

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



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

Monday, October 7th, 2024

5:30 p.m.

Cameron Park Community Center – Social Room

2502 Country Club Drive

Cameron Park, CA 95682

Agenda

Members: Chair Bob Dutta (BD), Vice Chair Sid Bazett (SB), Tim Israel (TI), Candice Hill Calvert (CHC),
Terry Eastwood (TE)

Alternate: Dawn Wolfson (DW)

Staff: CC&R Compliance Officer Jim Mog, General Manager Alan Gardner

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. The Committee reserves the right to waive said rules by a majority vote.

1. APPROVAL OF AGENDA

2. APPROVAL OF CONFORMED AGENDA

a. Conformed Agenda – CC&R Meeting – September 9th, 2024

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)
 - o Total Cases Open = 47
 - Courtesy Notices – 15
 - Initial Notices – 4
 - Final Notices – 5
 - Pre-legal Notices – 1
 - Referred to Legal – 2
 - o Prior Month's Cleared Cases – 9
 - o Prior Month's New Cases – 6

- b. Architectural Review Projects – Period – September 2024
 - o Projects Reviewed – 28
 - o Projects Approved – 28

Summary of ARC Projects:

- o Roofs – 11
- o Solar – 1
- o Tree Removals – 1
- o Fences – 3
- o Multi Residential Development. – 1
- o ADU/JADU – 0
- o Swimming Pool – 1
- o Exterior House Paint – 2
- o Carport – 0
- o Deck – 2
- o Exterior Renovation/Room Addition – 2
- o Siding Replacement – 2
- o Detached Garage – 0
- o Gazebo/Pergola/Patio Cover – 2
- o Storage Shed – 0
- o Window Replacement – 0

4. Violation Notice Examples – (Not an Action Item).

- a. The violation notices that we are reviewing are developed by our legal counsel for CC&Rs. They are specific to the wording that is required for future action to be taken if necessary. These letters are presented to the committee for purposes of education and knowledge of the documents that are sent to owners requesting compliance. These letters are not to be revised without legal counsel review and approval.

5. Staff Updates – (Not Action Items).

- a. CCR21 – 1002 – 3003 Wilkinson Rd. – Deer Trail Estates** – Vehicle Restrictions. Pre-legal notice was served. The motorhome is still being stored on the street. The case has been forwarded to legal and legal notice is being sent.
- b. Neighborhood Campaigns – Highlands, Cambridge Oaks and Bar J Ranch.** – Staff has started the 2024 neighborhood campaigns. September included Highland’s neighborhoods 1 -4, Cambridge Oaks neighborhoods 1-3 and Bar J Ranch neighborhoods 1-3. Staff found various addresses with items for owners to focus on to avoid violation notices. Letters were sent to those addresses. Staff is pleased to report that many residents in these neighborhoods have been keeping up on their CC&R obligations with minimal addresses that needed attention.

6. Items for Future CC&R Committee Agendas

7. Items to take to the Board of Directors

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF:

Staff is requesting the CC&R committee meeting scheduled for Nov 4th be rescheduled to a different date or cancelled if possible. The request is open for discussion between committee and staff.

ADJOURNMENT:

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



**Covenants, Conditions & Restrictions (CC&R) Committee
Meeting
Monday, September 9th, 2024
5:30 p.m.**

Cameron Park Community Center – Social Room

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

Conformed Agenda

Members: Chair Bob Dutta (BD), Vice Chair Sid Bazett (SB), Tim Israel (TI), Candice Hill Calvert (CHC),
Terry Eastwood (TE)
Alternate: Dawn Wolfson (DW)

Staff: CC&R Compliance Officer Jim Mog, General Manager Alan Gardner

CALL TO ORDER - 5:30 AM

ROLL CALL *BD/SB/TI/CHC/TE – Staff AG & JM*

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. The Committee reserves the right to waive said rules by a majority vote.

- 1. APPROVAL OF AGENDA – Approved 5-0**
- 2. APPROVAL OF CONFORMED AGENDA – Approved 5-0**
 - a. Conformed Agenda – CC&R Meeting – August 5th, 2024

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)
 - o Total Cases Open = 44
 - Courtesy Notices – 12
 - Initial Notices – 2
 - Final Notices – 6
 - Pre-legal Notices – 3
 - Referred to Legal – 1
 - o Prior Month's Cleared Cases – 8
 - o Prior Month's New Cases – 5

- b. Architectural Review Projects – Period – August 2024
 - o Projects Reviewed – 28
 - o Projects Approved – 28

Summary of ARC Projects:

- o Roofs – 16
- o Solar – 0
- o Tree Removals – 0
- o Fences – 2
- o New Home Const. – 1
- o ADU/JADU – 2
- o Swimming Pool – 1
- o Exterior House Paint – 0
- o Carport – 0
- o Deck – 4
- o Exterior Renovation/Room Addition – 1
- o Siding Replacement – 0
- o Detached Garage – 0
- o Gazebo/Pergola/Patio Cover – 1
- o Storage Shed – 0
- o Window Replacement – 0

4. Pre-legal/Legal Request – (Committee Action Required).

- a. **CCR21 – 1002 – 3003 Wilkinson Rd. – Deer Trail Estates** – Section 2. Vehicle Storage. The CC&R Committee approved pre-legal on August 5th. Staff issued pre-legal notice. Staff inspected the address on 9.4.24. There was no progress on the motorhome still present on the street frontage of Mellowdawn Way. Staff is requesting additional action by Legal Notice.
– Approved for legal notice – 5-0

- b. **CCR23 – 1039 – 306 Reid Ct. – Cambridge Oaks #3** – Vehicle Storage – The CC&R Committee approved pre-legal in September of 2024. Staff issued that pre-legal notice.

The boat was cleared after legal (pre-legal in 2023) notice but has returned this season. Complaints have noted the boat on the street has been present for several weeks. Staff completed the inspection to verify. Staff is requesting additional action by way of additional pre-legal notice and move to legal notice if no action is taken or to move directly to Legal notice.

– Complete second inspection that the boat is still there before moving to next notice. Notice of pre-legal or legal notice from Kronick at the discretion of staff.

5. Staff Updates – (Not Action Items).

- a. **CCR21 – 1011 – 2431 Mellowdawn Way – Deer Creek Estates #1** – Vehicle Restrictions. A legal notice was sent to the homeowner for trailered items. Staff completed an inspection on 9.4.24. Staff observed homeowner cleaning up areas of storage. One boat has been moved to the back behind the fence line. The dump trailer was still out. Staff will schedule an additional inspection for the week of 9.9.24 to see if the items have been cleared.
- b. **CCR23 – 1042 – 2614 Julie Ct. – Creekside Estates Unit 5.** – Vehicle Restrictions. Staff completed the inspection on 9.4.24. The boat was not present in frontage or along streets nearby. Staff will schedule the address to be re-inspected upon boating season in April of 2025.
- c. **CCR21-1017 – 2967 Royal Park Dr. – Royal Highland #1** – Various Violations. Roof approval was provided in April of 2024 by the ARC Committee. Staff was requested by County to work with Owner to get the roof approved so the county could work with on various issues with the owner. Staff have also been advised to continue to monitor the residents for the improvements to be made. At this point. No roof work has been completed. County is working on issues through their process. CPCSD staff continues to take direction from the county when needed.
– Committee is requesting a letter to be sent to Dusty at Cal Fire requesting assistance.

6. Items for Future CC&R Committee Agendas

- Provide examples of violation notices. (Continued to next meeting).

7. Items to take to the Board of Directors

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF – TI to be absent on 10.7.24

ADJOURNMENT: - 6:28 PM

Conformed Agenda Prepared by:

Conformed Agenda Approved by:

Jim Mog
CC&R Officer

Chair Director Bob Dutta or V. Chair Sid Bazzett
CC&R Committee

CC&R Violation Manager Case Detail Report

Case#	Status	Violation(s)	Street #	Street Name		Open Date
CCR21-1002	Referred to Legal	Deer Trail Estates - 2. Recreational Vehicle (RV) Storage - Open	3003	WILKINSON	Rd	1/21/2021
CCR21-1001	Referred to Legal	Deer Creek Estates Unit 1 - Vehicles - Open Deer Creek Estates Unit No. 1 - Improperly stored Materials - Closed	2431	MELLOWDAWN	Way	1/20/2021
CCR24-1070	Courtesy Notice Sent	Cameron Park Unit No. 11 - Article III Property Use Restrictions - Section 9. Storage - Open	3294	PAIUTE	Ct	9/26/2024
CCR24-1068	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Clause 4a - Closed Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3669	CAMBRIDGE	Rd	9/11/2024
CCR24-1067	Courtesy Notice Sent	Cameron Park North Unit No. 6 - Section 9 - Materials/Equipment Storage Requirements. Open Cameron Park North Unit No. 6 - Recreational Vehicle Parking - Open	3503	VERANO	Way	9/11/2024
CCR24-1066	Courtesy Notice Sent	Bar J Ranch Unit 4 - 5. Garbage and Refuse Disposal - Open	4597	BOCANA	Rd	9/10/2024
CCR24-1065	Courtesy Notice Sent	Airpark Estates - Recreational Vehicle Parking Restrictions - Open Airpark Estates - Improperly stored Materials - Open Airpark Estates Cameron Park North Unit #5 - section 9 - Illegal Livestock - Open	3291	FAIRWAY	Dr	9/10/2024
CCR24-1062	Courtesy Notice Sent	Cameron Park N. Unit 8 - Clause 11 - Vehicle Parking Restrictions - Open Cameron Park N. 8 - Section 12 - Material Storage - Open Cameron Park N. 8 Section 9 - No Advertising - Open	3281	GRANADA	Dr	9/4/2024
CCR24-1061	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Clause 6 - Open	3051	CEDARHURST	Ct	8/12/2024
CCR24-1058	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Clause 3 Architectural Review Required - Open	3780	CAMBRIDGE	Rd	7/22/2024
CCR24-1057	Courtesy Notice Sent	Cameron Park North Unit No. 7 - Animals - Open	2880	CORNADA	Ct	7/16/2024

CCR24-1055	Courtesy Notice Sent	Bar J Ranch Unit 3 - Unmaintained Property - Closed Bar J Ranch Unit 3 - Unslightly Items - Open	3946	EL NORTE	Rd	7/2/2024
CCR24-1040	Courtesy Notice Sent	Cameron Park Unit No. 11 - Article III Property Use Restrictions - Section 5. Household Pets - Open	2592	ROYAL PARK	Dr	5/13/2024
CCR24-1027	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	2844	OSBORNE	Rd	4/22/2024
CCR24-1019	Courtesy Notice Sent	Cameron Park N. Unit 8 - Clause 11 - Vehicle Parking Restrictions - Open	3062	ESTEPA	Dr	2/26/2024
CCR23-1041	Courtesy Notice Sent	Cameron Park North Unit No. 7 - Animals - Open	3433	LA CANADA	Dr	7/10/2023
CCR19-1049	Courtesy Notice Sent	Cambridge Oaks Unit No. 3 - Vehicle Storage Closed Cambridge Oaks Unit No. 2 - Vehicle Storage Open	4237	CRAZY HORSE	Rd	6/3/2019
CCR24-1053	Final Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	3820	CHELSEA	Rd	6/26/2024
CCR24-1017	Final Notice Sent	Deer Creek Estates Unit 1 - Vehicles - Closed Deer Trail Estates - 2. Recreational Vehicle (RV) Storage - Open	2447	MELLOWDAWN	Way	2/23/2024
CCR24-1014	Final Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3573	KIMBERLY	Rd	2/9/2024
CCR23-1074	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3600	MILLBRAE	Rd	10/4/2023
CCR23-1059	Final Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3801	SHERIDAN	Rd	8/28/2023
CCR24-1004	Initial Notice Sent	Cameron Park Unit No. 11 - Improperly Stored Vehicle - Open Cameron Park Unit No. 11 - Article III Property Use Restrictions - Section 9. Storage - Closed Cameron Park Unit No. 11 - Article IV Architectural Control - Section 1. Approval of Architectural Improvements - Open	2789	WAVERLY	Dr	1/30/2024
CCR24-1000	Initial Notice Sent	Cameron Park North Unit No. 1 - Prohibited animals kept at property - Open	3364	HACIENDA	Rd	1/9/2024
CCR23-1078	Initial Notice Sent	Cameron Park Unit No. 12 - Section 11: Improperly stored materials - Open Cameron Park Unit No. 12 - Section 10. - Open	2524	SANDPIPER	Way	10/18/2023

CCR22-1089	Initial Notice Sent	Cameron Park Unit #13 Section 10 Vehicle Parking - Open	3352	CAMBRIDGE	Rd	10/19/202 2
CCR23-1076	Pre-legal Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - HOLD	3605	MILLBRAE	Rd	10/4/2023

Number of Cases: 47

CC&R Violation Manager Case Detail Report

Generated : 10/2/2024 8:56 AM