

A word about property taxes.

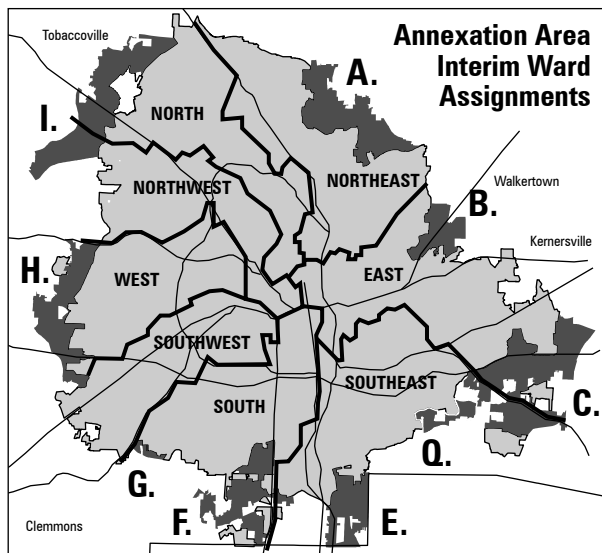
The City of Winston-Salem and Forsyth County operate on a fiscal year that runs from July 1 through June 30. Because annexation did not take effect until Sept. 30, annexed residents will only have to pay city taxes for the nine months of the 2006-2007 fiscal year that they were in the city. However, tax bills for 2006-2007 were already printed and do not include city taxes for the nine months that the annexed areas received city services. These taxes will be included in the tax bills for 2007-2008.

If you normally pay your property taxes through an escrow account with your mortgage payment, you should contact your mortgage company and request an escrow adjustment based on your expected tax bill. If your property qualifies for the state agricultural, horticultural or forestland deferral, you will not have to pay city taxes. For more information about deferrals call the Forsyth County Tax Office at 703-2300.

Ward Assignments

Winston-Salem is organized into eight wards. Voters in each ward elect a member to the City Council. All city residents cast ballots for Mayor. Elections are held the year following a presidential election. The next city elections will be held in 2009.

When annexation takes effect, all new city residents temporarily will be placed in the wards immediately adjacent to their neighborhoods. Following annexation, new ward lines will be drawn to balance the distribution of the city population among the wards.



FAQs about Annexation

Q: When will I start receiving city services if I am annexed?

A: Most city services will begin the day annexation takes effect. By state law, Utilities has two years after the effective date to construct new water and sewer mains.

Q: My well and septic tank are working fine. Would I need to connect to the Utilities system?

A: No. However, if you connect to the city sewer system, you must connect to the water system, too. Also, if your septic tank malfunctions you may not repair it and must connect to the sewer system.

Q: How much would it cost to have water and sewer lines extended on my street?

A: As of Jan. 1, 2007 the assessment rates will be \$18 per foot of property frontage for water and \$45 per foot for sewer. These rates are based on the average cost of constructing 6-inch water and sewer mains in the city. This cost may be financed over five years. A connection and meter fee of \$875 for water and \$1300 for sewer is charged for tapping into the mains and must be paid up-front.

Q: Doesn't annexation contribute to urban sprawl?

A: Annexation takes in areas that are already urban in character. The Legacy Plan identifies areas that should remain rural in nature in order to prevent sprawl. Undeveloped portions of these rural areas are not being annexed.

Mayor: Allen Joines

City Council:

Vivian H. Burke, Mayor Pro Tempore, Northeast Ward
Dan Besse, Southwest Ward
Robert C. Clark, West Ward
Joycelyn V. Johnson, East Ward
Molly Leight, South Ward
Nelson L. Malloy Jr., North Ward
Wanda Merschel, Northwest Ward
Evelyn A. Terry, Southeast Ward

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ANNEXATION HOTLINE
727-8000
www.cityofws.org



Understanding Annexation

North Carolina state law provides for the annexation of urban areas contiguous to incorporated municipalities in order to provide for a rational and efficient delivery of services to residents.

In addition, state law (G.S. 160A-45) endorses annexation by noting that sound urban development is essential to the economic development of North Carolina and that municipalities are the preferred means of providing the services needed in areas that are urban or are becoming urban.

However, state law also establishes requirements that cities and towns must adhere to when they annex. These requirements pertain to providing services to the annexed areas, including:

- Police protection
- Fire protection
- Solid waste collection
- Street maintenance
- Water and Sewer lines

The Winston-Salem City Council has decided to extend to annexed areas all other services that it provides city residents, including:

- Street lighting
- Recreation
- Snow removal
- Leaf collection
- Recycling
- Housing code enforcement
- Roadway appearance

This brochure explains what you can expect.



What services can you expect?



Police: As part of the city, you can expect an increased level of police protection. Officers patrol all sectors of the city 24 hours a day, 365 days a year, and provide an emergency response time of six minutes or less from the time the 911 call is received until officers arrive.



Fire: The Winston-Salem Fire Department will provide you with enhanced fire suppression services, including a response time to fire calls of four minutes or less, 24 hours a day, 365 days a year. Each fire station has trained emergency medical technicians on duty who provide the same response time to emergency medical calls. Insurance rates for most homeowners and businesses will not be affected by the change. However, fire-insurance premiums for some houses and businesses could decrease.



Solid waste collection and related services: The city's Sanitation Division provides a comprehensive package of services, including weekly back yard garbage collection, weekly curbside recycling collection, and optional weekly yard waste cart collection. During November and December, the Sanitation Division also sends out crews to collect leaves that are raked to the curb. The Sanitation Division removes brush placed at the curb every 10 working days on average, except during leaf season. After Christmas the city picks up Christmas trees and after severe storms, the city picks up brush and limbs at no charge. City residents are entitled to an annual pass good for two free trips to the landfill, and once a year the city picks up bulky items placed at the curbside and hauls them to the landfill at no charge. In addition, city residents can dispose of household hazardous wastes at no charge at 3RC -The Envirostation.



Street Maintenance: The city provides street cleaning and flushing along all streets with curbs and gutters. The city will pave any dirt roads at no cost provided that utility lines are in place and there is sufficient right-of-way, and maintains the pavement of streets that meet minimum state requirements. In addition, the Streets Division clears all major roads and collector streets of snow and ice during winter storms. Should conditions persist, city crews will also clear neighborhood streets.

The Bottom Line Annual impact of annexation on a house valued at \$100,000

	Before annexation	After annexation	Difference
Property taxes* (County 66.6 cents per \$100, City 48.5 cents per \$100)	\$666	\$1,151	+ \$485
Motor vehicle privilege tax, 2 vehicles*	\$0	\$30	+ \$30
Stormwater	\$0	\$59	+ \$59
Garbage collection fee, weekly backyard service	\$162	\$0	- \$162
Fire district tax of 6.5 cents per \$100	\$65	\$0	- \$65
Water/sewer bill for an average customer on a county feasibility water line, 1,600 cubic feet of water consumption bi-monthly	\$558	\$409**	- \$149
Total	\$1,451	\$1,649	+ \$198

* Based on current rates.

** Once feasibility line paid off will be \$296 (at current rates)



Water & Sewer: The city gets its water from the Yadkin River and Salem Lake, which have proved to be dependable sources of water. Even during the extended drought that peaked in 2002, the city did not have to impose mandatory water conservation, unlike the majority of other cities and towns in the drought area. City residents pay a reduced rate for water and sewer service and enjoy some of the lowest rates for water and sewer service in the state. The Utilities Division will build water and sewer mains to serve all annexed areas. Residents in annexed areas then have the option of petitioning to have water or sewer lines extended along their street so they can connect to the system.



Recreation: The city provides a comprehensive recreation program. Through the Recreation and Parks Department, city residents have access to two municipal golf courses, two lakes, eight pools, 17 staffed recreation centers, 76 parks with playgrounds, soccer fields, softball diamonds, basketball and volleyball courts, fitness trails and greenways, and 114 tennis courts, including the tournament-quality clay courts at the Joe White Tennis Center. Recreation and Parks also organizes athletic leagues and offers a comprehensive set of programs and activities for children and adults with special needs. City residents receive reduced rates for annual passes at the Joe White Tennis Center, Reynolds Park and Winston Lake golf courses.



Housing Code Enforcement: The Housing and Neighborhood Services Department provides housing code enforcement to ensure that all city residents have safe housing. In addition, the department oversees the removal of condemned structures and operates an abandoned vehicle program to remove abandoned vehicles from city streets, and preserves neighborhood appearance by mowing overgrown lots that are not maintained by the property owner.

Additional Services



Traffic Control: The city installs and maintains signs, traffic signals, street markers, pavement markings and other traffic-control devices on all streets and roads inside the city.



Street lighting: The city installs and maintains streetlights along all streets that meet minimum state standards.



Roadway Appearance: The city's Vegetation Management Division mows the grass and maintains all landscaping in the right-of-way of roads in the city.

For comprehensive information about city services, visit the city's website at www.cityofws.org.