22, 2024, at 6 pm at the Arbuckle Golf Club.

Attest

Approved

Rod Bradford, Chair

Karl Drexel, Secretary

Cortina Community Services District
June Disbursements
June 1 through July 13, 2024

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Original Amount</u>
Bill Pmt -Check	475130	06/20/2024	Arbuckle PUD	10010 - County Auditor - 03511 Red Ranc	-211.76
Bill Pmt -Check	475130	06/20/2024	Arbuckle PUD	10020 - County Auditor - 03512 Riv Glen	-54.60
Bill Pmt -Check	475153	06/20/2024	KD Management	10010 - County Auditor - 03511 Red Ranc	-2,458.50
Bill Pmt -Check	475153	06/20/2024	KD Management	10020 - County Auditor - 03512 Riv Glen	-670.50
Bill Pmt -Check	475153	06/20/2024	KD Management	10030 - County Auditor - 03513 Wildwood	-596.00
Bill Pmt -Check	475159	06/19/2024	PGE	10010 - County Auditor - 03511 Red Ranc	-539.55
Bill Pmt -Check	475159	06/19/2024	PGE	10020 - County Auditor - 03512 Riv Glen	-183.81
Bill Pmt -Check	475159	06/19/2024	PGE	10030 - County Auditor - 03513 Wildwood	-105.03
Bill Pmt -Check	475160	06/19/2024	Prentice Long	10010 - County Auditor - 03511 Red Ranc	-3,695.01
Bill Pmt -Check	475160	06/19/2024	Prentice Long	10020 - County Auditor - 03512 Riv Glen	-1,007.73
Bill Pmt -Check	475160	06/19/2024	Prentice Long	10030 - County Auditor - 03513 Wildwood	-895.76
Bill Pmt -Check	475172	06/19/2024	Streamline	10010 - County Auditor - 03511 Red Ranc	-41.58
Bill Pmt -Check	475172	06/19/2024	Streamline	10020 - County Auditor - 03512 Riv Glen	-11.34
Bill Pmt -Check	475172	06/19/2024	Streamline	10030 - County Auditor - 03513 Wildwood	-10.08
Bill Pmt -Check	475180	06/20/2024	Botanica Landscapes	10010 - County Auditor - 03511 Red Ranc	-2,884.00
Bill Pmt -Check	475180	06/20/2024	Botanica Landscapes	10020 - County Auditor - 03512 Riv Glen	-772.50
Bill Pmt -Check	475188	06/20/2024	Pioneer Review	10010 - County Auditor - 03511 Red Ranc	-158.40
Bill Pmt -Check	475188	06/20/2024	Pioneer Review	10020 - County Auditor - 03512 Riv Glen	-43.20
Bill Pmt -Check	475188	06/20/2024	Pioneer Review	10030 - County Auditor - 03513 Wildwood	-38.40
				Total	-14,377.75

Cortina Community Services District
July Payables
As of July 13, 2024

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Due Date</u>	<u>Aging</u>	<u>Open Balance</u>
Arbuckle PUD						
	Bill	07/01/2024	145235 & 145236	07/31/2024		266.36
Total Arbuckle PUD						<u>266.36</u>
Botanica Landscapes						
	Bill	05/25/2023	54005	06/19/2023	390	750.00
	Bill	05/25/2023	54004	06/19/2023	390	2,800.00
	Bill	06/25/2024	56287	07/05/2024	8	1,884.00
	Bill	06/25/2024	56288	07/05/2024	8	772.50
Total Botanica Landscapes						<u>6,206.50</u>
KD Management						
	Bill	07/10/2024	24-303	07/10/2024	3	3,910.00
Total KD Management						<u>3,910.00</u>
PGE						
	Bill	06/10/2024	24June0567425016	07/10/2024	3	828.40
Total PGE						<u>828.40</u>
Prentice Long						
	Bill	07/01/2024	6781	07/11/2024	2	1,339.00
Total Prentice Long						<u>1,339.00</u>
Special District Risk Management						
	Bill	06/05/2024	75634	06/15/2024	28	2,719.86
Total Special District Risk Management						<u>2,719.86</u>
Streamline						
	Bill	07/01/2024	56F6603C-0045	07/11/2024	2	63.00
Total Streamline						<u>63.00</u>
						<u><u>15,333.12</u></u>

Cortina Community Services District

Profit & Loss by Class

July 2023 through June 2024

	<u>03511 - Reddington Ranch</u>	<u>03512 - River Glen</u>	<u>03513 - Wildwood</u>	<u>TOTAL</u>
Ordinary Income/Expense				
Income				
410510 · Property Assessment	154,008.00	43,524.00	34,596.00	232,128.00
44190 · Interest	3,034.28	1,007.57	158.40	4,200.25
441901 · Interest Adj. to Mkt Value	-10,659.56	0.00	0.00	-10,659.56
Total Income	<u>146,382.72</u>	<u>44,531.57</u>	<u>34,754.40</u>	<u>225,668.69</u>
Expense				
3170 · Office Expense	9.90	2.70	2.40	15.00
53150 · Dues and Subscriptions	782.10	213.30	189.60	1,185.00
53175 · Insurance Expense	3,697.76	1,008.48	896.43	5,602.67
53180 · Professional Services				
53187 · Road Maintenance	4,950.00	1,350.00	1,200.00	7,500.00
53181 · Accounting/Audit	5,144.70	1,403.10	1,247.20	7,795.00
53182 · Consulting	20,085.45	5,477.85	4,869.20	30,432.50
53184 · Legal	8,130.21	2,217.33	1,970.96	12,318.50
53185 · Landscape Maintenance	38,620.17	12,235.92	0.00	50,856.09
Total 53180 · Professional Services	<u>76,930.53</u>	<u>22,684.20</u>	<u>9,287.36</u>	<u>108,902.09</u>
53190 · Publications and Legal Notice	213.84	58.32	51.84	324.00
53260 · Utilities				
53262 · Street Lights	5,907.13	2,130.14	1,217.26	9,254.53
53263 · Irrigation Controller	34.81	34.81	0.00	69.62
53264 · Water Service	2,656.49	720.58	0.00	3,377.07
Total 53260 · Utilities	<u>8,598.43</u>	<u>2,885.53</u>	<u>1,217.26</u>	<u>12,701.22</u>
53265 · Web Hosting	498.96	136.08	120.96	756.00
Total Expense	<u>90,731.52</u>	<u>26,988.61</u>	<u>11,765.85</u>	<u>129,485.98</u>
Net Ordinary Income	<u>55,651.20</u>	<u>17,542.96</u>	<u>22,988.55</u>	<u>96,182.71</u>
Net Income	<u><u>55,651.20</u></u>	<u><u>17,542.96</u></u>	<u><u>22,988.55</u></u>	<u><u>96,182.71</u></u>

Cortina Community Services District

Balance Sheet

As of June 30, 2024

Jun 30, 24

	<u>Jun 30, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
10000 - Colusa County Auditor	
10010 - County Auditor - 03511 Red Ranc	359,742.47
10020 - County Auditor - 03512 Riv Glen	119,395.82
10030 - County Auditor - 03513 Wildwood	41,033.23
Total 10000 - Colusa County Auditor	<u>520,171.52</u>
Total Checking/Savings	520,171.52
Accounts Receivable	
11000 - Accounts Receivable	407.00
Total Accounts Receivable	<u>407.00</u>
Total Current Assets	<u>520,578.52</u>
TOTAL ASSETS	<u><u>520,578.52</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 - Accounts Payable	9,073.02
Total Accounts Payable	<u>9,073.02</u>
Total Current Liabilities	<u>9,073.02</u>
Total Liabilities	9,073.02
Equity	
3513 - 31960 Fund Balance - Unreserved	-1,132.35
3512 - 31960 Fund Balance- Unreserved	3,897.76
3511 - 31960 Fund Balance -Unreserved	-2,706.44
30000 - Opening Balance Equity	417,719.00
32000 - Retained Earnings	-2,455.18
Net Income	96,182.71
Total Equity	<u>511,505.50</u>
TOTAL LIABILITIES & EQUITY	<u><u>520,578.52</u></u>

DISCUSSION / REPORTS

ACTION ITEMS



CORTINA COMMUNITY SERVICES DISTRICT

TO: CORTINA BOARD OF DIRECTORS

MEETING DATE: JULY 17, 2024

FROM: KARL DREXEL, GENERAL MANAGER

SUBJECT: FORMALLY ABANDONING THE HILLGATE DEVELOPMENT FROM THE DISTRICT

BACKGROUND:

As has been discussed, the Residents of the Cortina CSD are paying for Police and Fire Services through an assessment established by the Community Facilities District when the CSD and CFD were established. That assessment was based on a study using the full potential build-out of four developments and an increase in houses and population, which never became a reality. However, the residences and population that was supposed to be included in the Hillgate Development were included in establishing the costs for police and fire services that the rest of the District residents have been paying.

Right now, the Cortina Community Services District is responsible for maintaining streets, flood control, streetlights, landscape maintenance and sewer and water services for the Hillgate development if it is ever built. APUD does not extend to that area, so a developer would have to build a new water system and a sewer or septic system, which the District would be responsible for maintaining.

However, in our discussions with legal counsel, since the development has not been built, there are no plans in the system to build it, and the sewer and water issue would be difficult to overcome, the likely hood of it ever being built are negligible. Because of this, the District can abandon that development and continue with just the three existing residential developments. Because it is part of our formation through LAFCo, we believe the abandonment of Hillgate needs to go through LAFCo as well.

I am continuing to investigate the legal process, find the best legal team to represent the District, and economic analysts that can help us.

RECOMMENDATION:

No action at this time, since I am not prepared to submit a LAFCO application to abandon the Hillgate Development.



CORTINA COMMUNITY SERVICES DISTRICT

TO: CORTINA BOARD OF DIRECTORS

MEETING DATE: JULY 17, 2024

FROM: KARL DREXEL, GENERAL MANAGER

SUBJECT: REQUEST VOTE FOR LOWERING ASSESSMENT

BACKGROUND:

As has been discussed, the Residents of the Cortina CSD are paying for Police and Fire Services through an assessment established by the Community Facilities District when the CSD and CFD were established. That assessment was based on a study using the full potential build-out of four developments and an increase in houses and population, which never became a reality. However, the residences and population that was supposed to be included in the Hillgate Development were included in establishing the costs for police and fire services that the rest of the District residents have been paying.

I am continuing to try and determine the amount the assessment should have been without the build out of Hillgate, and the delayed build out of Wildwood, and then I will try to determine what the District residents have overpaid the Arbuckle Fire Protection District and the County Sherriff for services based on incomplete data.

Although our legal counsel has said we need a vote of the County to lower the assessment, the County Administrator and chair of the Board of Supervisors has said the CFD is our District, and this Board can do anything they want. I wonder what would happen if we did lower the assessment by half when we submit the property data to the County Assessors office for next year.

I am also continuing to investigate the legal process, find the best legal team to represent the District, and research economic analysts that can help us.

RECOMMENDATION:

Staff recommends that the Board consider, and advise management, on submitting a lower assessment for the CFD for the special assessment for 2024-2025 by the end of this month. Otherwise there is no other action necessary, because I am not ready to request a ballot measure to lower the assessment.



CORTINA COMMUNITY SERVICES DISTRICT

TO: CORTINA BOARD OF DIRECTORS

MEETING DATE: JULY 17, 2024

FROM: KARL DREXEL, GENERAL MANAGER

SUBJECT: REVIEW LANDSCAPE MAINTENANCE PROPOSALS AND SELECT A NEW COMPANY

BACKGROUND:

After several years of contracting with Botanica Landscaping for the maintenance of the public areas in Reddington Ranch and River Glen, without getting the proper service contracted for, Botanica canceled our contract. I sent out a Request for Proposal to seven different companies the seem to be capable of providing the proper service. Of those seven, two were competitively priced and a third was close behind them. I have submitted Their proposals here for your review and discussion.

RECOMMENDATION:

Staff recommends that the Board review the attached proposals and accompanying remarks and choose a new landscape maintenance company to begin immediately.

Name	Tuesday 6-25	Wednesday 6-26		
Rodriguez Landscape Services PO Box 952 Yuba City CA 95992 sgarcia@rodriguezlandscapeservices.com 530-301-5403 - Sandra Garcia https://rodriguezlandscapeservices.com/		10:00 AM	8,000/7,000	15,000
Morales Gardening and Landscape Const Colusa CA Fernando@moralesgardening.com 530-902-4666 www.moralesgardening.com Fernando Morales			2,495/4,971 revised 2,245/4,700	7,466 6,945
Inside Out Landscaping 2234 Park Ave. Chico, CA 95928, USA sales@insideoutchico.com (530) 783-0567 https://insideoutlandscapingandjanitorial.com/		Too Far Away		
Cagwin Dorward				
Barrows Landscape				
TR Restore				
CA Landscaping, Inc Elk Grove CA randeep@CALandscapingInc.com 916-647-3786		1:30 PM	Didn't Show	

<https://calandscapinginc.com/>

Barmann Landscape and Irrigation

P O Box 846

Colusa, CA 95932

srbarmann@gmail.com

530-870-2473

<https://www.facebook.com/BarmannLandscape/>

Sam Barmann

11:30 AM

5,000

Boxwood Landscaping

1212 Lemen Ave

Woodland CA 95776

boxwoodlandscape@gmail.com

530 666 5045

Roughcut Lawncare

Yuba City CA

carter@roughcutlawncare.com

530-649-4740

<https://www.roughcutlawncare.com/>

5:00 PM

9,155/3,055

12,210

Barmann Landscaping Proposal

From: sam_barmann
To: karl@kdmanagement.us
Subject: Re: RFP
Date: Friday, July 12, 2024 8:17:33 AM

Good Morning Karl, Just thought i would check in with you.... Did you receive our proposal? Am i with in the budget allowance of the district? As much as the property sites are a mess i am interested in the work and want to work with you we have the man power and the experiance to help Thanks Sam

On Thu, Jul 11, 2024 at 3:31 PM sam barmann <srbarmann@gmail.com> wrote:

Karl I will send a proposal @ 60 k annual work for the work. That's \$5000 a month for the services which include Pruning cleanup and mowing maintenance of the existing property you showed me. This will include monthly roundup / glyphosate applications for weeds. This will not include the pre emergence needed seasonally or the irrigation repairs / modifications. This also does not include the much needed aphid and whitefly infestation treatments that are Father hindering the plants and infesting a few species of trees. Maintained Service will be one time per week We will do this after we complete a cleanup and initial service getting the place up To your expectations.

Thanks Sam barmann
Barmann landscape.

Keep me posted Simon vacation and can get you anything formal that you need

Put me in for a monthly

On Thu, Jul 11, 2024 at 8:15 AM Karl Drexel <karl@kdmanagement.us> wrote:

Hi Sam,

You didn't submit a proposal yesterday. I thought you were going to. If you get me something this morning, I'll put it in the mix. Thanks

Karl

KD Management Services LLC

Consultant to Special Districts, Towns and Cities

Karl Drexel, CSDM

[2885 W. Steele Ln](#)

Turf Maintenance	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Mow		4	4	4	4	4	4	4	4	4	4	4	4	48
Edge		3	3	3	3	3	3	3	3	3	3	3	3	36
Pre-emergent weed control														0
Post-emergent weed control		1			1			1			1			4
Disease Control														0
Backpack blowing	Weekly													0
Insect Control														0
Fertilizer		1		1		1		1		1		1		6
TOTAL														

Cost
\$ 6,960.00
\$ 3,060.00
\$ -
\$ 340.00
\$ -
\$ 6,240.00
\$ -
\$ 390.00
\$ 16,995.00

Shrub & Bed Maintenance	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Trim			1		1			1			1			4
Weed	Weekly													52
Fertiliazation				1			1			1				3
Pre-emergent weed control				1		1								2
Post-emergent weed control									1		1			2
Disease Control														0
Insect Control														0
TOTAL														

Cost
\$ 3,120.00
\$ 3,380.00
\$ 195.00
\$ 240.00
\$ 240.00
\$ -
\$ -
\$ 7,175.00

Tree Maintenance	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Insect Control up to 6' high														0
Trimming				1							1			2
TOTAL														

Cost
\$ -
\$ 750.00
\$ 750.00

Misc. Maintenance	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Aeration / Overseed														
Core Samples (Soil Samples)														
Leaf Removal	X													
Mulch (Annual Beds)														
TOTAL														

Cost
\$ -
\$ 1,000.00
\$ 1,000.00

Irrigation	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Check and Adjust		1	1	1	1	1	1	1	1	1	1	1	1	12
Spring Start-Up					1									1
Winterization											1			1
TOTAL														

Cost
\$ 1,440.00
\$ 120.00
\$ 120.00
\$ 1,680.00

Seasonal Color	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Change Out														0
Bed Preparation														0
Fertilization														0
TOTAL														

Cost
\$ -
\$ -
\$ -
\$ -

Additional Services (see attachment "A" for Pricing)	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Sprinkler Irrigation Repair	X													
Tree & Shrub Replacment	X													
Resodding greater than 25 sq. ft.	X													
Pest Control	X													
Drainage Channel - Spring & Fall														
Clean-up / On going clean-up	X													
Trash Clean-up	weekly													52
TOTAL														

Cost
\$ -
\$ -
\$ -
\$ -
\$ -
\$ -
\$ 2,340.00
\$ 2,340.00

YEARLY TOTAL: \$ 29,940.00

From: [Fernando Morales](#)
To: cortinacsd@sonic.net
Subject: Re: General Information for Landscape Inquiry
Date: Thursday, July 11, 2024 7:29:34 PM
Attachments: [image003.png](#)
[image001.png](#)
[image004.png](#)

Karl,

Please see below for a revise estimate informal estimate for both accounts.

We can also revise the number of times we do certain tasks. This pricing would reflect a small deduction and we would essentially wave the initial cost.

We would also include monthly video drone footage and photographs to review during all board meetings.

If you think this is something that you are interested in then I would start to draft a more formal proposal with a contract for your review.

Turf Maintenance	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Cost
Mow		2	2	2	4	4	4	4	4	4	2	2	2	36	\$ 5,220.00
Edge		2	2	2	2	2	2	2	2	2	2	2	2	24	\$ 2,040.00
Pre-emergent weed control					1			1			1			3	\$ -
Post-emergent weed control		1												1	\$ 340.00
Disease Control														0	\$ -
Backpack Mowing	Weekly													0	\$ 4,240.00
Insect Control														0	\$ -
Fertilizer		1		1		1		1		1		1		6	\$ 390.00
TOTAL															\$ 14,290.00
Shrub & Bed Maintenance	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Cost
Trim			1		1			1			1			4	\$ 3,320.00
Water	Weekly													52	\$ 3,380.00
Fertilization				1		1				1				3	\$ 195.00
Pre-emergent weed control					1	1								2	\$ 240.00
Post-emergent weed control									1		1			2	\$ 340.00
Disease Control														0	\$ -
Insect Control														0	\$ -
TOTAL															\$ 7,475.00
Tree Maintenance	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Cost
Insect Control up to 6' high											1			1	\$ -
Trimming				1										2	\$ 790.00
TOTAL															\$ 790.00
Misc. Maintenance	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Cost
Aeration / Core-aer														0	\$ -
Core Samples (Soil Samples)														0	\$ -
Leaf Removal	X													1	\$ 1,000.00
Mulch (Annual Beds)														0	\$ -
TOTAL															\$ 1,000.00
Irrigation	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Cost
Check and Adjust		0	1	1	1	1	1	1	1	1	1	1	0	10	\$ 1,200.00
Spring Start-Up					1									1	\$ 120.00
Winterization											1			1	\$ 120.00
TOTAL															\$ 1,440.00
Seasonal Color	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Cost
Change Out														0	\$ -
Bed Preparation														0	\$ -
Fertilization														0	\$ -
TOTAL															\$ -
Additional Services	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Cost
Sprinkler Irrigation Repair	X													1	\$ -
Tree & Shrub Replacement	X													1	\$ -
Re-sodding (more than 25 sq. ft)	X													1	\$ -
Post Control	X													1	\$ -
Drainage Channel - Spring & Fall Clean-up / On going clean-up	X													52	\$ 2,340.00
Trash Clean-up	weekly													52	\$ 2,500.00
TOTAL															\$ 2,340.00
GRAND TOTAL															\$ 25,205.00

Turf Maintenance	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Cost
Mow		2	2	2	4	4	4	4	4	4	2	2	2	36	\$ 7,200.00
Edge		2	2	2	2	2	2	2	2	2	2	2	2	24	\$ 2,520.00
Pre-emergent weed control														0	\$ -
Post-emergent weed control		1			1			1			1			4	\$ 800.00
Disease Control														0	\$ -
Backpack blowing	Weekly													0	\$ 5,360.00
Insect Control														0	\$ -
Fertilizer		1		1		1		1		1			1	6	\$ 1,200.00
TOTAL															\$ 17,980.00
Shrub & Bed Maintenance	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Cost
Trim		1		1			1				1			4	\$ 11,440.00
Weed	Weekly													52	\$ 9,620.00
Overlayment				1			1			1				3	\$ 850.00
Pre-emergent weed control				1		1								2	\$ 1,190.00
Post-emergent weed control									1		1			2	\$ 1,190.00
Disease Control														0	\$ -
Insect Control														0	\$ -
TOTAL															\$ 24,790.00
Tree Maintenance	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Cost
Insect Control up to 6' height														0	\$ -
Trimming				1									1	2	\$ 1,150.00
TOTAL															\$ 1,150.00
Misc. Maintenance	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Cost
Aeration / Overseed															
Core Samples (Soil Samples)															
Leaf Removal	X														\$ 2,000.00
Stalks (Removal Beds)															
TOTAL															\$ 2,000.00
Irrigation	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Cost
Check and Adjust		0	1	1	1	1	1	1	1	1	1	1	0	10	\$ 2,000.00
Spring Start-Up					1									1	\$ 240.00
Winterization											1			1	\$ 4,000.00
TOTAL															\$ 6,240.00
Seasonal Color	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Cost
Charge Out														0	\$ -
Bed Preparation														0	\$ -
Planting														0	\$ -
TOTAL															\$ -
Additional Services	As Needed	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Cost
attachmate® 4" (w/ Pivots)															
Sprinkler Irrigation Repair	X														
Tree & Shrub Replacement	X														
Resodding greater than 25-sq. ft.	X														
Post Control	X														
Drainage Channel - Spring & Fall Clean-up / Ch. going clean-up	X														
Trash Clean-up	weekly													52	\$ 3,360.00
TOTAL															\$ 3,360.00
YEAR 1 TOTAL															\$ 39,200.00

From: cortinacsd@sonic.net <cortinacsd@sonic.net>
Date: Thursday, July 11, 2024 at 8:54 AM
To: Fernando Morales <Fernando@moralesgardening.com>
Subject: RE: General Information for Landscape Inquiry

Fernando,
Were you going to send me over some more info for your proposal? Thanks

Karl

Cortina Community Services District
Gateway to Colusa County

Karl Drexel, CSDM, General Manager
PO Box 43
Arbuckle, CA 95912
Direct (707) 318-7369
Fax (530) 331-0809
karl@kdmanagement.us
cortinacsd@sonic.net

Remember: Wash Your Hands and Stay Healthy

P Please consider the environment before you print

Rough Cut Proposal

From: [Carter Olivas](#)
To: cortinacsd@sonic.net
Subject: Message about proposal for service
Date: Tuesday, July 9, 2024 9:00:05 AM

Good morning, I just wanted to send this email to let you know I just sent the quote over. I wanted to address a couple things, the pricing on the last company was so cheap I honestly don't know how they could afford that at all, and obviously didn't hold up there end of the deal. Our pricing is competitive and comprehensive to encompass all the required services to be kept up with at a professional level. If chosen to maintain the properties we will have a consistent crew each week keeping things maintained with constant communication and the same crew lead each week and same schedule. We carefully estimated the time required to keep the property's maintained up to a professional quality. We are fully licensed and insured, all of our guys are on payroll and have full workers comp insurance and commercial vehicle insurance. Please reach out with any questions regarding the quote.

Carter Olivas
General manager
Rough cut lawn care and landscaping inc.
www.roughcutlawncare.com
(530) 649-4740



ESTIMATE #403

SENT ON:

Jul 09, 2024

RECIPIENT:

Cortina Community Services District

PO Box 43
Arbuckle, CA

Phone: 7073187369

SENDER:

Rough Cut Lawn Care and Landscaping Inc. CSLB #1099714

1282 Stabler Lane #630/139
Yuba City, California 95993

Phone: 530-649-4740

Email: Carter@Roughcutlawncare.com

Website: www.roughcutlawncare.com

Product/Service	Description	Qty.	Unit Price	Total
Reddington	<p>Our comprehensive range of services includes:</p> <ul style="list-style-type: none"> - Mowing: Bi-weekly maintenance of retention ponds from spring through summer, with availability during winter based on water levels. - Shrub trimming: Full shrub trimming four times a year, with weekly maintenance to ensure your shrubs are always well-groomed. Cleanup and removal included. - Weed control: Regular maintenance to keep all weeds in planter beds, along walking paths, and in retention ponds trimmed short. - Tree trimming: Annual trimming of trees hanging lower than 6 feet in height. - Irrigation: Bi-weekly adjustment of irrigation timers and sprinkler inspections to identify and address leaks or breaks. Minor repairs, such as sprinkler replacements and drip system repairs, are included. Major repairs will be proposed for approval. - Debris removal: Disposal of trimmings, tree clippings, and any debris found on-site. - Leaf clean-up: Removal of leaves during fall and winter, with debris disposal for a pristine outdoor space. 	1	\$9,155.00	\$9,155.00

ESTIMATE #403

SENT ON:

Jul 09, 2024

Product/Service	Description	Qty.	Unit Price	Total
River Glen	<p>Our comprehensive range of services includes:</p> <ul style="list-style-type: none"> - Mowing: Bi-weekly maintenance of retention ponds from spring through summer, with availability during winter based on water levels. - Shrub trimming: Full shrub trimming four times a year, with weekly maintenance to ensure your shrubs are always well-groomed. Cleanup and removal included. - Weed control: Regular maintenance to keep all weeds in planter beds, along walking paths, and in retention ponds trimmed short. - Tree trimming: Annual trimming of trees hanging lower than 6 feet in height. - Irrigation: Bi-weekly adjustment of irrigation timers and sprinkler inspections to identify and address leaks or breaks. Minor repairs, such as sprinkler replacements and drip system repairs, are included. Major repairs will be proposed for approval. - Debris removal: Disposal of trimmings, tree clippings, and any debris found on-site. - Leaf clean-up: Removal of leaves during fall and winter, with debris disposal for a pristine outdoor space. - Drainage Ditch Maintenance: This service ensures the drainage ditch remains clear of leaves and debris. 	1	\$3,055.00	\$3,055.00

Total

\$12,210.00

This quote is valid for the next 30 days, after which values may be subject to change.

From: [Carter Olivas](mailto:Carter.Olivas)
To: cortinacsd@sonic.net
Subject: Re: Message about proposal for service
Date: Tuesday, July 9, 2024 11:18:21 AM

Also we do 10 hour shifts as well. And in the beginning would be there a lot more to get everything in shape.

Sent from my Carter Olivas
Rough Cut Lawn Care And Landscaping Inc.
530-649-4740

> On Jul 9, 2024, at 11:14 AM, Carter Olivas <carter@roughcutlawncare.com> wrote:

>

> So for sure mowing would be every other week on Fridays with two guys, shrub trimming would be pretty much 2 days a week 9 months a year to keep up with everything most likely Wednesdays and Thursdays. As for winter it would be as needed to keep up with weeds and leaf clean ups with the same days Wednesdays and Thursdays. If we have everything caught up and there's nothing to do we would still cover mowing bi weekly but as for shrub trimming and weeds we trim on those days as needed. Yes that is the monthly price.

> Please feel free to reach out with any other questions or let me know if you want to hop on a call, thanks!

>

>

> Sent from my Carter Olivas
> Rough Cut Lawn Care And Landscaping Inc.
> 530-649-4740

>

>> On Jul 9, 2024, at 10:01 AM, cortinacsd@sonic.net wrote:

>> Thanks Carter. Can you tell me what the number of crew members and how many days a week this encompasses? "we will have a consistent crew each week keeping things maintained with constant communication and the same crew lead each week and same schedule." Thanks

>>

>> Karl

>>

>> Cortina Community Services District

>> Gateway to Colusa County

>>

>> Karl Drexel, CSDM, General Manager

>> PO Box 43

>> Arbuckle, CA 95912

>> Direct (707) 318-7369

>> Fax (530) 331-0809

>> karl@kdmanagement.us

>> cortinacsd@sonic.net

>>

>> Remember: Wash Your Hands and Stay Healthy

>>

>> P Please consider the environment before you print

>>

>>

>> -----Original Message-----

>> From: Carter Olivas <carter@roughcutlawncare.com>

>> Sent: Tuesday, July 9, 2024 9:00 AM

>> To: cortinacsd@sonic.net

>> Subject: Message about proposal for service

>>

>> Good morning, I just wanted to send this email to let you know I just sent the quote over. I wanted to address a couple things, the pricing on the last company was so cheap I honestly don't know how they could afford that at all, and obviously didn't hold up there end of the deal. Our pricing is competitive and comprehensive to encompass all the required services to be kept up with at a professional level. If chosen to maintain the properties we will have a consistent crew each week keeping things maintained with constant communication and the same crew lead each week and same schedule. We carefully estimated the time required to keep the property's maintained up to a professional quality. We are fully licensed and insured, all of our guys are on payroll and have full workers comp insurance and commercial vehicle insurance. Please reach out with any questions regarding the quote.

>>

>> Carter Olivas

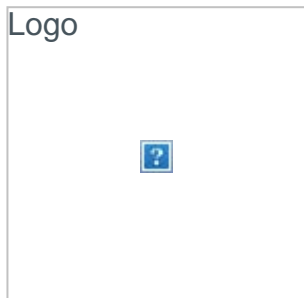
>> General manager

>> Rough cut lawn care and landscaping inc.

>> www.roughcutlawncare.com

>> (530) 649-4740

From: [Rough Cut Lawn Care and Landscaping Inc. CSLB #1099714](#)
To: cortinacsd@sonic.net
Subject: Following up on quote #403
Date: Thursday, July 11, 2024 12:30:41 PM
Attachments: [estimate_403.pdf](#)



**Rough Cut Lawn Care and
Landscaping Inc. CSLB #1099714**

Estimate follow-up

Hi Karl,

We just wanted to send a quick note to see if you had a chance to look at the quote we sent recently? We're happy to answer any questions you might have.

We're excited to get to work, so if you'd like to proceed let us know and we can get started!

Thanks,

Rough Cut Lawn Care and Landscaping Inc. CSLB #1099714
530-649-4740

[Review Estimate](#)

Button not working? Copy and paste this link to your browser address bar:

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38tPhGoZNcSerr0jemJO8&comm_channel=email&comm_type=quote_follow_up&utm_content=in_email_cta&utm_medium=email&utm_source=sendgrid



Rough Cut Lawn Care and Landscaping Inc. CSLB #1099714

530-649-4740

Carter@Roughcutlawncare.com

1282 Stabler Lane #630/139

Yuba City, California 95993

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Rodriguez Landscape Services
 P.O Box 952
 Yuba City, CA 95992 US
 +15303015403
 rodriguezlandscapeservices530@gmail.com
 Ca Lic #1096553



ADDRESS

Karl Drexel
 Cortina Community Service
 District
 Hall and Almond
 Arbuckle Ca 95912

Estimate 1511

DATE 07/07/2024

EXPIRATION DATE 08/07/2024

SERVICE ADDRESS

Hall and Almond Arbuckle Ca ,

DATE	DESCRIPTION	QTY	RATE	AMOUNT
07/07/2024	BID. PROPOSAL LANDSCAPE MAINTENANCE INCLUDED THE FOLLOWING SERVICES - maintain all shrubs and hedges trim whenever as needed . -maintain trees trim 8' ft above the ground - spray for weeds whenever as needed to keep weeds under control . -pick up any garbage every service day -blowing all debris and haul away every service .. maintain irrigation system working properly (parts not included additional charge will be applying for parts only) -maintain street gutter clean -maintain storm drainage clearing -new planting additional charge apply - needed two days per week 8 hrs. service to keep everything under control 4 employees. estimate price total \$ 15,000 monthly fees included labor and dumping fees			
07/07/2024	REDDINGTON RANCH DEVELOPMENT located on Hillgate Rd , Almond Ave, Elmer Dr, William St and Hall St include three storm water detention		8,000.00	8,000.00
	RIVER GLEN SUBDIVISION located on S 9th St, Barbara Way, Kleeman Way,		7,000.00	7,000.00

TOTAL \$15,000.00

Deposit required at approval of 10%.

Accepted By

Accepted Date

Deposit required at approval of 10%.



CORTINA COMMUNITY SERVICES DISTRICT

TO: CORTINA BOARD OF DIRECTORS

MEETING DATE: JULY 17, 2024

FROM: KARL DREXEL, GENERAL MANAGER

SUBJECT: DISCUSS WALKING PATH AT REDDINGTON RANCH

BACKGROUND:

Nothing new to report. CEC has provided the plans. I have advised him the Board voted to move forward with Plans and specs, advertise for bids and project management. Dave Swartz has been on vacation and will advise us of next steps if any.

RECOMMENDATION:

No action necessary at this time.



CORTINA COMMUNITY SERVICES DISTRICT

TO: CORTINA BOARD OF DIRECTORS

MEETING DATE: JULY 17, 2024

FROM: KARL DREXEL, GENERAL MANAGER

SUBJECT: DISCUSS OUTDOOR CAMERA AND BOLLARDS

BACKGROUND:

I have looked at Amazon, Best Buy and Cabella's for outdoor cameras, and I am more confused than I was when I started looking. I think we need someone who has had experience with these. I know we need a long-life battery or an electrical source, but how we get it connected to Wi-Fi way out behind all of the houses, is a question I could not find an answer to.

I also found bollards from Uline that seem to be ideal. I think we can get our new maintenance company or even our two new local maintenance people to install it.

RECOMMENDATION:

Staff recommends the Board help find someone to advise on the proper camera for Reddington Ranch pathway.

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The purchase of Blink Outdoor 4 includes a free 30-day trial of the Blink Subscription Plan. Save and share clips conveniently in the cloud and enable features like person detection.

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Blink Outdoor 4 (4th Gen) – Wire-free HD smart security camera, two-year battery life, enhanced motion detection, Works with Alexa – Add-on camera (Sync Module required)

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4.2

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Style: **Camera (2-year battery life)**

Camera (2-year battery life)

Camera + Battery Pack (4-year battery life)

Configuration: **Add-on Camera**

1 Camera System

2 Camera System

3 Camera System

5 Camera System

Add-on Camera

Bundles with this item

with 4-Year Battery Life

Deal

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Or fastest delivery **Monday, July 15**. Order within 7 hrs 36 mins

Delivering to Santa Rosa 95404 - Update location

In Stock

Regular Price

\$89.99

FREE delivery Thursday, July 18

Ships from: Amazon.com
Sold by: Amazon.com

Add Additional Items

- Blink Outdoor 4 Floodlight Mount: [Mount Accessory Only \\$39.99](#)
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Add to List

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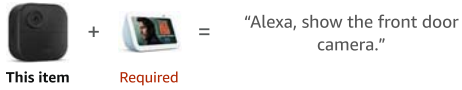
Save when you buy pre-owned devices

Used

2 offers from \$80.99

[See details](#)

Add voice control by combining with a screen Alexa device



[^ See Less](#)

- Outdoor 4 is our fourth generation wire-free smart security camera that helps you protect your home inside and out right from your smartphone.
- See and speak from the Blink app — Experience 1080p HD live view, infrared night vision, and crisp two-way audio.
- Two-year battery life — Set up yourself in minutes and get up to two years of power with the included AA lithium batteries.
- Enhanced motion detection — Be alerted to motion faster from your smartphone with dual-zone, enhanced motion detection.
- Person detection — Get alerts when a person is detected with embedded computer vision (CV) as part of an optional Blink Subscription Plan (sold separately).
- Save and share clips — Choose to store events in the cloud with a free 30-day trial of the Blink Subscription Plan or locally with the Sync Module 2 and USB drive (each sold separately).
- Works with Alexa — Connect to an Alexa-enabled device to engage live view, arm and disarm your system, and more using your voice.
- Includes one Outdoor 4 camera, two AA lithium metal batteries, and one mounting kit.

[Report an issue with this product or seller](#)

We want you to know

This add-on camera does not include the Blink Sync Module required for your device to work. Blink Outdoor 4 systems include a Sync Module.

To save and share clips, choose from an optional Blink Subscription Plan (sold separately) or store locally with a Blink Sync Module and USB flash drive (each sold separately).

Outdoor 4 is not compatible with accessories designed for Outdoor 3rd Gen including Blink Floodlight Mount and Blink Solar Panel Charging Mount.

Jump to: [Details](#) [Compare](#) [Questions](#) [Reviews](#)

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