

**CAMERON PARK COMMUNITY SERVICES DISTRICT**

CC&R POLICY AND ENFORCEMENT SUBCOMMITTEE  
 2502 Country Club Drive, Cameron Park, CA 95682 - phone (530) 677-2231 fax (530) 677-2201

**AGENDA**  
**CC&R REGULAR SCHEDULED MEETING**  
 Tuesday, January 6, 2015 6:30 P.M.  
 3200 Country Club Drive, Cameron Park, California

<b>1.</b>	<b>Call to Order:</b>			
	<i>Roll Call:</i>	Gerald Lillpop, Roseann Livingston, Robert Dalton		
<b>2.</b>	<b>Agenda Approval:</b>			
	Agenda for	January 6, 2015		
	<i>Recommended Action:</i>	Approve agenda.		
<b>3.</b>	<b>CC&amp;R Conformed Agenda:</b>			
	Conformed Agenda for	December 2, 2014		
	<i>Recommended Action:</i>	Approve Conformed agenda.		
<b>4.</b>	<b>Public Comment: Time For the Audience to Address the Committee On Non-Agenda Items</b>			
	Public testimony will be received on each agenda item as it is called. Principal party on each side of an issue (where applicable) is allocated 10 minutes to speak, individual comments are limited to 3 minutes, and individuals representing a group are allocated 5 minutes. Matters not on the agenda may be addressed by the public during the Open Forum. Public comments during Open Forum are limited to three minutes per person. The Committee reserves the right to waive said rules by a majority vote.			
<b>5.</b>	<b>Communications Requiring Committee Review/Action:</b>			
	<i>Monthly Staff Report:</i>			
<b>6.</b>	<b>Initial Notice:</b>	<b>Notice Sent</b>	<b>Unit</b>	<b>Complaint</b>
	A.			
	B.			
	C.			
	D.			
	E.			
	F.			
	G.			
	<i>Recommended Action:</i>			
<b>7.</b>	<b>Final Notice</b>	<b>Notice Sent</b>	<b>Unit</b>	<b>Complaint</b>
	A.			
	B.			
	C.			
	D.			
	E.			
	<i>Recommended Action:</i>			
<b>8.</b>	<b>Pre-Legal Notice</b>	<b>Notice Sent</b>	<b>Unit</b>	<b>Complaint</b>
	A.			
	B.			
	<i>Recommended Action:</i>			
<b>9.</b>	<b>Legal Cases</b>	<b>Notice Sent</b>	<b>Unit</b>	<b>Complaint</b>
	A.	#6163 4304 Crazy Horse Road 04/10/14	Cambridge Oaks #3	Improper Parking on Street

	<p><b>Status:</b> Following an email complaint the homeowner at 4304 Crazy Horse Drive was initially cited on January 22, 2014 for being in violation of Cambridge Oaks Unit #3 CC&amp;Rs, Clause 16 which prohibits overnight parking of vehicles on any street within the subdivision. A Final Notice letter sent on February 11, 2014 and a Pre-Legal Notice letter was sent on March 10, 2014. The vehicle, a tan Chevrolet Astro Van, license #3TIF442, had been consistently parked in the same location, both day and night and the homeowner has never responded to any of the violation notices. On April 1, 2014 at the regular scheduled CC&amp;R Committee Meeting, by a vote of 4-0, the Committee approved forwarding this issue to the Board of Directors for legal action. On April 16, 2014 the Board of Directors, by a vote of 4-0, approved forwarding this issue to legal counsel for legal action and the appropriate documents were forwarded accordingly. Legal counsel has sent the homeowner a letter requesting that the homeowner comply and if the homeowner fails to comply, then legal Counsel will file a lawsuit on behalf of the District against the homeowner. As of July 28, 2014 homeowner has failed to comply and legal counsel is filing a lawsuit against the homeowner. Legal counsel is in the process of personally delivering (serving) the lawsuit on the homeowner. On-going attempts to serve the homeowner have been unsuccessful. Legal counsel has sent the homeowner a Notice and Acknowledgement letter asking him to voluntarily accept service of the Complaint. Homeowner has until October 20, 2014 to accept. Homeowner was successfully served on October 16, 2014 and will have until November 15, 2014 to file a response to the Complaint. The homeowner did not file a response to the Complaint. Legal counsel will request that the homeowner reimburse District for the attorney fees that the District incurred in the lawsuit. As of October 21, 2014 the homeowner had stopped parking the van on the street overnight.</p>
B.	<p>#6195 3102 Gateway Drive 09/09/14 Cameron Park #12 Keeping Chickens On The Property</p> <p><b>Status:</b> The homeowner at 3102 Gateway Drive was issued an Initial Notice on June 11, 2014 for being in violation of Cameron Park Unit #12 CC&amp;Rs, Section 7 which reads in part as follows: “No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot...”. The homeowner called on June 23<sup>rd</sup> to discuss the violation notice and the appeals process and indicated that she would like to appeal the violation and would forward a letter or email to confirm. Having received no further contact from the homeowner a Final Notice was issued on July 7<sup>th</sup>. On July 16<sup>th</sup> the homeowner left a phone message stating that she wanted to appeal. The Compliance Officer returned the phone call on July 18<sup>th</sup> to again discuss the appeals process and it was agreed that the homeowner’s appeal would be placed on the August 5<sup>th</sup> CC&amp;R Committee Meeting agenda. During the appeal discussion at the August 5<sup>th</sup> meeting the homeowner decided that they would like to try amending the existing CC&amp;Rs. The Committee agreed to allow the homeowner thirty days to amend the Cameron Park Unit #12 CC&amp;Rs and to report back to the Committee at the September 2<sup>nd</sup> meeting with a status report. The homeowner did not attend the September 2<sup>nd</sup> meeting and no further contact was received. A Pre-Legal Notice was issued on September 9<sup>th</sup> stating that the violation would be on the October 7<sup>th</sup> Committee agenda with the recommendation to forward to the Board of Directors for legal action. On September 19<sup>th</sup> the homeowner sent an email stating that they had retained an attorney and requested a thirty day extension for their attorney to get up to speed on the issue. At the regular scheduled CC&amp;R Committee Meeting held on October 27, 2014 the Committee, by a vote of 4-0, approved forwarding the violation, without the thirty day extension, to the Board of Directors for legal action. On October 15, 2014 the Board of Directors approved forwarding the violation to legal counsel for legal action and the documents were forwarded to legal counsel accordingly. On October 21, 2014 the homeowner notified the District that they were in the process of purchasing property outside of Cameron Park and forwarded real estate documents to verify same. Further enforcement action is being held in abeyance until November 24, 2014 while the relocation takes place. On November 25<sup>th</sup> the homeowner informed the District that they are currently in contract to sell their property at 3102 Gateway Drive and are scheduled to close on January 2, 2015.</p>
C.	<p>#6219 3519 Montero Road 09/16/14 Bar J Ranch #2 Improper Parking On Street</p> <p><b>Status:</b> The homeowner at 3519 Montero Road was initially cited on July 23, 2014 for being in violation of Bar J Ranch Unit #2 CC&amp;Rs, Clause 19 which reads in part as follows: “No automobiles, motorcycles, campers, trailers, boats or recreational vehicles of any type shall be kept or parked in the public streets in the property or outside of a garage on any lot”. The initial violation was for having a horse trailer and a boat frequently parked on the street. The boat was relocated and the horse trailer was absent for several weeks. In late August the homeowner once again began parking the horse trailer on the street and/or the driveway. A Final Notice was issued on August 28, 2014 and having received no response from the homeowner, a Pre-Legal Notice was issued on September 16, 2014. At the regular scheduled meeting of October 7, 2014 the CC&amp;R Committee, by a vote of 4-0, approved forwarding this issue to the Board of Directors for legal action. The horse trailer is still being frequently parked on either the street or on the driveway. On October 15, 2014 the Board of Directors approved forwarding the violation to legal counsel for legal action and appropriate documents were forwarded to legal counsel accordingly. Legal counsel has sent the</p>

	homeowner a letter requesting that the homeowner complies or the District will be forced to file a lawsuit.			
<b>10.</b>	<b>Pending</b>	<b>Notice Sent</b>	<b>Unit</b>	<b>Complaint</b>
A.				
B.				
C.				
D.				
<i>Recommended Action:</i>				
<b>11.</b>	<b>Corrected Violations</b>	<b>Notice Sent</b>	<b>Unit</b>	<b>Complaint</b>
A.				
B.				
C.				
D.				
E.				
F.				
G.				
H.				
I.				
J.				
K.				
L.				
M.				
N.				
O.				
P.				
Q.				
R.				
S.				
<i>Recommended Action:</i>				
<b>12.</b>	<b>Matters To and From Committee Members:</b>			
	At this time, the Committee and staff are provided the opportunity to speak on various issues. Direction may be given, however, no action may be taken unless the Committee agrees to include the matter on a subsequent agenda.			
<b>13.</b>	<b>Report Back Items:</b>			
	None			
<b>14.</b>	<b>Adjournment:</b>			

**CC&R Complaints that could not be confirmed from November 4, 2014**

RCV'D	UNIT/ADDRESS	COMPLAINT/REASON CLEARED	CLEARED