

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



**Covenants, Conditions & Restrictions (CC&R) Committee  
Meeting**

**Monday, November 6<sup>th</sup>, 2023**

**5:30 p.m.**

**Cameron Park Community Center – Social Room**

**2502 Country Club Drive**

**Cameron Park, CA 95682**

## **Agenda**

Members: Chair, Eric Aiston (EA) V. Chair, Bob Dutta (BD) Candice Hill Calvert (CHC)

Director Dawn Wolfson (DW), Kristen Wiederhold (KW)

Alternate: Tim Israel (TI)

Staff: CC&R Compliance Officer Jim Mog, Interim General Manager Jill Ritzman

### **CALL TO ORDER**

### **ROLL CALL**

*Public testimony will be received on each agenda item as it is called. The 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.*

### **APPROVAL OF AGENDA**

#### **1. APPROVAL OF CONFORMED AGENDA**

- a. Conformed Agenda – CC&R Meeting – October 2<sup>nd</sup>, 2023

### **OPEN FORUM**

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

- 2. District Update – Oral Report, Power Point Presentation (J. Ritzman)**

## DEPARTMENT MATTERS

### 3. Monthly Staff Report

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report)
  - o Total Cases Open = 60
    - Courtesy Notices – 17
    - Initial Notices – 11
    - Final Notices – 8
    - Pre-legal Notices – 4
    - Referred to Legal – 0
    - Outside Agency – 2
  - o Prior Month's Cleared Cases – 4
  - o Prior Month's New Cases – 14
  
- b. Architectural Review Projects – Period – October 2023
  - o Projects Reviewed – 32
  - o Projects Approved – 31

#### Summary of ARC Projects:

- o Roofs – 20
- o Solar – 2
- o Tree Removals – 1
- o Fences – 3
- o New Home Const. – 0
- o ADU/JADU – 0
- o Swimming Pool – 3
- o Exterior House Paint – 0
- o Carport – 0
- o Deck – 0
- o Exterior Renovation – 0
- o Siding Replacement – 2
- o Detached Garage – 0
- o Gazebo/Pergola/Patio Cover – 1
- o Storage Shed – 0
- o Window Replacement - 0

### 4. Staff Updates – (Not an action item)

- a. Pre-Legal Notices sent:
  - CCR22 - 1099 – 3831 Sheridan Rd.
  - CCR23 – 1047 – 2603 Julie Ct.
  - CCR23 – 1042 – 2614 Julie Ct.
  - CCR23 – 1026 – 2712 Royal Park Dr.
  
- b. Staff are working on ideas for advertising the ARC review requirements as requested by the CC&R committee.

- c. Website improvements are being made to the CC&R tab of the home page. The intent is to provide a “One Click” action for visitors to find the desired page, documents, and directions. For example, the drop down will have “Neighborhood CC&Rs” to click on taking the visitor straight to the CC&R document page.
  
- d. The Neighborhood Campaigns continue.  
Staff has completed the CPK #3. Staff did complete violation notices on Sheridan Rd. for all trailered items. The response from those that received notices to store the items has been positive with nearly all working toward compliance.  
Inspections for CPK #2 are being conducted with violation notices being sent out.  
Staff worked on a Neighborhood Campaign in sections of CPK #12. These are now being inspected after the campaign.

**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**

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



**Covenants, Conditions & Restrictions (CC&R) Committee  
Meeting  
Monday, October 2<sup>nd</sup>, 2023  
5:30 p.m.**

**Cameron Park Community Center – Social Room**

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

**Conformed Agenda**

Members: Chair, Eric Aiston (EA) V. Chair, Bob Dutta (BD) Candice Hill Calvert (CHC)  
Director Dawn Wolfson (DW), Kristen Wiederhold (KW)  
Alternate: Tim Israel (TI)

Staff: CC&R Compliance Officer Jim Mog, Interim General Manager Jill Ritzman

**CALL TO ORDER - 5:30 PM**

**ROLL CALL – EA/BD/CHC/DW/KW**

*Public testimony will be received on each agenda item as it is called. The 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.*

**APPROVAL OF AGENDA – Approved – 5-0**

**1. APPROVAL OF CONFORMED AGENDA**

- a. Conformed Agenda – CC&R Meeting – September 11<sup>th</sup>, 2023

**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 = 47
    - Courtesy Notices – 14
    - Initial Notices – 11
    - Final Notices – 7
    - Pre-legal Notices – 2
    - Referred to Legal – 0
    - Outside Agency – 2
  - o Prior Month's Cleared Cases – 13
  - o Prior Month's New Cases – 11
  
- b. Architectural Review Projects – Period – September 2023
  - o Projects Reviewed – 22
  - o Projects Approved – 22

#### Summary of ARC Projects:

- o Roofs – 9
- o Solar – 3
- o Tree Removals – 0
- o Fences – 0
- o New Home Const. – 0
- o ADU/JADU – 0
- o Swimming Pool – 1
- o Exterior House Paint – 2
- o Carport – 0
- o Deck – 0
- o Exterior Renovation – 0
- o Siding Replacement – 5
- o Detached Garage – 0
- o Gazebo/Pergola/Patio Cover – 0
- o Storage Shed – 1
- o Window Replacement - 1

### 3. Review and Approval

Request for pre-legal on the following properties:

- a) ARC23-1193/CCR23 – Shed location review. (Attachment 3a.) – *3-2 for removal of shed to an ARC approved location. Due – 1.30.24*
  
- b) CCR23-1047 – 2603 Julie Ct. – Improperly Stored Vehicle (non-operational Vehicle, Chevrolet Blazer) – Creekside Estates #5– Clause 4.02 Vehicle Storage Requirement. (Notes presented by CC&R Staff). – *Approved.*

- c) CCR23-1042 – 2614 Julie Ct. – Improperly Stored Vehicle (Boat parked on street) – Creekside Estates #5 Clause 4.02. Vehicle Storage Requirement. (Notes presented by CC&R Staff). – *Approved – 5-0*
- d) CCR23-1026 – 2712 Royal Park Dr. – Improperly Stored House Trailer & Commercial Trailer – Cameron Park Unit #11 – Improperly Stored Vehicle. Section 8 Parking Restrictions. – *Approved – 5-0*
- e) CCR22-1099 – 3831 Sheridan Rd. – Improperly Stored Vehicles (trailer/Non-Op Vehicle) – Cameron Park N. Unit #3 – Clause 4e Garage/Carport or breezeway for non-op vehicles out of sight. Clause 4f – Trailers of any type require storage out of sight. – *Approved 5-0*

**4. Staff Updates – (Not an action item)**

- a) - Neighborhood Campaign Cameron Park N. Unit #3 is complete. Staff have completed violation notices on Sheridan Rd for all trailered items.  
 - Neighborhood inspections are underway for Cameron Park N. Unit #2 after Neighborhood Campaign.  
 - Staff have completed sections of Cameron Park #12 in areas of concern (Sandpiper Way and Eagle Lane) with Neighborhood Campaign Letters currently out to homeowners.
- b) District Update – Oral presentation – *Did not complete update due to time. Move up on next agenda to complete.*

**5. Items for Future CC&R Committee Agendas – Full CPCSD Education mailer on ARC and CC&Rs. Present idea, budget, and staff time.**

**6. Items to take to the Board of Directors - None**

**MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF - None**

**ADJOURNMENT – 6:31 PM**

Conformed Agenda Prepared by:

Conformed Agenda Approved by:

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Jim Mog  
CC&R Officer

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Chair Director Eric Aiston or V. Chair Bob Dutta  
CC&R Committee

# CC&R Violation Manager Case Detail Report

## Report Details

Case#	Status	Violation(s)	Street #	Street Name	
CCR23-1080	Courtesy Notice Sent	Cameron Park North Unit No. 1 - Failure to Obtain Architectural Review Committee Approval - Open	3541	CASTLEBROOK	Rd
CCR23-1079	Courtesy Notice Sent	Cameron Park Unit No. 12 - Section 11: Improperly stored materials - Open	2510	EAGLE	Ln
CCR23-1078	Courtesy Notice Sent	Cameron Park Unit No. 12 - Section 11: Improperly stored materials - Open Cameron Park Unit No. 12 - Section 10. - Open	2524	SANDPIPER	Way
CCR23-1077	Courtesy Notice Sent	Viewpointe - Section 11. - Open	3412	CHARITO	Ln
CCR23-1076	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3605	MILLBRAE	Rd
CCR23-1075	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3690	MILLBRAE	Rd
CCR23-1074	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3600	MILLBRAE	Rd
CCR23-1073	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3684	LARKSPUR	Ln
CCR23-1071	Courtesy Notice Sent	The Highlands Unit No. 5 - CLAUSE 4.e) Building Regulations - Open	3190	BENTLEY	Dr
CCR23-1069	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3011	KNOLLWOOD	Dr
CCR23-1061	Courtesy Notice Sent	The Highlands Unit No. 1 - CLAUSE 4.f) Trailer and Recreational Vehicle Storage - Open	2539	STARBUCK	Rd
CCR23-1055	Courtesy Notice Sent	Cameron Ridge Unit No. 2 - Article 2 Architectural and Use Restrictions - 2.14 Animals - Open	7046	KENTFIELD	Dr
CCR23-1051	Courtesy Notice Sent	Cambridge Oaks Unit 3 - 24. Animals - Open	545	CRAZY HORSE	Ct
CCR23-1046	Courtesy Notice Sent	Bar J Ranch Unit 7 - 6. Unsightly Items - Open	3560	COVELLO	Cir
CCR23-1041	Courtesy Notice Sent	Cameron Park North Unit No. 7 - Animals - Open	3433	LA CANADA	Dr
CCR23-1036	Courtesy Notice Sent	Bar J Ranch Unit 7 - 6. Unsightly Items - Open	3900	PLACITAS	Dr

CCR19-1085	Courtesy Notice Sent	Creekside Estates Unit No. 5 - Improperly Stored Materials - Closed Creekside Estates Unit No. 5 - Section 4: Use Restrictions - 4.04 Animals - Open Creekside Estates Unit No. 5 - Section 3: Architectural Control - 3.01 General Limitation - Open	2719	JUSTIN WOODS	Ct
CCR23-1029	Final Notice Sent	Air Park Estates - Architectural Committee approval required - Open Airpark Estates - Improperly stored Materials - Open	3281	OXFORD	Rd
CCR23-1014	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open Cameron Park North Unit No. 2 - Clause 3 Architectural Review Required - Open	2885	HOLLY HILLS	Ln
CCR22-1095	Final Notice Sent	The Highlands Unit No. 2 - CLAUSE 4.e) Building Regulations - Open	3061	ROYCE	Dr
CCR22-1062	Final Notice Sent	Cameron Park Unit No. 12 - Section 10. - Open	2700	STERLING	Way
CCR22-1016	Final Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3932	LOS SANTOS	Dr
CCR21-1007	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3694	LARKSPUR	Ln
CCR21-1006	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3661	LARKSPUR	Ln
CCR19-1007	Final Notice Sent	Cameron Park North Unit No. 1 - Inappropriately stored materials - Open Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open Cameron Park North Unit No. 1 - Failure to Obtain Architectural Review Committee Approval - Open	3951	LOS SANTOS	Dr
CCR23-1072	Initial Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3913	LOS SANTOS	Dr
CCR23-1068	Initial Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	3053	KNOLLWOOD	Dr
CCR23-1059	Initial Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3801	SHERIDAN	Rd
CCR23-1056	Initial Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3758	SHERIDAN	Rd
CCR23-1054	Initial Notice Sent	Cambridge Oaks Unit No. 3 - Vehicle Storage - Open	4285	CRAZY HORSE	Rd



CCR23-1038	Initial Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Materials - Closed Cameron Park N. 7. Section 16.(f) - Property Maintenance. - Open	2871	MONTEBELLO	Way
CCR22-1110	Initial Notice Sent	The Highlands Unit No. 5 - CLAUSE 7. - Closed The Highlands Unit No. 5 - CLAUSE 4.e) Building Regulations - Open	3240	BENTLEY	Dr
CCR22-1106	Initial Notice Sent	Eastwood Park Unit #1 - Clause 3.10 Trash - Open	3282	VELD	Way
CCR22-1049	Initial Notice Sent	Cambridge Oaks Unit 1 - Garbage and Refuse Disposal - Closed Cambridge Oaks Unit 3 - 24. Animals - Open	4733	THOREAU	Dr
CCR22-1044	Initial Notice Sent	Weed Abatement	3260	CESSNA	Dr
CCR22-1010	Initial Notice Sent	Ongoing work with property management	2690	COUNTRY CLUB	Dr
CCR23-1047	Pre-legal Notice Sent	Creekside Estates Unit No. 5 - Boat parked on street - Open	2603	JULIE	Ct
CCR23-1042	Pre-legal Notice Sent	Creekside Estates Unit No. 5 - Boat parked on street - Open	2614	JULIE	Ct
CCR23-1026	Pre-legal Notice Sent	Cameron Park Unit No. 11 - Improperly Stored Vehicle - Open	2712	ROYAL PARK	Dr
CCR22-1099	Pre-legal Notice Sent	Cameron Park North Unit No. 3 - Improperly Stored Materials - Open Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3831	SHERIDAN	Rd
CCR23-1025	Referred to Outside Agency	Cameron Park North Unit No. 1 - Failure to Obtain Architectural Review Committee Approval - Open	3931	TORONTO	Rd
CCR21-1018	Referred to Outside Agency	Creekside Estates Unit Nos. 2 and 3 - II. Special Provisions - K. - Open	2781	HILLCREST	Dr

Number of Cases: 60

CC&R Violation Manager Case Detail Report

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