

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



**Covenants, Conditions & Restrictions (CC&R) Committee
Meeting
Monday, May 6th, 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 – April 1st, 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 = 58
 - Courtesy Notices – 13
 - Initial Notices – 8
 - Final Notices – 7
 - Pre-legal Notices – 5
 - Referred to Legal – 0
 - Outside Agency – 3
 - o Prior Month's Cleared Cases – 8
 - o Prior Month's New Cases – 11

- b. Architectural Review Projects – Period –April 2024
 - o Projects Reviewed – 26
 - o Projects Approved – 25

Summary of ARC Projects:

- o Roofs – 12
- o Solar – 1
- o Tree Removals – 1
- o Fences – 1
- o New Home Const. – 0
- o ADU/JADU – 4
- o Swimming Pool – 1
- o Exterior House Paint – 1
- o Carport – 0
- o Deck – 0
- o Exterior Renovation – 1
- o Siding Replacement – 1
- o Detached Garage – 0
- o Gazebo/Pergola/Patio Cover – 0
- o Storage Shed – 1
- o Window Replacement – 1

4. Action Item – Staff is seeking approval for the following.

- a. **CCR21 - 1001 – 2431 Mellowdawn Ln. – Deer Trail Estates** – Improperly Stored Vehicles. This case originally went to pre-legal on 2/13/2023 for a boat, and commercial box dump trailer. The same violations have returned. During the Neighborhood Campaign in the area, staff found items in the same place as before.
Recommendation: Typically, the violation status would pick up where it left off. Since the case is opening back up 14 months later, staff would like to reissue a pre-legal notice. The Owner is the same as in 2023.

5. Staff Updates – (Not an action item)

- a. Neighborhood Campaign – Cameron Park N. #3 on Knollwood, Kimberly and Oakwood. Campaign letters were specific to trailers. Clause 11 – Vehicle Storage. This campaign has been completed.
- b. The CC&R/ARC department publicized a new program we are calling “Site Assistance”. This program reminds residents that a ARC staff member can (by appointment) meet with a homeowner at their property to review new projects and guide them through the CC&Rs to ensure that their project meets the required CC&R criteria. We want to help our residents complete their projects without any costly corrections or removals. Since the announcement at the beginning of April, Staff has had 6 site visits assisting residents.
- c. CCR23-1014 2885 Holly Hills Ln. – Owner submitted application for fence correction in February and received approval for the fence correction to be made. Per the approval letter. This must be done by Mid-May. If not completed. The case will move forward with legal.
- d. CCR22-1099 Sheridan Rd., CCR23-1076 3605 Millbrae Rd. are on prelegal hold while neighborhood campaign time periods provide additional results on other properties in that neighborhood. Other residents are making improvements for storage and staff is working with those residents prior to moving into legal on residents.

6. Items for Future CC&R Committee Agendas

7. 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, April 1, 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 PM

ROLL CALL – BD/SB/CHC/DW – TE/TI 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. The Committee reserves the right to waive said rules by a majority vote.

- 1. APPROVAL OF AGENDA – Approved 4-0**
- 2. APPROVAL OF CONFORMED AGENDA – Approved 4-0**
 - a. Conformed Agenda – CC&R Meeting – March 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 = 55
 - Courtesy Notices – 15
 - Initial Notices – 8
 - Final Notices – 4
 - Pre-legal Notices – 2
 - Referred to Legal – 0
 - Outside Agency – 3
 - o Prior Month's Cleared Cases – 11
 - o Prior Month's New Cases – 5

CCR-23-1033 Owner was in audience to discuss the violations at the property. The owner had responses from the committee and staff regarding questions. Staff stayed after the meeting to discuss options for correction with the owner. The owner will set appointment with staff to review site and provide options for abatement/correction of violation.

- b. Architectural Review Projects – Period ~~January~~ **March 2024**
 - o Projects Reviewed – 11
 - o Projects Approved – 11

Summary of ARC Projects:

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

4. Action Item – Staff is seeking approval of the following.

- a. **CCR19-1086 – 3559 Kimberly Rd. – Cameron Park N. Unit #3** – Improperly Stored Materials. This case originally went to pre-legal in 2020. The same violation is present as was back during the 2019 – 2020 abatement. The violation included multiple items in the front driveway. During the Neighborhood Campaign in the area, staff found items in the same place as before.
Recommendation: Typically, the violation status would pick up where it left off. Since the case is opening back up 4 years later, staff would like to downgrade the violation status to Either Initial Notice or Final Notice. The Owner is the same as in 2019-2020.
Resolution – *Committee voted 4-0 to downgrade violation notice from Pre-Legal to Final Notice due to the 3-year gap between “Voluntary Compliance” to the re-opening of the case for the same violation.*

5. Staff Updates – (Not an action item)

- a. CCR23-1008 – 3210 Bentley Dr. – The Highlands #5 Clause 4.e – Building Regulations – Vehicle Storage. The owner of record contacted staff to let us know the house was sold in Jan 24. The case must start over with new owner- new owner info received from county.
- b. CCR23-1084 – 3793 Archwood Rd. – Cameron Park N. #2 – Improperly Stored Materials. Landscape material removed from driveway case will move to voluntary compliance.
- c. Neighborhood Campaign – Cameron Park N. #8 on El Tejon Rd. and Estepa Dr. Granda Dr. Campaign letters were specific to trailers. Clause 11 – Vehicle Storage. This campaign has been completed.
- d. Date Open on the CC&R Report – Staff had Comcate come into the office and reconfigure the program to include “Open Date” in the CC&R report. This change has been included in this month’s case detail report.
- e. The CC&R/ARC department has publicized a new program we are calling “Site Assistance”. This program reminds residents that a ARC staff member can (by appointment) meet with a homeowner at their property to review new projects and guide them through the CC&Rs to ensure that their project meets the required CC&R criteria. We want to help our residents complete their projects without any costly corrections or removals.

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 - None

ADJOURNMENT – 6:10 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
CCR23-1025	Referred to Outside Agency	Cameron Park North Unit No. 1 - Failure to Obtain Architectural Review Committee Approval - Open	3931	TORONTO	Rd	4/25/2023
CCR21-1018	Referred to Outside Agency	Creekside Estates Unit Nos. 2 and 3 - II. Special Provisions - K. - Open	2781	HILLCREST	Dr	3/11/2021
CCR20-1010	Referred to Outside Agency	Cameron Park North Unit No. 2 - Improperly Stored Materials - Closed Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	2879	COUNTRY CLUB	Dr	2/21/2020
CCR24-1030	Courtesy Notice Sent	Cameron Woods Unit No. 4 - 7. Offensive Conduct and Nuisances and Trailered Items - Open	3063	MOLINER	Dr	4/24/2024
CCR24-1029	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	2824	OSBORNE	Rd	4/22/2024
CCR24-1028	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	2785	OSBORNE	Rd	4/22/2024
CCR24-1027	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	2844	OSBORNE	Rd	4/22/2024
CCR24-1020	Courtesy Notice Sent	Cameron Park N. Unit 8 - Clause 11 - Vehicle Parking Restrictions - Open	3020	ESTEPA	Dr	2/26/2024
CCR24-1019	Courtesy Notice Sent	Cameron Park N. Unit 8 - Clause 11 - Vehicle Parking Restrictions - Open	3062	ESTEPA	Dr	2/26/2024
CCR24-1014	Courtesy Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3573	KIMBERLY	Rd	2/9/2024
CCR24-1002	Courtesy Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Materials - Open	2766	MONTEBELLO	Way	1/23/2024
CCR23-1061	Courtesy Notice Sent	The Highlands Unit No. 1 - CLAUSE 4.f) Trailer and Recreational Vehicle Storage - Open	2539	STARBUCK	Rd	8/29/2023
CCR23-1055	Courtesy Notice Sent	Cameron Ridge Unit No. 2 - Article 2 Architectural and Use Restrictions - 2.14 Animals - Open	7046	KENTFIELD	Dr	8/28/2023
CCR23-1041	Courtesy Notice Sent	Cameron Park North Unit No. 7 - Animals - Open	3433	LA CANADA	Dr	7/10/2023
CCR23-1036	Courtesy Notice Sent	Bar J Ranch Unit 7 - 6. Unsightly Items - Open	3900	PLACITAS	Dr	6/19/2023

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
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
CCR23-1046	Final Notice Sent	Bar J Ranch Unit 7 - 6. Unsightly Items - Open	3560	COVELLO	Cir	7/27/2023
CCR23-1033	Final Notice Sent	Cameron Park Unit No. 11 - Improperly Stored Vehicle - Open	2795	WAVERLY	Dr	6/7/2023
CCR22-1110	Final Notice Sent	The Highlands Unit No. 5 - CLAUSE 7. - Closed The Highlands Unit No. 5 - CLAUSE 4.e) Building Regulations - Open	3240	BENTLEY	Dr	12/28/2022
CCR21-1054	Final Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3350	SAGE	Dr	8/23/2021
CCR19-1086	Final Notice Sent	Cameron Park North Unit No. 3 - Improperly Stored Materials - Open	3559	KIMBERLY	Rd	9/25/2019
CCR24-1021	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 - Open	2838	WAVERLY	Dr	2/26/2024
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
CCR23-1071	Initial Notice Sent	The Highlands Unit No. 5 - CLAUSE 4.e) Building Regulations - Open	3190	BENTLEY	Dr	9/25/2023
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	9/20/2023
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	6/26/2023

CCR23-1035	Initial Notice Sent	Cameron Park North Unit No. 1 - Unapproved or inadequate structure for automobiles - Closed Cameron Park North Unit No. 1 - Failure to Obtain Architectural Review Committee Approval - Closed Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3418	FAIRWAY	Dr	6/14/2023
CCR20-1050	Initial Notice Sent	Cameron Park North Unit No. 1 - Inappropriately stored materials - Closed Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3451	FAIRWAY	Dr	12/4/2020
CCR23-1076	Pre-legal Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3605	MILLBRAE	Rd	10/4/2023
CCR23-1014	Pre-legal Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Closed Cameron Park North Unit No. 2 - Clause 3 Architectural Review Required - Open	2885	HOLLY HILLS	Ln	3/27/2023
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	11/14/2022
CCR21-1001	Pre-legal Notice Sent	Deer Creek Estates Unit 1 - Vehicles - Open Deer Creek Estates Unit No. 1 - Improperly stored Materials - Closed	2431	MELLOWDAWN	Way	1/20/2021

Number of Cases: 58

CC&R Violation Manager Case Detail Report

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