

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



**Covenants, Conditions & Restrictions (CC&R) Committee**  
**Monday, September 12st, 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\\_NzU1Y2U2MTMtMzg4Ni00ODJmLWFhNmYtM2Q1ZjQ5Y2U2ZjVjVk%40thread.v2/0?context=%7b%22Tid%22%3a%227546519e-2cd5-4e2c-bed5-ac3d46eec8ff%22%2c%22Oid%22%3a%224f4c82c7-da83-408c-81ac-1e0e85add9b4%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_NzU1Y2U2MTMtMzg4Ni00ODJmLWFhNmYtM2Q1ZjQ5Y2U2ZjVjVk%40thread.v2/0?context=%7b%22Tid%22%3a%227546519e-2cd5-4e2c-bed5-ac3d46eec8ff%22%2c%22Oid%22%3a%224f4c82c7-da83-408c-81ac-1e0e85add9b4%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

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.
  - a. Conformed Agenda – CC&R Meeting – August 1, 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)
  - Total Cases Open = 55
    - Initial Notices – 16
    - Referred to Legal – 0
    - Pre-Legal Notices – 1
    - Final Notices – 6
    - Referred to Outside Agency - 1
  - Courtesy Notices – 22
  - Prior Month's Cleared Cases – 17
  - Prior Month's New Cases - 31
- b. Architectural Review Projects – Period – August 2022
  - Projects Reviewed – 25
  - Approved – 25

#### Summary of ARC Projects:

- Roofs – 5
- Solar – 8
- Tree Removals – 0
- Fences – 0
- New Home Const. – 1
- ADU/JADU – 0
- Swimming Pool – 2
- Exterior House Paint – 1
- Landscape – 1
- Deck – 0
- Exterior Renovation – 2
- Siding Replacement – 4
- Detached Garage - 1

### **3. Review and Provide Decision**

- a. Pre-Legal request transmittal for:  
3051 Braemer Dr. – Cameron Valley Estates #3 – Improperly Stored Boat (Attachment 3a.Field Report)

### **4. Staff Updates**

- a. Neighborhood Campaign Update (oral, J. Mog)  
Highlands #2, #5, #6

### **5. Items for Future CC&R Committee Agendas**

### **6. Items to take to the Board of Directors**

### **MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF**

- Website return receipt for CC&R complaints – Oral – Kelly Kantola
- CC&R declaration sheet for home sellers. – Oral – Kelly Kantola

### **ADJOURNMENT**

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



**Covenants, Conditions & Restrictions (CC&R) Committee**  
**Monday, August 1st, 2022**  
**5:30 p.m.**

**Cameron Park Community Center – Social Room**

**2502 Country Club Drive**  
**Cameron Park, CA 95682**

(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: Sid Bazett

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

**CALL TO ORDER - 5:34 PM**

**ROLL CALL – KK/TI/EA -Alt MS Present – CHC/EW 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 4-0**

**APPROVAL OF CONFORMED AGENDA – Approved 4-0**

1.
  - a. Conformed Agenda – CC&R Meeting – July 11, 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)
  - Total Cases Open = 37
    - Initial Notices – 5
    - Referred to Legal – 1
    - Pre-Legal Notices – 1
    - Final Notices – 5
    - Referred to Outside Agency - 3
  - Courtesy Notices – 12
  - Prior Month's Cleared Cases – 3
  - Prior Month's New Cases - 2
  
- b. Architectural Review Projects – Period – July 2022
  - Projects Reviewed – 11
  - Approved – 11

#### Summary of ARC Projects:

- Roofs – 4
- Solar – 1
- Tree Removals – 0
- Fences – 0
- New Home Const. – 1
- ADU/JADU – 1
- Swimming Pool – 0
- Exterior House Paint – 1
- Landscape – 0
- Deck – 0
- Exterior Renovation – 1
- Siding Replacement – 1
- Detached Garage - 1

### **3. Review and Provide Decision**

- a. Pre-Legal request for:  
3380 El Dorado Royal Dr. – Cameron Park N. #1 – Improperly Stored Commercial Vehicle (Attachment 3a.) – *Pre-legal approved with 10 day request.*

#### **4. Staff Updates**

- a. Neighborhood Campaign Update (oral, J. Mog)  
Cameron Park N. Unit 7 – CC&Rs Campaign letters sent

**5. Items for Future CC&R Committee Agendas** – *Discuss & asses automated communications with online submittals.*

**6. Items to take to the Board of Directors**

**MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF**

**ADJOURNMENT** – *6:19 PM*

# CC&R Violation Manager Case Detail Report

Case#	Status	Violation(s)	Street #	Street Name	
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	Other - Open	2967	ROYAL PARK	Ct
CCR22-1076	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3838	HILLSBOROUGH	Rd
CCR22-1075	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3830	HILLSBOROUGH	Rd
CCR22-1073	Courtesy Notice Sent	Bar J Ranch Unit 2 - 17. Vehicles - Open Bar J Ranch Unit 2 - 17. Vehicles - Open	4268	VALTARA	Rd
CCR22-1064	Courtesy Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Materials - Open Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	2780	MONTEBELLO	Way
CCR22-1063	Courtesy Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3580	CASTLEBROOK	Rd
CCR22-1062	Courtesy Notice Sent	Cameron Park Unit No. 12 - Section 10. - Open	2700	STERLING	Way
CCR22-1061	Courtesy Notice Sent	Cameron Valley Estates Unit No. 1 - Article II Use Restrictions - 2.9.1 Prohibited Parking - Open	3010	BRAEMER	Dr
CCR22-1060	Courtesy Notice Sent	Creekside Estates Unit No. 6 - Section 4: Use Restrictions - 4.02 Vehicle Restrictions - Open	2617	CRANE	Way
CCR22-1059	Courtesy Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3540	CASTLEBROOK	Rd
CCR22-1058	Courtesy Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3533	CASTLEBROOK	Rd
CCR22-1057	Courtesy Notice Sent	Deer Creek Estates Unit B - Special Provisions - 13 Trailered Items) - Open	2816	HILLCREST	Dr
CCR22-1055	Courtesy Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3505	FAIRWAY	Dr
CCR22-1054	Courtesy Notice Sent	Cameron Park N. Unit 8 - Clause 11 - Vehicle Parking Restrictions - Open	3146	EL TEJON	Rd
CCR22-1053	Courtesy Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3847	LOS SANTOS	Dr

CCR22-1052	Courtesy Notice Sent	La Ventana Oeste, Phase 2 - Article I Property Owners Rights and Obligations - Section 8. Off Street Parking - Open La Ventana Oeste, Phase 2 - Article I Property Owners Rights and Obligations - Section 10. Storage of Trash - Open La Ventana Oeste, Phase 2 - Article I Property Owners Rights and Obligations - Section 10. Storage of Trash - Open La Ventana Oeste, Phase 2 - Article I Property Owners Rights and Obligations - Section 8. Off Street Parking - Open	3638	VENTANA	
CCR22-1047	Courtesy Notice Sent	Cambridge Oaks Unit 2 - Part A Residential Area Covenants - A-15. Automobile, Boat and Trailer Storage - Open	4260	CRAZY HORSE	Rd
CCR22-1043	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3685	MILLBRAE	Rd
CCR22-1041	Courtesy Notice Sent	Cameron Park North Unit No. 6 - Recreational Vehicle Parking - Open	3281	VERANO	Ct
CCR21-1076	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3835	CAMBRIDGE	Rd
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
CCR22-1026	Final Notice Sent	Cameron Park Unit No. 12 - Improperly stored materials - Open	2668	STERLING	Way
CCR22-1022	Final Notice Sent	Cameron Valley Estates Unit No. 3 - Article II Use Restrictions - 2.9.1 - Prohibited Parking - Open	3051	BRAEMER	Dr
CCR21-1055	Final Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Closed Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3710	SUDBURY	Rd
CCR21-1007	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3694	LARKSPUR	Lane
CCR19-1057	Final Notice Sent	Cambridge Oaks Unit No. 3 - Vehicle Storage - Closed Cambridge Oaks Unit No. 3 - Vehicle Storage - Open	611	TARAYA	Ct
CCR22-1077	Initial Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3875	HILLSBOROUGH	Rd



CCR22-1074	Initial Notice Sent	Cameron Park North Unit No. 3 - Improperly Stored Materials - Open Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3271	KIMBERLY	Rd
CCR22-1072	Initial Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	2760	ALHAMBRA	Dr
CCR22-1071	Initial Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	2877	ALHAMBRA	Dr
CCR22-1070	Initial Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	3501	LA CANADA	Dr
CCR22-1069	Initial Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	2777	ALHAMBRA	Dr
CCR22-1068	Initial Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	2738	LA CIENEGA	Ct
CCR22-1067	Initial Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	2740	LA CIENEGA	Ct
CCR22-1066	Initial Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	3446	MAJAR	Ct
CCR22-1065	Initial Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	2800	MONTEBELLO	Way
CCR22-1040	Initial Notice Sent	Deer Creek Estates Unit B - Special Provisions - 13 Trailered Items) - Open	2824	HILLCREST	Dr
CCR22-1032	Initial Notice Sent	Bar J Ranch Ranch #6 - Clause 2.20 - Animals - Open	2701	ALICE	Ct
CCR22-1024	Initial Notice Sent	Cameron Valley Estates Unit No. 1 - Article II Use Restrictions - 2.2 Nature of Building - Open Cameron Valley Estates Unit No. 1 - Article IV Architectural Review - 4.2.1 Review by Committee - Subject to Review - Open	4055	LOCHABER	Dr
CCR22-1023	Initial Notice Sent	Cameron Valley Estates Unit No. 1 - Article II Use Restrictions - 2.2 Nature of Building - Open Cameron Valley Estates Unit No. 1 - Article IV Architectural Review - 4.2.1 Review by Committee - Subject to Review - Open	4049	LOCHABER	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

CCR19-1036	Initial Notice Sent	Bar J Ranch Unit 2 - Unmaintained Landscaping - Closed Bar J Ranch Unit 2 - Unmaintained Lot - Closed Bar J Ranch Unit 2 - Unmaintained Landscaping - Open	2349	EL MESITA	Ct
CCR21-1041	Pre-legal 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

Number of Cases: 55

CC&R Violation Manager Case Detail Report

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## Agenda Transmittal

**DATE:** September 7th, 2022

**FROM:** Jim Mog CC&R Manager

**AGENDA ITEM #3A:** **CASE #CCR22-1022: 3051 BRAEMER DR. –  
CAMERON VALLEY ESTATES #1**

**RECOMMENDED ACTION: DISCUSS AND PROVIDE APPROVAL FOR PRE-LEGAL**

### **Introduction**

3051 Braemer Dr. – Violation – Improperly Stored Boat on Braemer Dr.

**Cameron Valley Estates #1 violation – Article 2.9.1 “No commercially used vehicle, trailer, camper, mobile home, boat of any type, or recreational vehicle or similar type vehicle shall be stored or kept on any Lot in such a manner as to be visible from any other Lot or any street within or adjacent to the Project without adequate screening as approved by the Committee except for temporary parking only, not to exceed (48) consecutive hours and in conformance with the County of El Dorado ordinances. No car shall be parked in a driveway or front side yard which is not regularly operated registered vehicle.”**

All notices have been served with request to properly store or remove a boat from the front driveway without compliance. Staff is seeking approval to move forward with pre-legal to abate the improperly stored boat.

ATTACHMENT: 3a. Case Report for Case #CCR22-1022

# CASE FIELD REPORT

## Cameron Park Community Services District/CCR Violation Manager

Assigned To:

**CCR22-1022**

Location of Violation:

3051 BRAEMER Dr  
Cameron Park, CA 95682

APN#

CDBG

Custom Location Field

Custom Field

NO

Property Type: Residential  
Subdivision: CAMERON VLY ESTS #1  
Fire District: EL DORADO COUNTY FPD  
Acreage: 0.25000000  
Lot Description: L 41 CAMERON VLY ESTS #1  
Year Built: 2001  
Dwelling Units: 1  
Square Footage: 2131

Owner

Address (if different)

Hm:

Name:

3051 Braemer Dr

Wk:

Business:

SHINGLE SPRINGS, CA 95682

Cell:

**Open Violation(s)**

Cameron Valley Estates Unit No. 3 - Article II Use Restrictions - 2.9.1 - Prohibited Parking

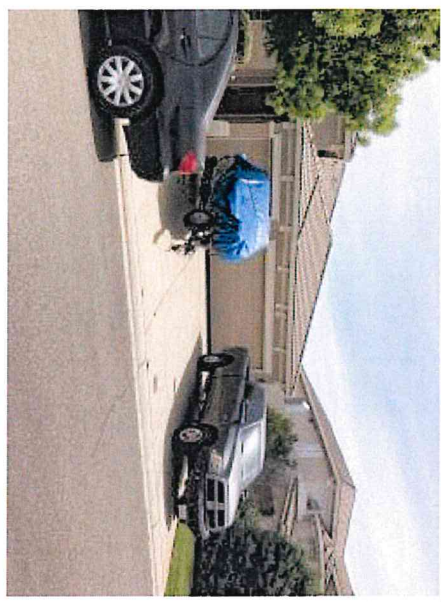
Code Section  
Cameron Valley Estates Unit No. 3 - Prohibited Vehicle Parking

Entry Date	Note Action Date	Type	Officer	Note/Activity
08/22/2022	2022-08-22	Note	Mog, Jim	Inspection completed today. Trailer still not being stored properly. Take case to CC&R for Pre-Legal Approval.
07/21/2022	-	Case	Mog, Jim	Case Status changed to Final Notice Sent
07/21/2022	2022-07-19	Note	Mog, Jim	Inspection completed after initial notice timeline. Boat has still not been properly stored. Move case to Final Notice.
05/02/2022	-	Case	Mog, Jim	Case Status changed to Initial Notice Sent
05/02/2022	2022-05-02	Note	Mog, Jim	Tim Completed additional Inspection. Boat remains in driveway.
03/28/2022	-	Case	Mog, Jim	Case Status changed to Courtesy Notice Sent
03/25/2022	-	Violation	Mog, Jim	Added: Cameron Valley Estates Unit No. 3 - Article II Use Restrictions - 2.9.1 - Prohibited Parking
03/25/2022	-	Case	Mog, Jim	Initial Case Status Complaint Filed
03/25/2022	-	Case	Mog, Jim	Case Opened (Created)

Follow-up 08/16/2022 Reinspection

**INVESTIGATION:**

Empty form area for investigation details.



Uploaded on: 05/02/2022 - CC&R Pic  
Improperly stored boat still in driveway.



Uploaded on: 07/21/2022 - CC&R Pic  
Improperly stored boat still in driveway.



Uploaded on: 08/22/2022 - CC&R Pic  
Trailer still not properly stored. Move to legal.