

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



**Covenants, Conditions & Restrictions (CC&R) Committee
Meeting
Monday, October 2nd, 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 – September 11th, 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)
 - Total Cases Open = 47
 - Courtesy Notices – 14
 - Initial Notices – 11
 - Final Notices – 7
 - Pre-legal Notices – 2
 - Referred to Legal – 0
 - Outside Agency – 2
 - Prior Month's Cleared Cases – 13
 - Prior Month's New Cases – 11

- b. Architectural Review Projects – Period – September 2023
 - Projects Reviewed – 22
 - Projects Approved – 22

Summary of ARC Projects:

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

3. Review and Approval

Request for pre-legal on the following properties:

- a) ARC23-1193/CCR23 – Shed location review. (Attachment 3a.)

- 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).

- 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).
- d) CCR23-1026 – 2712 Royal Park Dr. – Improperly Stored House Trailer & Commercial Trailer – Cameron Park Unit #11 – Improperly Stored Vehicle. Section 8 Parking Restrictions.
- 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.

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

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, September 11th, 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 - 5:32 PM

ROLL CALL – EA, TI, BD, CHC, KW, - DW Absent

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 – Approved 4-0 – 1 abstain.

a. Conformed Agenda – CC&R Meeting – August 7th, 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)
 - Total Cases Open = 49
 - Courtesy Notices – 18
 - Initial Notices – 11
 - Final Notices – 5
 - Pre-legal Notices – 2
 - ~~Referred to Legal – 1~~
 - Outside Agency – 2
 - Prior Month's Cleared Cases – 9
 - Prior Month's New Cases – 20

- b. Architectural Review Projects – Period – June 2023
 - Projects Reviewed – 25
 - Projects Approved – 24

Summary of ARC Projects:

- Roofs – 10
- Solar – 3
- Tree Removals – 2
- Fences – 1
- New Home Const. – 0
- ADU/JADU – 1
- Swimming Pool – 3
- Exterior House Paint – 1
- Carport – 0
- Deck – 0
- Exterior Renovation – 1
- Siding Replacement – 1
- Detached Garage – 0
- Gazebo/Pergola/Patio Cover – 0
- Storage Shed – 0
- Retaining Wall - 1

3. Review and Approval

Request for pre-legal on the following properties:

- a) CCR23-1031 – 3422 Charito Lane. – Improperly Stored Vehicle (Boat on street) – Viewpoint Neighborhood – Viewpoint Section - 11-Vehicle Restrictions. (Notes presented by CC&R Staff).
 - Pre-legal Approved

- b) CCR23-1039 – 306 Reid Ct. – Improperly Stored Vehicle (Boat on street)– Cambridge Oaks #3 Clause 16 – Vehicle Storage. (Notes presented by CC&R Staff).
 - Pre-Legal Approved

4. Review and Provide Recommendation

a) CCR-1036/ARC-1193 – 3900 Placitas Dr – *Review with Fire Department for compliance of structure placement.*

b) 2023-2024 Rain Season – *Options for residential educational message. – Review at next meeting*

5. Staff Updates – (Not an action item)

a) District Update – (Oral Report from Staff & Board Members) – *Bring back next month.*

b) Cameron Park N. Unit #3 Neighborhood Campaign has been completed. Reminder of CC&R restriction letters have been sent to residents with violations requesting voluntary abatement.

6. Items for Future CC&R Committee Agendas

- Items 4.b and Item 5.a to return to the next meeting.

7. Items to take to the Board of Directors - None

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF - None

ADJOURNMENT – 6:40 PM

Conformed Agenda Prepared by:

Conformed Agenda Approved by:

Jim Mog
CC&R Officer

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

CC&R Violation Manager Case Detail Report

Case#	Status	Violation(s)	Street #	Street Name	
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
CCR23-1071	Courtesy Notice Sent	The Highlands Unit No. 5 - CLAUSE 4.e) Building Regulations - Open	3190	BENTLEY	Dr
CCR23-1070	Courtesy Notice Sent	The Highlands Unit No. 6 - CLAUSE 4.e) Building Regulations - Vehicles - Open	2810	ROYCE	Dr
CCR23-1069	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3011	KNOLLWOOD	Dr
CCR23-1068	Courtesy 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
CCR23-1066	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3141	KNOLLWOOD	Dr
CCR23-1065	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3151	KNOLLWOOD	Dr
CCR23-1064	Courtesy Notice Sent	Twin Canyons Article 3 - section 3.04B - Inoperable or Recreational Vehicles - Open	4108	PLATEAU	Cir
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 Uniit 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
CCR23-1047	Final Notice Sent	Creekside Estates Uniit No. 5 - Boat parked on street - Open	2603	JULIE	Ct
CCR23-1042	Final Notice Sent	Creekside Estates Uniit No. 5 - Boat parked on street - Open	2614	JULIE	Ct
CCR23-1026	Final Notice Sent	Cameron Park Unit No. 11 - Improperly Stored Vehicle - Open	2712	ROYAL PARK	Dr
CCR22-1100	Final Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3257	KIMBERLY	Rd
CCR22-1099	Final Notice Sent	Cameron Park North Unit No. 3 - Improperly Stored Materials - Open Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3831	SHERIDAN	Rd
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
CCR23-1060	Initial Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3331	KIMBERLY	Rd
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
CCR23-1034	Initial Notice Sent	Cameron Park Unit No. 11 - Improperly Stored Vehicle - Open	2704	ROYAL PARK	Dr
CCR23-1029	Initial Notice Sent	Air Park Estates - Architectural Committee approval required - Open Airpark Estates - Improperly stored Materials - Open	3281	OXFORD	Rd
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

CCR22-1049	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	On Going work with Apartment Manager	2690	COUNTRY CLUB	Dr
CCR23-1039	Pre-legal Notice Sent	Cambridge Oaks Unit No. 3 - Vehicle Storage - Open	306	REID	Ct
CCR23-1031	Pre-legal Notice Sent	Viewpointe - Section 11. - Open	3422	CHARITO	Lane

Number of Cases: 47

CC&R Violation Manager Case Detail Report

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Cameron Park
Community Services District

Agenda Transmittal

DATE: October 2, 2023

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

AGENDA ITEM #3A: **ARC23-1193/CCR23 -1036 - 3900 PLACITAS DR.**

RECOMMENDED ACTION: Approve Staff's Recommendation

Background

Due to neighborhood complaint received, CC&R staff addressed a shed constructed in front of the garage at 3900 Placitas. CC&R for Bar J Ranch #7, Section 6. Unsightly Items, stipulates "All clotheslines or other storage areas, machinery and equipment shall be prohibited upon any lot unless obscured from view of adjoining streets or lots by a fence or appropriate screen." The intent of this clause is to preserve the aesthetics of the community.

In September, the CC&R Committee discussed the placement of the shed with the homeowner, acknowledged that shed in front of a residential property is inconsistent with many neighborhoods, and requested staff discuss with the Fire Marshal the shed's placement due to the proximity to the house & garage, fence, and neighbor's house.

The Fire Marshal had no concerns about the shed's placement relative to fire prevention.

Recommendation

Remove the structure from the front of the house by January 30th, 2024.

Discussion

Staff recommends that the shed be removed from the front of the house. The homeowner can re-locate the shed to the backyard behind the fence. The ARC Committee review is needed, even if shed is constructed in the backyard.