

Cameron Park Community Services District
2502 Country Club Drive
Cameron Park, CA 95682



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, May 6, 2019
5:30 p.m.

Cameron Park Community Services District
2502 Country Club Drive, Cameron Park

Agenda

Members: Chair Director Ellie Wooten (EW), Vice Chair Sidney Bazett (SB), Director Felicity Carlson (FC),
Gerald Lillpop (GL), Robert Dalton (RD),
Alternate Director Holly Morrison (HM)
Staff: General Manager Jill Ritzman, CC&R Compliance Officer Kate Magoolaghan

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF CONFORMED AGENDA**
- 5. OPEN FORUM**

At this time, members of the Committee or public may speak on any item not on the agenda that falls within the jurisdiction of this Committee; however, no action may be taken unless the Committee agrees to include the matter on a subsequent agenda.

Principal party on each side of an issue (where applicable) is allocated 10 minutes to speak, individual comments are limited to four minutes and individuals representing a group allocated five minutes. Individuals shall be allowed to speak to an item only once. The Committee reserves the right to waive said rules by a majority vote.

COMMITTEE REVIEW/ACTION

- 6. Enforcement of Vehicle Violations (K. Magoolaghan)**
 - Action: Review and Discuss

7. MONTHLY STAFF REPORT

- Staff Update
- Initial Notices - 15
- Final Notices - 4
- Pre-Legal Notices – 2
- Pending - 6
- Legal Cases
- Corrected Violations

ITEMS REQUIRING ACTION

Property Address	Violation	Unit	Clause	Current Status	Action Requested
2926 Royal Park Dr	Debris visible from the road	Deer Creek Estates #1	11	Pre-Legal	Move from Pre-Legal to Legal for limited services

Note: A list of current violations will be available at the meeting. There are no violations currently in Legal status.

8. Items for June and Future CC&R Committee Agendas

9. Items to take to the Board of Directors

10. MATTERS TO AND FROM COMMITTEE MEMBERS

11. ADJOURNMENT

Cameron Park Community Services District
2502 Country Club Drive
Cameron Park, CA 95682



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, April 1, 2019
5:30 p.m.

Cameron Park Community Services District
2502 Country Club Drive, Cameron Park

Conformed Agenda

Members: Chair Director Ellie Wooten (EW), Vice Chair Sidney Bazett (SB), Director Felicity Carlson (FC),
Gerald Lillpop (GL), Robert Dalton (RD),
Alternate Director Holly Morrison (HM)
Staff: General Manager Jill Ritzman, CC&R Compliance Officer Kate Magoolahgan

1. **CALL TO ORDER** – 5:31pm
2. **ROLL CALL** – EW/SB/RD/FC (GL absent)
3. **APPROVAL OF AGENDA** – RD/SB
4. **APPROVAL OF CONFORMED AGENDA** – EW/SB
5. **OPEN FORUM**

At this time, members of the Committee or public may speak on any item not on the agenda that falls within the jurisdiction of this Committee; however, no action may be taken unless the Committee agrees to include the matter on a subsequent agenda.

Principal party on each side of an issue (where applicable) is allocated 10 minutes to speak, individual comments are limited to four minutes and individuals representing a group allocated five minutes. Individuals shall be allowed to speak to an item only once. The Committee reserves the right to waive said rules by a majority vote.

COMMITTEE REVIEW/ACTION

6. **CC&R Violation Enforcement Priorities** (K. Magoolahgan)
 - Action: Review and Discuss

- Motion to Forward CC&R Violation Enforcement Priorities to Board of Directors

EW/RD – Motion Passed
 Ayes – 4
 Noes – 0
 Absent – 1
 Abstain – 0

7. MONTHLY STAFF REPORT

- Staff Update
- Initial Notices - 13
- Final Notices - 6
- Pre-Legal Notices - 0
- Legal Cases - 0
- Pending - 3
- Corrected Violations

ITEMS REQUIRING ACTION

Property Address	Violation	Unit	Clause	Current Status	Action Requested	Motion to Approve
2642 Bertella Road	Debris in front of property	Bar J Ranch #6	2.15	Final Notice	Move from Final Notice to Pre-legal	<i>FC/RD – Motion Passed Ayes – 4 Absent - 1 Noes – 0 Abstain - 0</i>
3248 Catawba Drive	Chickens on property	Cameron Woods #5	8	Final Notice	Move from Final Notice to Pre-legal	<i>SB/FC – Motion Passed Ayes – 4 Absent - 1 Noes – 0 Abstain - 0</i>
2926 Royal Park Dr	Debris visible from the road	Deer Creek Estates #1	11	Final Notice	Move from Final Notice to Pre-legal	<i>RD/EW – Motion Passed Ayes – 4 Absent - 1 Noes – 0 Abstain - 0</i>

Note: A list of current violations will be available at the meeting. There are no violations currently in Legal status.

8. Items for May and Future CC&R Committee Agendas

9. Items to take to the Board of Directors

- *CC&R Violation Enforcement Priorities*

10. MATTERS TO AND FROM COMMITTEE MEMBERS

- *Request for staff to begin recruitment for alternate community representative for CC&R Committee*

11. ADJOURNMENT – 6:47pm



Agenda Transmittal

DATE: May 6, 2019

FROM: Kate Magoolaghan, CC&R Compliance Officer

AGENDA ITEM #6: **PARKING VIOLATION ENFORCEMENT**

RECOMMENDED ACTION: **REVIEW & DISCUSS**

INTRODUCTION

Staff is seeking Committee feedback to help ensure effective enforcement for certain CC&R parking violations.

At the February 4, 2019 CC&R Committee meeting staff presented a report detailing vehicle parking violation enforcement efforts. Some types of violations such as overnight parking or other after-hours vehicle violations continue to be challenging to address. Staff is researching possible options for ensuring these violations can and will be effectively enforced.

RECOMMENDATION

Staff recommends the support of the CC&R Committee for staff to accept photographic evidence for certain after-hours vehicle related violations for an initial 90 day trial.

DISCUSSION

Current CC&R Enforcement procedures stipulate that the CC&R Compliance Officer perform a visual inspection of a purported violation prior to commencing enforcement action. Violations that occur primarily outside of regular business hours (i.e. overnight, on weekends, etc.) pose a challenge for staff to verify the violation. In an effort to find viable methods of verifying certain types of vehicle related violations, staff is proposing an alternative to first hand observation.

Staff would like to implement a 90 day trial period to explore the effectiveness of using photographic evidence submitted by residents as verification of certain parking violations. Preliminary conversations with legal counsel indicate that using photographic evidence would be acceptable for Initial or Final Notices. Furthermore, it would not impede the District's ability to pursue Article III G of the procedures regarding repeat offenders.

CPCSD CCR Violations Staff Report

Report Criteria:

Status **Priority** **Violation Status**
 All All Open

Report Details

Case#	Status	Violation(s)	Street Number	Street Name	Street Type	Subdivision
CCR19-1026	Pre-legal Notice Sent	Deer Creek Estates Unit No. 1 - Improperly stored Materials - Open	2926	ROYAL PARK	Dr	DEER CREEK EST 1
CCR19-1038	Final Notice Sent	Cambridge Oaks Unit 3 - Unmaintained Lot - Open	305	REID	Ct	CAMBRIDGE OAKS #3
CCR19-1037	Final Notice Sent	Bar J Ranch Unit 5: Unmaintained property - Open	4642	ABRIJO	Rd	BAR J RANCH #5
CCR19-1036	Final Notice Sent	Bar J Ranch Unit 2 - Unmaintained Landscaping - Open Bar J Ranch Unit 2 - Unmaintained Lot - Open	2349	EL MESITA	Ct	BAR J RANCH #2
CCR19-1040	Initial Notice Sent	Bar J Ranch Unit 3 - Unmaintained Property - Open	3520	COVELLO	Cir	BAR J RANCH #3
CCR19-1039	Initial Notice Sent	Bar J Ranch Unit 3 - Improperly Parked Vehicle - Open Bar J Ranch Unit 3 - Unslightly Items - Open	4713	CASTANA	Dr	BAR J RANCH #3
CCR19-1035	Initial Notice Sent	Airpark Estates - Improperly stored Materials - Open	3115	BOEING	Rd	AIR PARK EST AM
CCR19-1034	Initial Notice Sent	Woodleigh Summit Unit No. 1 - Improperly Parked Vehicle - Open	3370	NANTUCKET	Ct	WOODLEIGH SUMMIT #1
CCR19-1033	Initial Notice Sent	Cambridge Oaks Unit 3 - Unmaintained Lot - Open	4321	CRAZY HORSE	Rd	CAMBRIDGE OAKS #3

CCR19-1032	Initial Notice Sent	Cambridge Oaks Unit No. 1 - Unmaintained Landscaping - Open	4165	CRAZY HORSE	Rd	CAMBRIDGE OAKS #1
CCR19-1031	Initial Notice Sent	Cameron Park North Unit No. 8 - Failure to Obtain Architectural Review Committee Approval - Open Cameron Park North Unit No. 8 - Improper Exterior Alteration - Open	3067	CAMBRIDGE	Rd	Cameron Park North Unit 8
CCR19-1030	Initial Notice Sent	Cameron Park North Unit No. 8 - Failure to Obtain Architectural Review Committee Approval - Open Cameron Park North Unit No. 8 - Improper Exterior Alteration - Open	3065	CAMBRIDGE	Rd	Cameron Park North Unit 8
CCR19-1023	Initial Notice Sent	Airpark Estates - Recreational Vehicle Parking Restrictions - Open	3252	WESTERN	Dr	AIR PARK EST AM
CCR19-1022	Initial Notice Sent	Cameron Woods Unit No. 1 - Maintenance of Community Aesthetics - Open Cameron Woods Unit No. 1 - Offensive Conduct and Nuisances - Open	3322	FLAME	Ct	CAMERON WOODS #1
CCR19-1008	Initial Notice Sent	Cameron Park North Unit No. 1 - Inappropriately stored materials - Open	3724	TORONTO	Rd	CAMERON PK N 1
CCR19-1007	Initial Notice Sent	Cameron Park North Unit No. 1 - Inappropriately stored materials - Open	3951	LOS SANTOS	Dr	CAMERON PK N 1
CCR19-1042	Pending	Eastwood Park Unit #1 - Clause 3.10 Trash - Open	3433	RABEN	Way	EASTWOOD PARK #2
CCR19-1041	Pending	Cambridge Estates - Failure to Obtain Architectural Review Committee Approval - Open	4020	BERRY	Rd	CAMBRIDGE ESTATES

CCR19-1021	Pending	Cameron Woods Unit No. 1 - Maintenance of Community Aesthetics - Open Cameron Woods Unit No. 1 - Prevention of Trash Accumulation - Open Cameron Woods Unit No. 1 -	3305	FLAME	Ct	CAMERON WOODS #1
CCR19-1019	Pending	Cameron Park North Unit No. 7 - Improperly Stored Vehicle Open	2740	ALHAMBRA	Dr	CAMERON PK N 7
CCR19-1018	Pending	Creekside Estates Unit No. 4 - Architectural Review Requirement - Open Creekside Estates Unit No. 4 - Exterior Paint Color - Open	2821	CLEMSON	Dr	CREEKSIDE EST #4
CCR19-1011	Pending	Eastwood Park Unit #1 - Clause 3.10 Trash - Open	3704	CLINTON	Way	EASTWOOD PARK #1