

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



**Covenants, Conditions & Restrictions (CC&R) Committee
Meeting
Monday, January 6th, 2025
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 – December 2nd, 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 = 31
 - Courtesy Notices – 8
 - Initial Notices – 3
 - Final Notices – 4
 - Pre-legal Notices – 1
 - Referred to Legal – 0
 - o December Cleared Cases – 3
 - o December New Cases – 0

- b. Architectural Review Projects – Period – December 2024
 - o Projects Reviewed – 25
 - o Projects Approved – 25

Summary of ARC Projects:

- o Roofs – 14
- o Solar – 2
- o Tree Removals – 1
- o Fences – 1
- o New Home Const. – 1
- o ADU/JADU – 1
- o Swimming Pool – 4
- o Exterior House Paint – 0
- o Carport – 0
- o Deck – 0
- o Exterior Renovation/Room Addition – 1
- o Siding Replacement – 0
- o Detached Garage – 0
- o Gazebo/Pergola/Patio Cover – 0
- o Storage Shed – 0
- o Window Replacement – 0

4. Staff Updates – (Not Action Items).

- a. **Neighborhood Campaigns – Cameron Park #2.** – Staff has continued the 2024 neighborhood campaigns. December included Cameron Park # 2, consisting of 607 homes. Staff found approximately 26 addresses with items for owners to focus on to avoid violation notices. Eight of those violations were found on Osborn Rd. Letters were sent to those addresses.

5. Items for Future CC&R Committee Agendas

6. Items to be taken 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, December 2nd, 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 - 5:31 AM

ROLL CALL – BD/SB/TI/CHC/TE – Staff JM

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- 1. APPROVAL OF AGENDA – Approved – 5-0**
- 2. APPROVAL OF CONFORMED AGENDA – Approved – 5-0**
 - a. Conformed Agenda – CC&R Meeting – October 7th, 2024
 - b. Conformed Agenda – CC&R Meeting – November 4th 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 = 34
 - Courtesy Notices – 11
 - Initial Notices – 3
 - Final Notices – 4
 - Pre-legal Notices – 1
 - Referred to Legal – 2
 - o October/November Cleared Cases – 17
 - o October/November New Cases – 4

- b. Architectural Review Projects – Period – October and November 2024
 - o Projects Reviewed – 47
 - o Projects Approved – 47

Summary of ARC Projects:

- o Roofs – 21
- o Solar – 2
- o Tree Removals – 2
- o Fences – 1
- o New Home Const. – 1
- o ADU/JADU – 1
- o Swimming Pool – 6
- o Exterior House Paint – 1
- o Carport – 0
- o Deck – 2
- o Exterior Renovation/Room Addition – 0
- o Siding Replacement – 3
- o Detached Garage – 0
- o Gazebo/Pergola/Patio Cover – 4
- o Storage Shed – 1
- o Window Replacement – 1
- o POD - 1

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

- a. **CCR22-1110 – 3240 Bentley Rd.** The Highlands Unit 5 (Section 4.e Building regulations) “Trailers of any type, trucks, tractors or agricultural equipment and boats shall be stored or parked in such a manner so as not to be visible from roadways.” Staff have worked on this property for nearly 3 years for the same violation and issued violation notices through Final Notice. This property receives many verbal complaints. Upon last inspection, a large trailer has been parked on the front lawn for over 6 weeks. It has been used for guests visiting the home. Staff is requesting Pre-Legal Approval to issue to the landlord. – ***Pre-legal approved with the condition that the trailer be further verified to be in violation before sending pre-legal notice (out of proper storage for more than 72 hrs).***

5. Staff Updates – (Not Action Items).

- a. **CCR21 – 1002 – 3003 Wilkinson Rd. – Deer Trail Estates** – Vehicle Restrictions. Legal notice was served. Upon the last inspection all items were in storage behind the fence line.
- b. **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 11.25.24. Staff is inspecting for additional progress on abatement items.
- c. **Neighborhood Campaigns – Cameron Park #1 & #3.** – Staff has continued the 2024 neighborhood campaigns. November included Cameron Par 1 & 3. Staff found various addresses with items for owners to focus on to avoid violation notices. Letters were sent to those addresses.
- d. **3301 Spill Way – Project presentation**

6. Items for Future CC&R Committee Agendas - None

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

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF: - *January 6th attendance will be pending new board presidents committee assignments.*

ADJOURNMENT: - *6:29 PM.*

Jim Mog
CC&R Officer

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

CC&R Violation Manager Case Detail Report

Report Details

Case#	Status	Violation(s)	#	Street		Open Date
CCR24-1072	Courtesy Notice Sent	Eastwood Park Unit 1 - Article 4. Architectural Control Committee - 4.02 Approval Required - Open	3230	VELD	Way	11/22/2024
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
CCR24-1040	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
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
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
CCR24-1065	Initial 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

CCR24-1004	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
CCR23-1076	Pre-legal Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3605	MILLBRAE	Rd	10/4/2023

Number of Cases: 31

CC&R Violation Manager Case Detail Report

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