

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



**Covenants, Conditions & Restrictions (CC&R) Committee**  
**Monday, December 2, 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), Bob Dutta (BD)  
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. MONTHLY STAFF REPORT**

**Update on Previous Action Items:**

Item #	Property Address	Unit	Parcel Number	Violation	CC&R Violation Case #	Action	Outcome
6a.	4165 Crazy Horse Rd	Cambridge Oaks Unit #3	119-274-019	Unmaintained Lot	CCR19-1032	Legal Counsel has sent letter	Owner has been making some progress
6b.	3115 Boeing Rd	Airpark Estates	083-162-006-000	Improperly Stored Materials	CCR19-1035	Legal Counsel has sent letter	Violation will be forwarded to BOD in Dec

**Items Requiring Action:**

Item #	Property Address	Unit	Parcel Number	Violation	CC&R Violation Case #	Recommended Action
6c.	2740 Alhambra Drive	Cameron Park North Unit #7	083-072-028-000	Improperly Stored Vehicle	ARC19-1095	Consider property owner appeal

**6d. Open Violations**

- Initial Notices - 24
- Final Notices - 4
- Pre-Legal Notices – 0
- Pending – 10
- Legal Cases – 2 (both in limited legal)

Note: A list of current violations will be available at the meeting.

**6e. Architectural Review**

- Projects Reviewed – 14
- Approved – 14
- Denied – 0
- Held Over to January – 0

**6f. Staff Update**

**7. Items for January and Future CC&R Committee Agendas**

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

**9. MATTERS TO AND FROM COMMITTEE MEMBERS**

**10. ADJOURNMENT**

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



**Covenants, Conditions & Restrictions (CC&R) Committee**  
**Monday, November 4, 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), Bob Dutta (BD)  
Alternate Director Holly Morrison (HM)

Staff: General Manager Jill Ritzman, CC&R Compliance Officer Kate Magoolaghan

1. **CALL TO ORDER** – 5:31pm
2. **ROLL CALL** – EW/SB/FC/BD (GL was absent)
3. **APPROVAL OF AGENDA** - *Approved*
4. **APPROVAL OF CONFORMED AGENDA** - *Approved*
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. **MONTHLY STAFF REPORT**

**Update on October Action Items:**

Item #	Property Address	Unit	Parcel Number	Violation	CC&R Violation Case #	Action	Outcome
6a.	4321 Crazy Horse Rd	Cambridge Oaks Unit #3	119-310-07-100	Unmaintained Lot	CCR19-1033	Legal Counsel has sent letter	No response yet from owner
6b.	4165 Crazy Horse Rd	Cambridge Oaks Unit #3	119-274-019	Unmaintained Lot	CCR19-1032	Legal Counsel has sent letter	No response yet from owner

**Items Requiring Action:**

Item #	Property Address	Unit	Parcel Number	Violation	CC&R Violation Case #	Recommended Action
6d.	3115 Boeing Rd	Airpark Estates	083-162-006-000	Improperly Stored Materials	CCR19-1035	Forward to Board of Directors for consideration of legal action

- *Motion to forward Item 6d. to the Board of Directors for consideration of legal action.*

*SB/BD – Motion Passed*

*Ayes – SB, BD, FC, EW*

*Noes – none*

*Absent – GL*

*Abstain – none*

**6e. Open Violations**

- Initial Notices - 16
- Final Notices - 5
- Pre-Legal Notices – 0
- Pending – 10
- Legal Cases – 3 (2 in limited legal)

Note: A list of current violations will be available at the meeting.

**6f. Architectural Review**

- Projects Reviewed – 20
- Approved – 20
- Denied – 0
- Held Over to November – 0

**6g. Staff Update**

**7. ARC Fees; CC&R Amendment and Variance Fees (K. Magoolaghan)**

- *Move ARC Fees and CC&R Amendment and Variance Fees to the Board with support.*

**8. Items for December and Future CC&R Committee Agendas**

- CC&R Procedures Handbook – Process for Updating

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

- *Item 6d. for consideration of legal action*
- *ARC Fees; CC&R Amendment and Variance Fees*

**10. MATTERS TO AND FROM COMMITTEE MEMBERS**

- FC – Attended the recent Fire Insurance Forum*

**11. ADJOURNMENT – 6:25pm**

## CC&R Violation Manager Case Detail Report

Case#	Status	Violation(s)	Street #	Street Name	Street Type	Subdivision
CCR19-1035	Pre-legal Notice Sent (Limited Legal)	Airpark Estates - Improperly stored Materials - Open	3115	BOEING	Rd	AIR PARK EST AM
CCR19-1032	Pre-legal Notice Sent (Limited Legal)	Cambridge Oaks Unit No. 1 - Unmaintained Landscaping - Open	4165	CRAZY HORSE	Rd	CAMBRIDGE OAKS #1
CCR19-1043	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	2695	COUNTRY CLUB	Dr	CAMERON PK N 2
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
CCR19-1022	Final 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	Final Notice Sent	Cameron Park North Unit No. 1 - Inappropriately stored materials - Open	3724	TORONTO	Rd	CAMERON PK N 1
CCR19-1110	Initial Notice Sent	Eastwood Park Unit #1 - Clause 3.10 Trash - Open	3704	CLINTON	Way	EASTWOOD PARK #1
CCR19-1109	Initial Notice Sent	Eastwood Park Unit #2 - Clause 3.10 Trash - Open	3429	RABEN	Way	EASTWOOD PARK #2
CCR19-1108	Initial Notice Sent	Eastwood Park Unit 2 - Article 3. Use Restrictions - 3.04B. Recreational Vehicle Parking - Open	3487	CHASEN	Dr	EASTWOOD PARK #2
CCR19-1107	Initial Notice Sent	Bar J Ranch Unit 9 - Vehicle Parking - Open	4291	GAILEY	Cir	BAR-J-RANCH UNIT
CCR19-1105	Initial Notice Sent	Deer Creek Estates Unit 1 - Vehicles - Open	2964	OAKLEAF	Dr	DEER CRK EST 1
CCR19-1104	Initial Notice Sent	Cameron Park North Unit No. 3 - Failure to Obtain Architectural Review Committee Approval - Open	3642	HAMPTON	Ct	CAMERON PK N 3
CCR19-1103	Initial Notice Sent	Bar J Ranch Unit 7 - Vehicle Parking - Open	3701	OCASO	Ct	BAR J RANCH #1

CCR19-1102	Initial Notice Sent	Air Park Estates - Architectural Committee approval required -	3181	WESTERN	Dr	AIR PARK EST AM
CCR19-1101	Initial Notice Sent	Cameron Park North Unit No. 6 - Recreational Vehicle Parking - Open	3426	OXFORD	Rd	CAMERON PK N 6
CCR19-1100	Initial Notice Sent	Air Park Estates - Commercial Vehicle Parking - Open	3209	FAIRWAY	Dr	AIR PARK EST AM
CCR19-1099	Initial Notice Sent	Cameron Park North Unit No. 2 - Garages and Carports - Open Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3089	ROYAL	Dr	CAMERON PK N 2
CCR19-1097	Initial Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3028	ROYAL	Dr	CAMERON PK N 2
CCR19-1094	Initial Notice Sent	Eastwood Park Unit 1 - Vehicle Parking - Open Eastwood Park Unit 1 - Vehicle Parking - Open	3240	VELD	Way	EASTWOOD PARK #1
CCR19-1089	Initial Notice Sent	Green Acres Estates Unit No. 2 - Improperly Stored Materials - Open	3362	MELODYE	Ct	GREEN ACRE EST #2
CCR19-1086	Initial Notice Sent	Cameron Park North Unit No. 3 - Improperly Stored Materials - Open	3559	KIMBERLY	Rd	CAMERON PK N 3
CCR19-1083	Initial Notice Sent	Air Park Estates - Commercial Vehicle Parking - Open	3182	FAIRWAY	Dr	AIR PARK EST AM
CCR19-1072	Initial Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	2825	WENTWORTH	Rd	CAMERON PK N 2
CCR19-1071	Initial Notice Sent	Bar J Ranch Unit 4 - Sight Distance at Intersections - Open	4509	CALAND	Ct	BAR J RANCH #4
CCR19-1069	Initial Notice Sent	Bar J Ranch Unit 1 - Unmaintained Landscaping - Open	3025	CAMEROSA	Cir	BAR J RANCH #1
CCR19-1068	Initial Notice Sent	Bar J Ranch Unit 1 - Vehicle Restrictions - Open	3056	CAMEROSA	Cir	BAR J RANCH #1
CCR19-1067	Initial Notice Sent	Bar J Ranch Unit 1 - Vehicle Restrictions - Open	3010	CAMEROSA	Cir	BAR J RANCH #1
CCR19-1066	Initial Notice Sent	Bar J Ranch Unit 1 - Vehicle Restrictions - Open Bar J Ranch Unit 1 - Unmaintained Landscaping - Open	3698	OCASO	Ct	BAR J RANCH #1
CCR19-1047	Initial Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Materials - Open	3466	LA CIENEGA	Way	CAMERON PK N 7
CCR19-1023	Initial Notice Sent	Airpark Estates - Recreational Vehicle Parking Restrictions - Open	3252	WESTERN	Dr	AIR PARK EST AM

CCR19-1106	Pending	Cameron Park Unit No. 12 - Failure to obtain Architectural Review Committee approval - Closed Cameron Park Unit No. 12 - Improperly stored materials - Open	3307	ROLLS	Dr	CAMERON PARK #12
CCR19-1095	Pending	Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open Cameron Park North Unit No. 7 - Temporary Residence - Open	2740	ALHAMBRA	Dr	CAMERON PK N 7
CCR19-1060	Pending	Bar J Ranch Unit 1 - Unmaintained Landscaping - Open	2421	RIATA	Ct	BAR J RANCH #1
CCR19-1040	Pending	Bar J Ranch Unit 3 - Unmaintained Property - Open	3520	COVELLO	Cir	BAR J RANCH #3
CCR19-1038	Pending	Cambridge Oaks Unit 3 - Unmaintained Lot - Open	305	REID	Ct	CAMBRIDGE OAKS #3
CCR19-1037	Pending	Bar J Ranch Unit 5: Unmaintained property - Open	4642	ABRIJO	Rd	BAR J RANCH #5
CCR19-1031	Pending	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	Pending	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
CCR19-1021	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 - Offensive Conduct and Nuisances - Open	3305	FLAME	Ct	CAMERON WOODS #1
CCR19-1020	Pending	Cameron Park Unit No. 12 - Improperly stored materials - Open	2544	SANDPIPER	Way	CAMERON PARK #12
CCR19-1019	Pending	Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	2740	ALHAMBRA	Dr	CAMERON PK N 7