

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, June 6, 2022
5:30 p.m.

Cameron Park Community Center – Social Room

2502 Country Club Drive
Cameron Park, CA 95682

HYBRID TELECONFERENCE TEAMS MEETING LINK

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZicONTBINjAtMGU4YS00NTE3LTk2ZWetZjE3YWMwMjFIOTkw%40thread.v2/0?content=%7b%22id%22%3a%227546519e-2cd5-4e2c-bed5-ac3d46eec8ff%22%2c%22oid%22%3a%22b510e640-8ba3-421f-a075-694cad7ace01%22%7d

(Teleconference/Electronic Meeting Protocols are attached)

Agenda

Members: Chair, Kelly Kantola (KK) V. Chair, Director Ellie Wooten (EW) Candace Hill-Calvert (CHC),
Tim Israel (TI), Director Eric Aiston (EA),
Alternate: Monique Scobey (MS)

Staff: General Manager André Pichly, CC&R Compliance Officer Jim Mog

CALL TO ORDER

ROLL CALL

Public testimony will be received on each agenda item as it is called. Principal party on each side of an issue is allocated 10 minutes to speak, individual comments are limited to 3 minutes except with the consent of the Committee; individuals shall be allowed to speak on an item only once. Members of the audience are asked to volunteer their name before addressing the Committee. The Committee reserves the right to waive said rules by a majority vote.

APPROVAL OF AGENDA

APPROVAL OF CONFORMED AGENDA

1. Conformed Agenda – CC&R Meeting – May 9, 2022

OPEN FORUM

Members of the public may speak on any item not on the agenda that falls within the responsibilities of the Committee.

DEPARTMENT MATTERS

2. Monthly Staff Report

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report)
 - o Total Cases Open = 38
 - Initial Notices – 6
 - Referred to Legal – 0
 - Pre-Legal Notices – 2 (1 on hold)
 - Final Notices – 3
 - Referred to Outside Agency - 3
 - o Courtesy Notices – 16
 - o Prior Month's Cleared Cases – 8
 - o Prior Month's New Cases - 6
- b. Architectural Review Projects – Period – May 2022
 - o Projects Reviewed – 25
 - o Approved – 24

Summary of ARC Projects:

- o Roofs – 8
- o Solar – 5
- o Tree Removals – 2
- o Fences – 1
- o New Home Const. – 1
- o ADU/JADU – 1
- o Swimming Pool – 4
- o Exterior House Paint – 1
- o Landscape – 1
- o Deck - 1

3. Review and Support

- a. Appeal. 3658 Sudbury Ct.-Cameron Park N. #6 – Denied application for an Enclosed Garage. (Attachment 3a.)
- b. Prelegal request for:
CCR20-1010 - 2879 Country Club Dr. – Camron Park N. Unit #2 – Improperly Stored Materials, trash.
(Attachment 3b.)

4. Staff Updates

- a. Neighborhood Campaign Update (oral, J. Mog)
Cameron Park N. Unit 7 – Legal review of CC&Rs clause on trailers before proceeding
Country Club Garden Apartments – Completed. Unapproved vehicles, weed abatement, signs.

5. Items for Future CC&R Committee Agendas

6. Items to take to the Board of Directors

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF

ADJOURNMENT



Teleconference/Electronic Meeting Protocols

Cameron Park Community Services District

(Effective April 2, 2020)

WHEREAS, on March 4, 2020, Governor Newsome proclaimed a State of Emergency to exist in California as a result of the threat of COVID-19; and

WHEREAS, March 17, 2020, Governor Newsome issued Executive Order N-29-20 suspending parts of the Brown Act that required in-person attendance of Board members and citizens at public meetings; and

WHEREAS, on March 19, 2020, Governor Newsome issued Executive Order N-33-20 directing most individuals to shelter at home or at their place of residence.

NOW, THEREFORE, the Cameron Park Community Services District will implement the following protocols for its Board and committee meetings.

The guidance below provides useful information for accessing Cameron Park Community Services District (“District”) meetings remotely and establishing protocols for productive meetings.

BOARD AND COMMITTEE MEMBERS:

- **Attendance.** Board and Committee Members should attend District meetings remotely from their homes, offices, or an alternative off-site location. As per the Governor’s updated Executive Order N-29-20, there is no longer a requirement to post agendas at or identify the address of these locations.
- **Agendas.** Agenda packages will be made available on the District’s website. They will also be sent by email to all Board and Committee Members. Note that under the circumstances, District staff may not be able to send paper packets.
- **Board and Committee Member Participation.** Meeting Chair(s) will recognize individual Board and Committee Members and unmute their device so that comments may be heard or will read comments if they are provided in writing only.

PUBLIC PARTICIPATION:

- **Attendance.** The District’s office will remain closed to the public until further notice. Members of the public will be able to hear and/or see public meetings via phone, computer, or smart device. Information about how to observe the meeting is listed on the agenda of each meeting.
- **Agendas.** Agendas will be made available on the District’s website and to any members of the public who have a standing request, as provided for in the Brown Act.
- **Public Participation.** The public can observe and participate in a meeting as follows:
 - **How to Observe the Meeting:**
 - **Telephone:** Listen to the meeting live by calling Zoom at (669) 900-6833 or (346) 248 7799. Enter the Meeting ID# listed at the top of the applicable Board or Committee agenda followed by the pound (#) key. More phone numbers can be found on Zoom’s website at <https://us04web.zoom.us/j/91111111111> if the line is busy.
 - **Computer:** Watch the live streaming of the meeting from a computer by navigating to the link listed at the top of the applicable Board or Committee agenda using a computer with internet access that meets Zoom’s system requirements (<https://support.zoom.us/hc/en-us/articles/201362023-System-Requirements-for-PC-Mac-and-Linux>)
 - **Mobile:** Log in through the Zoom mobile app on a smartphone and enter the Meeting ID# listed at the top of the applicable Board or Committee agenda.
 - **How to Submit Public Comments:**
 - **Before the Meeting:** Please email your comments to admin@cameronpark.org, with “Public Comment” in the subject line. In the body of the email, include the agenda item number and title, as well as your comments. If you would like your comment to be read aloud at the meeting (not to exceed 3 minutes at staff’s cadence), prominently write “Read Aloud at Meeting” at the top of the email. Emails running longer than the time limit will not be finished. All comments received at least 2 hours prior to the meeting on the day the meeting will be held, will be included as an agenda supplement on the District’s website

under the relevant meeting date, and provided to the Directors/Committee Members at the meeting. Comments received after that time will be treated as contemporaneous comments.

- **Contemporaneous Comments:** During the meeting, the Board President/Committee Chair or designee will announce the opportunity to make public comments. If you would like to make a comment during this time, you may do so by clicking the “raise hand” button. You will be addressed and un-muted when it is your turn to speak (not to exceed the 3 minute public comment time limit).

FOR ALL PARTICIPANTS:

- **Get Connected:** Please download Zoom application for your device and familiarize yourself with how to utilize this tool. There is no cost for using the application.
- **Ensure Quiet.** All audience members will be muted during the meeting until they are addressed by the Board/Committee as their time to speak. Please make every effort to find a location with limited ambient noise. Please turn off the ringer on your phone and other notification sounds on your devices to reduce interruptions.

We anticipate that this process of moving to remote meetings will likely include some challenges. Please bear with us as we navigate this process.

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, May 9, 2022
5:30 p.m.

Cameron Park Community Center – Social Room

2502 Country Club Drive
Cameron Park, CA 95682

HYBRID TELECONFERENCE ZOOM MEETING LINK

<https://us02web.zoom.us/j/84050574668>

Meeting ID: 840 5057 4668

(Teleconference/Electronic Meeting Protocols are attached)

Conformed Agenda

Members: Chair, Kelly Kantola (KK) V. Chair, Director Ellie Wooten (EW) Candace Hill-Calvert (CHC),
Tim Israel (TI), Director Eric Aiston (EA),
Alternate: Monique Scobey (MS)

Staff: General Manager André Pichly, CC&R Compliance Officer Jim Mog

CALL TO ORDER - 5:30 PM

ROLL CALL – KK/CHC/TI Present – EW/EA Absent

Public testimony will be received on each agenda item as it is called. Principal party on each side of an issue is allocated 10 minutes to speak, individual comments are limited to 3 minutes except with the consent of the Committee; individuals shall be allowed to speak on an item only once. Members of the audience are asked to volunteer their name before addressing the Committee. The Committee reserves the right to waive said rules by a majority vote.

APPROVAL OF AGENDA – Approved 3-0.

APPROVAL OF CONFORMED AGENDA

1. a. Conformed Agenda – CC&R Meeting – April 4, 2022 – *Approved 3-0*
2. b. Conformed Agenda – CC&R Meeting – May 2, 2022 – *Approved 3-0*

OPEN FORUM

Members of the public may speak on any item not on the agenda that falls within the responsibilities of the Committee.

DEPARTMENT MATTERS

3. Monthly Staff Report

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report)
 - Total Cases Open = 39
 - Initial Notices – 3
 - Referred to Legal – 0
 - Pre-Legal Notices – 0
 - Final Notices – 3
 - Referred to Outside Agency - 3
 - Courtesy Notices – 14
 - Prior Month's Cleared Cases – 8
 - Prior Month's New Cases - 6
- b. Architectural Review Projects – Period – April 2022
 - Projects Reviewed – 24
 - Approved – 23
 - Held Over for CC&R Review – 1

Summary of ARC Projects:

- Roofs – 12
- Solar – 3
- Tree Removals – 1
- Fences – 1
- New Home Const. – 1
- ADU/JADU – 1
- Pool – 1
- Gazebo – 1
- Siding – 2

3. Review and Support

- a. ARC Forwarded review to CC&R Committee. 3658 Sudbury Ct.-Cameron Park N. #6 – Enclosed Garage. (Attachment 3a.)
– *Application Denied – 3-0.*

- b. Prelegal request for:
 - CCR21-1056 - 3752 Sudbury Rd. – Camron Park N. Unit #1 – Improperly Stored Vehicles
 - CCR21- 1055 -3710 Sudbury Rd. – Camron Park N. Unit #1 – Improperly Stored Vehicles(Attachment 3b.)
– *Pre-legal Approved for both addresses – 3-0.*

4. Staff Updates

- a. Neighborhood Campaign Update (oral, J. Mog)
 - Cameron Park N. Unit 7 – In progress
 - Country Club Garden Apartments – In progress

- b. New CC&R Attorney onboard – Welcome Kronick Moskovitz Tiedemann & Girard

5. Items for Future CC&R Committee Agendas

6. Items to take to the Board of Directors

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF

ADJOURNMENT – 6:13 PM

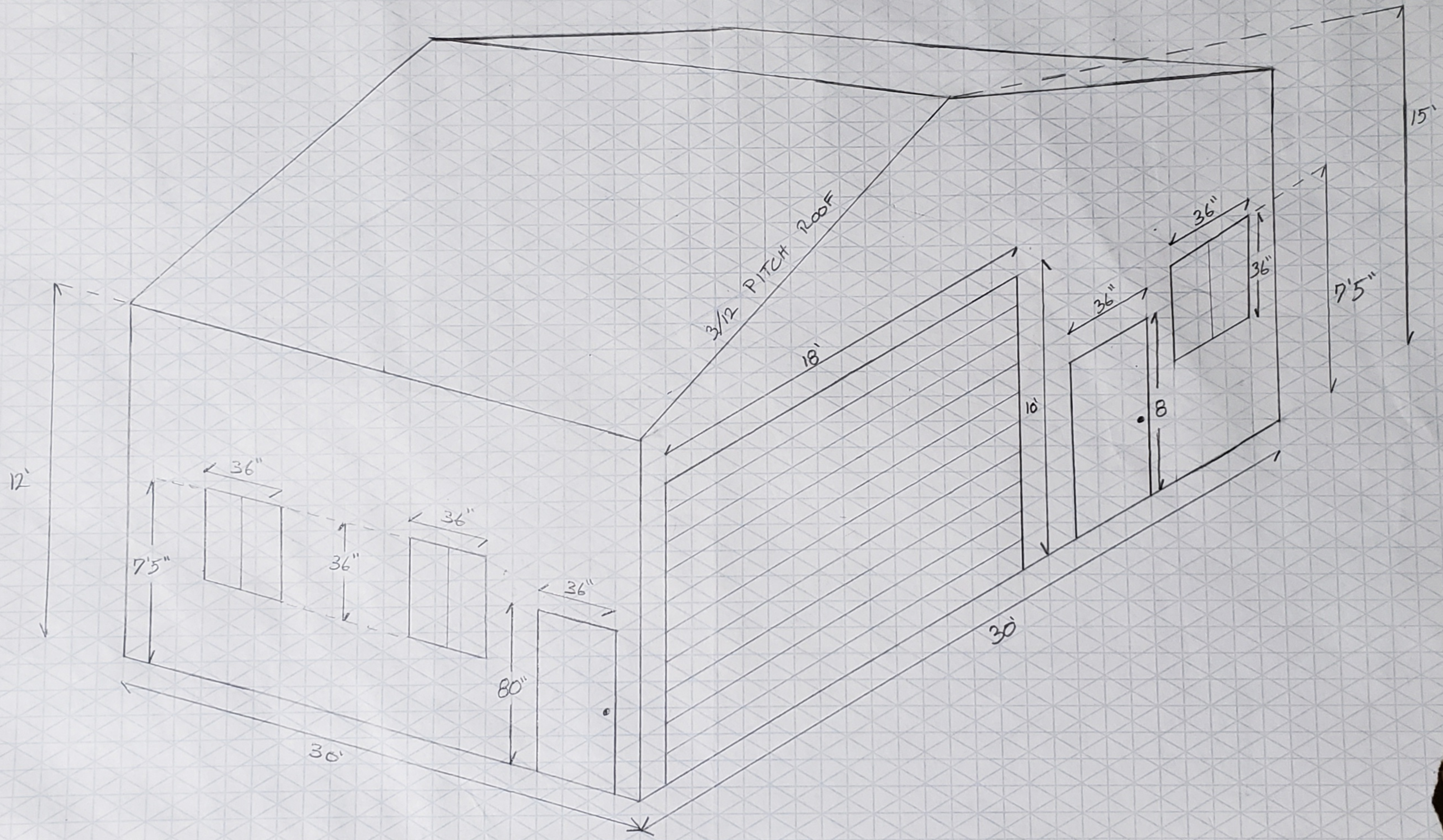
CC&R Violation Manager Case Detail Report

Case#	Status	Violation(s)	Street #	Street Name	Street Type
CCR20-1049	Continue To Monitor After Legal Notice.	Cameron Park North Unit No. 2 - Clause 4a - Open Cameron Park North Unit No. 2 - Clause 3 Architectural Review Required - Open Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3808	ARCHWOOD	Rd
CCR22-1024	Referred to Outside Agency	Unapproved Structure	4055	LOCHABER	Dr
CCR22-1023	Referred to Outside Agency	Unapproved Structure	4049	LOCHABER	Dr
CCR21-1018	Referred to Outside Agency	Creekside Estates Unit Nos. 2 and 3 - II. Special Provisions - K. - Open	2781	HILLCREST	Dr
CCR21-1017	Court Decision - GM working on straagy with other agencies.	Other - Open	2967	ROYAL PARK	Ct
CCR22-1036	Courtesy Notice Sent	Royal Highlands Unit EC 1 - 12 - Open Royal Highlands Unit EC 1 - 14 - Open	2767	ROYAL PARK	Dr
CCR22-1035	Courtesy Notice Sent	Bar J Ranch Unit 7 - Vehicle Parking - Open	3804	BILBAO	Ct
CCR22-1034	Courtesy Notice Sent	Cambridge Oaks Unit No. 3 - Vehicle Storage - Open	4337	CRAZY HORSE	Rd
CCR22-1033	Courtesy Notice Sent	Deer Creek Estates Unit 1 - Vehicles - Open	2949	MOUNT VIEW	Ct
CCR22-1032	Courtesy Notice Sent	Bar J Ranch Ranch #6 - Clause 2.20 - Animals - Open	2701	ALICE	Ct
CCR22-1031	Courtesy Notice Sent	Cameron Park North Unit No. 6 - Recreational Vehicle Parking - Open	3676	SUDBURY	Rd
CCR22-1030	Courtesy Notice Sent	Airpark Estates - Recreational Vehicle Parking Restrictions - Open Airpark Estates - Improperly stored Materials - Open	3240	UNITED	Dr
CCR22-1029	Courtesy Notice Sent	Cambridge Oaks Unit No. 1 - Unmaintained Landscaping - Open	4165	CRAZY HORSE	Rd
CCR22-1028	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	2850	OSBORNE	Rd
CCR22-1020	Courtesy Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3594	FAIRWAY	Dr
CCR22-1006	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3701	MILLBRAE	Rd
CCR22-1003	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3033	ROYAL	Dr

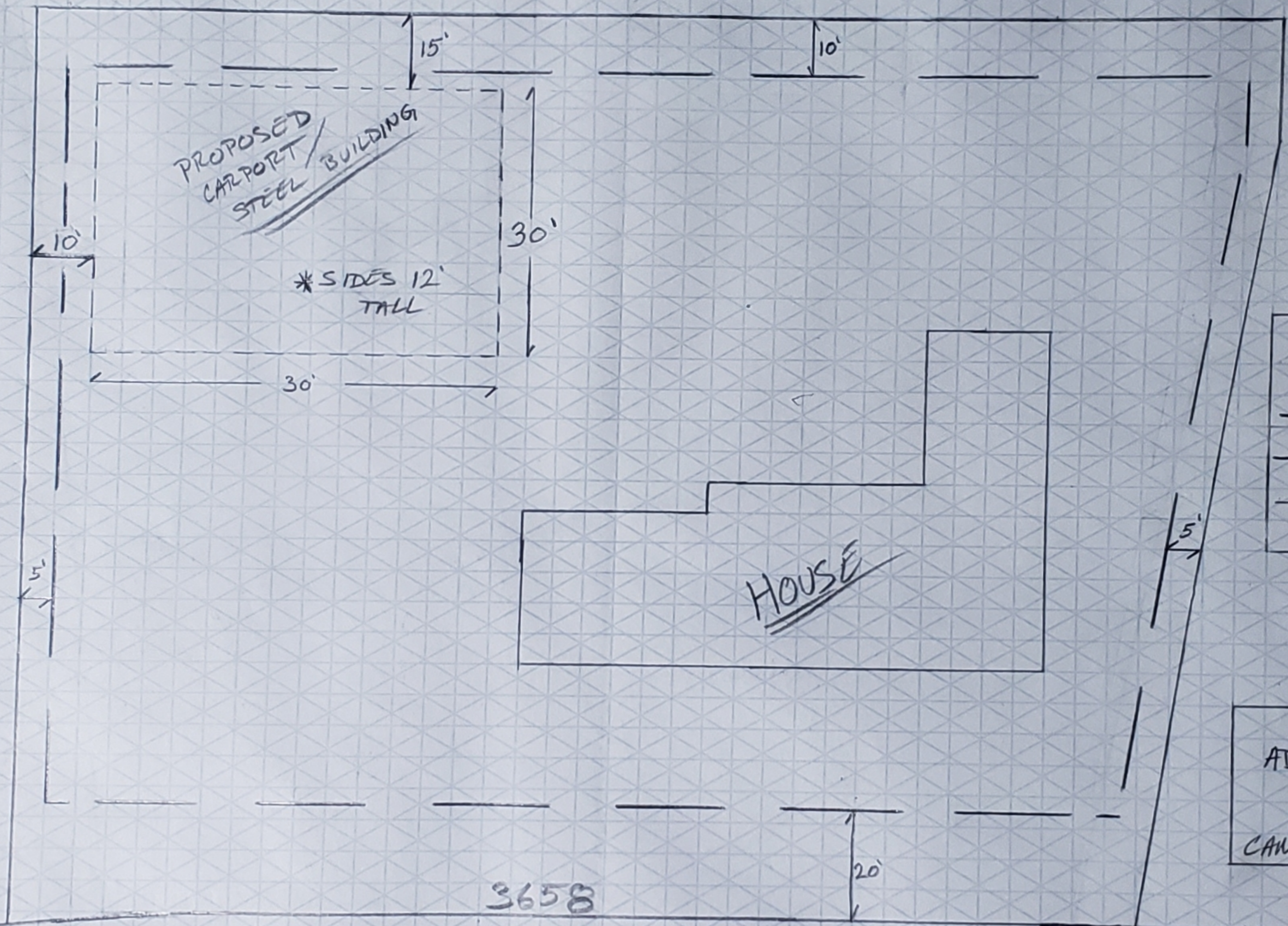
CCR21-1058	Courtesy Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	2877	ALHAMBRA	Dr
CCR21-1006	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3661	LARKSPUR	Lane
CCR21-1002	Courtesy Notice Sent		3003	WILKINSON	Rd
CCR21-1001	Courtesy Notice Sent	Deer Creek Estates Unit 1 - Vehicles - Open	2431	MELLOWDAWN	Way
CCR21-1041	Final Notice Sent	Bar J Ranch Unit 2 - 17. Vehicles - Open Bar J Ranch Unit 2 - 17. Vehicles - Open Bar J Ranch Unit 2 - Vehicles - Open	2133	CARRILLO	Ct
CCR21-1007	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3694	LARKSPUR	Lane
CCR20-1010	Final Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Closed Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	2879	COUNTRY CLUB	Dr
CCR22-1026	Initial Notice Sent	Cameron Park Unit No. 12 - Improperly stored materials - Open	2668	STERLING	Way
CCR22-1022	Initial Notice Sent	Cameron Valley Estates Unit No. 3 - Article II Use Restrictions - 2.9.1 - Prohibited Parking - Open	3051	BRAEMER	Dr
CCR22-1019	Initial Notice Sent	Cambridge Oaks Unit 3 - 24. Animals - Open	4297	CRAZY HORSE	Rd
CCR22-1017	Initial Notice Sent	Cameron Park North Unit No. 6 - Recreational Vehicle Parking - Open	3723	VALERIO	Dr
CCR21-1077	Initial Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	2892	OSBORNE	Rd
CCR19-1083	Initial Notice Sent	Air Park Estates - Commercial Vehicle Parking - Open	3182	FAIRWAY	Dr
CCR21-1056	Pre-legal Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3752	SUDBURY	Rd
CCR21-1055	Pre-legal Notice On Hold - Trailer Gone	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3710	SUDBURY	Rd

Number of Cases: 38

CC&R Violation Manager Case Detail Report
Confidential Information - Do Not Distribute
Generated: 5/27/2022 1:49 PM



CAMERON PARK DR.



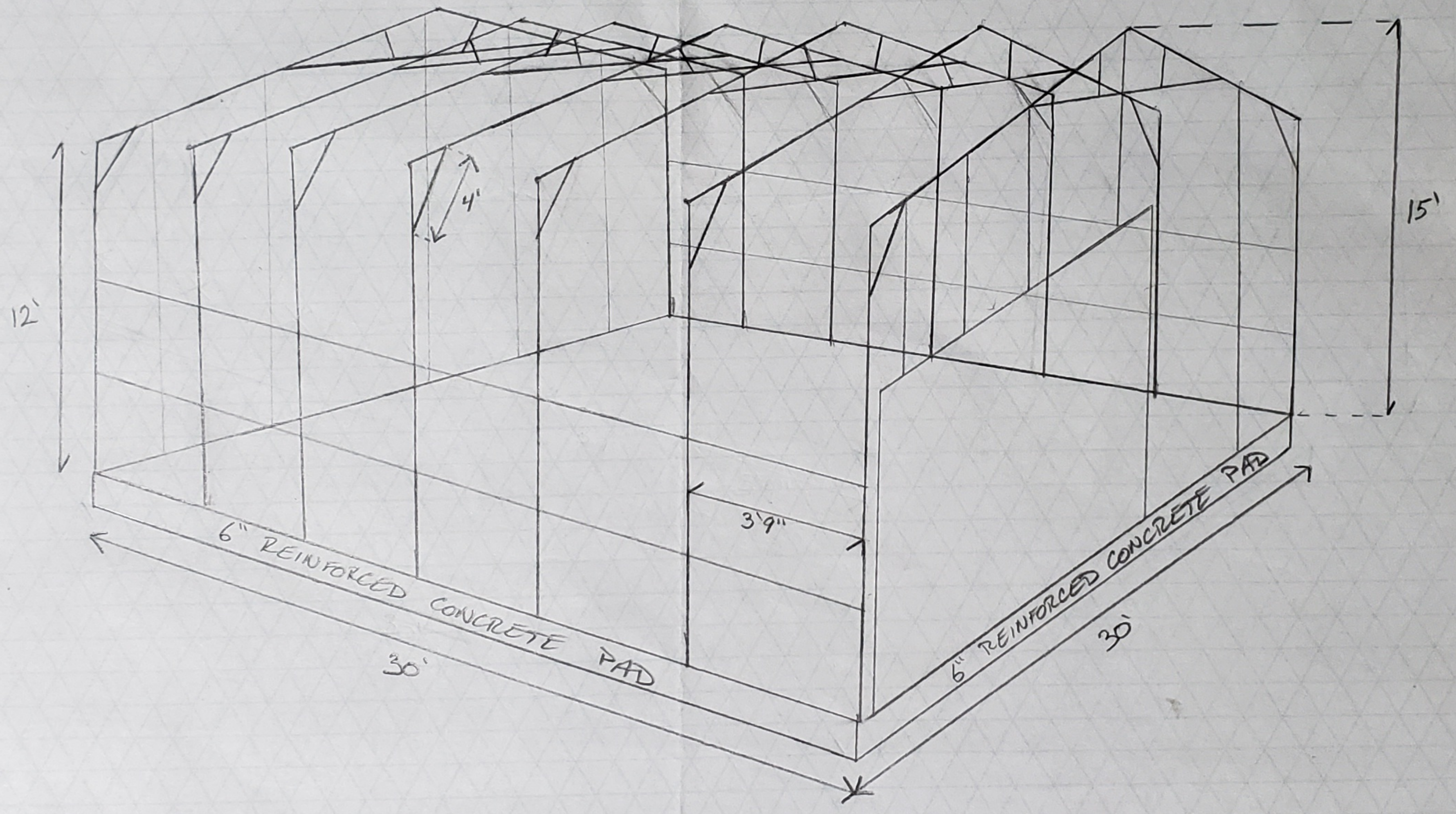
LEGEND	
—————	PROPERTY LINE
- - - - -	EASEMENT
- - - - -	PROPOSED CARPORT / STEEL BLD.

ADDRESS:
3658
SUDBURY CT.
CAMERON PARK, CA

3658

SUDBURY CT.

* ALL FRAMING AND UPRIGHTS/LEGS
WILL BE ATTACHED TO CONCRETE
PAD WITH CONCRETE ANCHORS





Agenda Transmittal

DATE: June 6, 2022

FROM: Jim Mog CC&R Manager

AGENDA ITEM #3A: **REVIEW AND DISCUSS APPEAL OF DENIAL BY THE CC&R COMMITTEE REGARDING APPLICATION FOR AN ENCLOSED GARAGE.**
3658 SUDBURY CT. – CAMERON PARK N. #6

RECOMMENDED ACTION: HEAR APPEAL, DISCUSS AND UPHOLD OR REVERSE DECISION.

Introduction

Applicant of 3658 Sudbury Court appeals decision by the CC&R Committee:

The ARC Committee was presented with an application and details for an enclosed garage in the back portion of the lot. The ARC Committee forwarded the application to the CC&R committee. The request is for this new outbuilding to be built of steel construction. The decision by the CC&R committee was to deny the application. The decision of denial was based on:

1. Cameron Park N. Unit #6 - Section 12;

No buildings, fences, walls or other permanent structure shall be erected or altered or placed on any lot in said subdivision until building plans, specifications, and plot plans showing the location of the structures on the lot have been submitted to and approved in writing as to conformity and harmony of the external design and as not interfering with the reasonable enjoyment of any other lot, by an Architectural Committee.....

2. The structure is not in conformity or harmony of the existing community within Cameron Park N. Unit #6. That the steel structure is designed as a commercial type building and does not match the residential makeup of the community.

ATTACHMENT:

3a. Site plan, details, and example photo of structure as submitted.



Agenda Transmittal

DATE: June 6, 2022

FROM: Jim Mog CC&R Manager

AGENDA ITEM #3A: **REVIEW AND DISCUSS APPEAL OF DENIAL BY THE CC&R COMMITTEE REGARDING APPLICATION FOR AN ENCLOSED GARAGE.**
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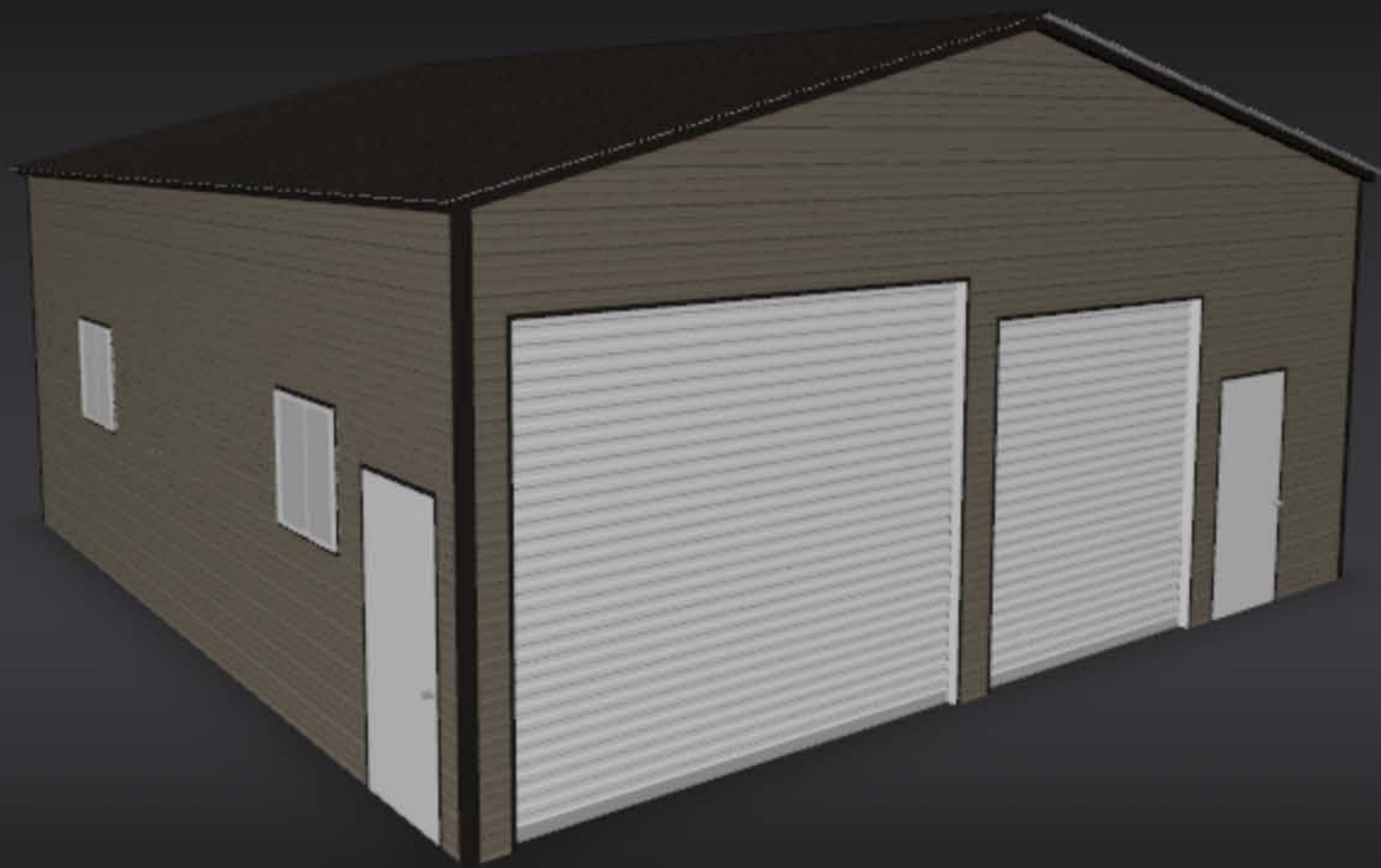
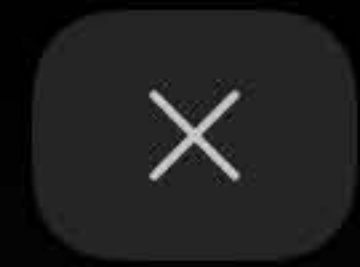
1. Cameron Park N. Unit #6 - Section 12;

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2. The structure is not in conformity or harmony of the existing community within Cameron Park N. Unit #6. That the steel structure is designed as a commercial type building and does not match the residential makeup of the community.

ATTACHMENT:

3a. Site plan, details, and example photo of structure as submitted.





Agenda Transmittal

DATE: June 6, 2022

FROM: Jim Mog CC&R Manager

**AGENDA ITEM #3B: PRE-LEGAL REQUEST
2879 COUNTRY CLUB DR. – CAMERON PARK N. #2**

RECOMMENDED ACTION: REVIEW AND SUPPORT.

Introduction

CC&R staff has been working on trash and unsightly items violations at this address for nearly 3 years. Typically, trash and unsightly items have been cleaned up upon notice. The latest Initial and Final notice has been sent to the homeowner with no progress. After last inspection (4.7.22) frontage issues of trash and unsightly items continues to increase.

Staff is requesting CC&R Committee approval to move to pre-legal notice.

ATTACHMENT:

3b. 2879 Country Club Photo.



Uploaded on: 01/21/2022 - CC&R Pic
Laundry Equipment, Old Fridge, several bags of garbage, broken furniture and improperly stored materials. All moved along hedges after inspection and still present



Uploaded on: 01/21/2022 - CC&R Pic



Uploaded on: 04/07/2022 - CC&R Pic
Improperly stored materials, trailer, car parts and trailer frame and hubs up against side planter in frontage.



Uploaded on: 04/07/2022 - CC&R Pic
Improperly stored materials, trailer, car parts and trailer frame and hubs up against side planter in frontage.