

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, November 5, 2018
5:30 p.m.

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

Agenda

Members: Director Ellie Wooten (EW), Director Monique Scobey (MS), Gerald Lillpop (GL),
Robert Dalton (RD), Sidney Bazett (SB)
Alternate Director Margaret Mohr (MM)
Staff: General Manager Jill Ritzman, CC&R Compliance Officer Kate Magoolaghan

(Monique Scobey has a planned absence and will not be in attendance)

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF CONFORMED AGENDA**
- 5. OPEN FORUM**

At this time, members of the Committee or public may speak on any item not on the agenda that falls within the jurisdiction of this Committee; however, no action may be taken unless the Committee agrees to include the matter on a subsequent agenda.

Principal party on each side of an issue (where applicable) is allocated 10 minutes to speak, individual comments are limited to four minutes and individuals representing a group allocated five minutes. Individuals shall be allowed to speak to an item only once. The Committee reserves the right to waive said rules by a majority vote.

COMMITTEE REVIEW/ACTION

- 6. Architectural Review Fees** (Oral report, fee comparison chart attached and discussion-K.Magoolaghan)
Action: Review and forward to the Board of Directors for consideration

7. CC&R Workshop Report (Written Report- K. Magoolaghan)

8. MONTHLY STAFF REPORT

- Staff Update
- Initial Notices -20
- Final Notices - 1
- Pre-Legal Notices - 2
- Legal Cases - 0
- Pending - 1
- Corrected Violations - 9

Note: Violations requesting action are attached. A list of all other current violations will be available at the meeting. There are no violations currently in Legal status.

9. MATTERS TO AND FROM COMMITTEE MEMBERS

10. REPORT BACK ITEMS

11. ADJOURNMENT

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, October 1, 2018
5:30 p.m.

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

Conformed Agenda

Members: Director Ellie Wooten (EW), Director Monique Scobey (MS), Gerald Lillpop (GL),
Robert Dalton (RD), Sidney Bazett (SB)
Alternate Director Margaret Mohr (MM)
Staff: General Manager Jill Ritzman, CC&R Compliance Officer Kate Magoolaghan

1. **CALL TO ORDER – 5:30pm**
2. **ROLL CALL - EW, MS, RD, SB (GL was absent)**
3. **APPROVAL OF AGENDA – EW/SB**
4. **APPROVAL OF CONFORMED AGENDA – MS/SB**
5. **OPEN FORUM**

At this time, members of the Committee or public may speak on any item not on the agenda that falls within the jurisdiction of this Committee; however, no action may be taken unless the Committee agrees to include the matter on a subsequent agenda.

Principal party on each side of an issue (where applicable) is allocated 10 minutes to speak, individual comments are limited to four minutes and individuals representing a group allocated five minutes. Individuals shall be allowed to speak to an item only once. The Committee reserves the right to waive said rules by a majority vote.

6. COMMITTEE REVIEW/ACTION

- Resident appeal of Commercial Vehicle violation. (Mr. Hoover)
Action: Receive and Consider

Mr. Hoover and the CC&R Compliance Officer presented their respective findings in regards to the commercial vehicle classification. Mr. Hoover's findings maintain that the vehicle is not commercial and staff maintained that it is. Subsequently, Mr. Hoover requested a possible variance to allow his vehicle to be parked in front of his property. The Committee agreed to consider one and asked staff to draft a proposal.

Motion to create proposal for variance.

Motion by: SB, Second: EW

Ayes - 4

Noes - 0

Absent - GL

Public Comment – None

- Builder appeal of Architectural Review Denial for 3065 Country Club Drive (RPA Challenge LLC)
Action: Receive and Consider

The developers of the property requested for the committee to overturn ARC denial. Staff explained that the application had been denied due to insufficient setbacks and insufficient information regarding the removal of a heritage oak tree. The El Dorado County Planning Department was still reviewing the project and the tree removal as part of the Oak Resources Conservation Ordinance.

Motion to uphold the denial and allow the developer to re-submit an ARC application with the required setbacks and subject to the outcome from the county.

Motion by: SB, Second: MS

Ayes - 4

Noes - 0

Absent - GL

Public Comment – None

- Architectural Review Fees (Oral report, fee comparison chart attached and discussion-K.Magoolaghan)
Action: Postpone to November CC&R Committee Meeting

7. MONTHLY STAFF REPORT

- Staff Update
- Initial Notices 18
- Final Notices 8
- Pre-Legal Notices 1
- Legal Cases 0
- Pending 1
- Corrected Violations 31

Motion to move 400 Cragmont Court boat violation to Pre-Legal

Motion by: MS, Second: EW

Ayes - 4

Noes - 0

Absent - GL

Public Comment – None

Motion to move 2640 Green Glen Road violation for kept chickens to Legal subject to re-verification that chickens are still present.

Motion by: MS, Second: EW

Ayes - 4

Noes - 0

Absent - GL

Public Comment – None

Note: Final and Pre-legal violations requesting action are attached. A list of all other current violations will be available at the meeting. There are no violations currently in Legal status.

8. MATTERS TO AND FROM COMMITTEE MEMBERS

- *MS asked if weed abatement issues can be referred to CC&R staff. Staff responded that she would review for CC&R compliance violation and will refer to fire department as appropriate.*

9. REPORT BACK ITEMS

10. ADJOURNMENT – 7:12pm

*Cameron Park
Community Services District*



Agenda Transmittal

DATE: November 14, 2018

FROM: Kate Magoolaghan, CC&R Compliance Officer

AGENDA ITEM #6: **PROPOSED ARCHITECTURAL REVIEW & CC&R AMENDMENT
ADMINISTRATIVE FEE CHANGES**

RECOMMENDED ACTION: Review and Approve

BUDGET ACCOUNT: N/A

BUDGET IMPACT: N/A

In response to direction from the Board of Directors for all District fees, staff has reviewed the current Architectural Review Fees. The current fees have remain unchanged since March 2005. A survey of ARC fees at other CSDs was researched. El Dorado Hills CSD is the most similar in ARC services. As per the CC&R Committee request, staff also researched the median home prices for Cameron Park and El Dorado Hills in order to scale the fees accordingly. Additionally, fees were evaluated individually as opposed to an across the board increase. Some fees remain unchanged for many of the do-it-yourself type projects.

In addition to the proposed Architectural Review Fees, staff is also proposing a \$100 Administrative fee for CC&R Amendments. In order to ensure that CC&R Amendments are enforceable, staff currently provides assistance to property owners throughout the amendment process. The process sometimes includes obtaining legal advice.

Project	Cameron Park	EL Dorado Hills	Stallion Springs	Salton CSD	Proposed
New Home	\$270.00	\$770.00	\$600.00	\$50.00	\$600.00
Room Addition	\$100.00	\$300.00	N/A	N/A	\$200.00
Swimming Pool	\$100.00	\$195.00	N/A	N/A	\$175.00
Storage Shed	\$50.00	\$85.00	N/A	N/A	\$35.00
Roof	\$50.00	\$85.00	N/A	N/A	\$75.00
Exterior Paint	\$35.00	\$60.00	N/A	N/A	\$35.00
Deck, Porch, Patio Cover, Trellis, Gazebo	\$35.00	\$85.00	N/A	N/A	\$35.00
Fence, Retaining Wall	\$35.00	\$85.00	N/A	N/A	\$35.00
Landscaping	\$35.00	\$85.00	N/A	N/A	\$35.00
Tree Removal	\$35.00	\$60.00	N/A	N/A	\$35.00
Basketball Hoop	\$35.00	\$60.00	N/A	N/A	\$35.00
Solar Panel	\$35.00	\$85.00	N/A	N/A	\$75.00
Siding	\$35.00	\$85.00	N/A	N/A	\$75.00
Misc (Satellite Dish, Play Structure)	\$35.00	\$85.00	N/A	N/A	\$35.00

	Median Sales Price*	Median Price per Square Foot*
Cameron Park	\$496k	\$248.00
El Dorado Hills	\$698k	\$257.00
Stallion Springs	\$269k	\$165.00

*data from Realtor.com
9/27/2018



Agenda Transmittal

DATE: November 5, 2018

FROM: Kate Magoolaghan, CC&R Compliance Officer

AGENDA ITEM #7: **CC&R WORKSHOP REPORT**

RECOMMENDED ACTION: Review and File

BUDGET ACCOUNT: N/A

BUDGET IMPACT: N/A

On October 23, 2018 staff hosted the second in a series of CC&R workshops. The format for this workshop encouraged residents to work in small groups to discuss topics prompted by staff. A spokesperson for each group then presented verbal responses to the collective attendees. The questions were designed to further expand on topics discussed at the first workshop in September.

When asked which CC&R Violations were of the most concern responses included:

- Weed abatement
- Landscaping
- Boat/Trailer parking
- Vehicles parked on the street
- Abandoned vehicles/Non-op
- Commercial vehicles
- Diminished house values
- Health and Safety
- Noise

When asked what preventative measures would be effective responses included:

- Neighborhood meetings
- Fines
- Re-write CC&Rs in simple terms
- Mailers
- Make it easier to identify their subdivision

- Faster response- use of resident photos for verification of violation
- List common features of CC&Rs
- More money/expand resources
- Use of volunteers

When asked how the CC&R office can communicate better the responses included:

- Public posting of violations
- Call backs with status of enforcement
- Increased use of diverse media sources including Nextdoor, Cameron Park Life, CPCSD website and monthly emailed newsletter

When asked how volunteers could assist staff in providing services in the CC&R Office responses included:

- Preparing enforcement letters
- Creating a newsletter
- Verifying some violations
- Making call backs regarding violations
- Possibly offer internships or use Sheriff's Team of Active Retirees (S.T.A.R.)

Staff is using this community feedback as guidance as improved processes and service levels are developed over the next few months. While some of these ideas are outside of the scope of CC&R enforcement, staff will be working on building closer relationships with partnering agencies in order to achieve the goal of protecting, preserving and enhancing property values in Cameron Park. Staff will hold additional workshops in 2019 to encourage a culture of “partnership” between the community and CC&R enforcement staff.

CPCSD CC+R
Violations Staff Report

Item #8

PROPERTY ADDRESS	VIOLATION	UNIT	CLAUSE #	1ST NOTICE	FINAL	PRE-LEGAL	COMMENTS	STATUS	Proposed Action
400 Cragmont Court	Boat Parked on Street	Black Oaks Estates #1	A-16	5/23/2018	6/15/2018	10/26/2018	CC&R amendment in progress L/M requesting status of amendment. 9/7- No reply from owner to emails sent 8/7 and 9/5 regarding amendment. 10/30- received copy of recorded amendment. Some signatures may be invalid. Pending response from legal to confirm.	Prelegal	return to pending
3248 Chasen Drive	Commercial Vehicle parked in front of property	Eastwood Park #5	3.04B	8/15/2018			8/14- Observed Commercial truck in front of the property parked in the wrong direction. s/w property owner. He is unable to park commercial truck in garage or behind a fence. He has requested to bring his situation to the CC&R Committee.	Initial	Review variance

PROPERTY ADDRESS	VIOLATION	UNIT	CLAUSE #	STATUS	
3056 Camerosa Circle	Neglected Landscape	Bar J Ranch #1	4 & 21	Pending	11/5-No Change. Researching prior enforcement notes from Final Notice sent
3033 Camerosa Circle	Neglected Landscape/Weeds	Bar J Ranch #1	4 & 21	Final	
2349 El Mesita Court	Neglected Landscape/Weeds	Bar J Ranch #2	4 & 21	Final	11/1- owner had been making gradual process through summer but now some bushes and trees appear to be dying. Will attempt to make
4713 Castana Dr	Construction vehicles parked on the street.	Bar J Ranch #3	6&17	First Notice	11/5- s/w property owners, they will contact the tenants an have them move the vehicles immediately
3520 Covello Cir	Fence falling down	Bar J Ranch #3	8	First Notice	First Notice Sent
3569 Christa Court	Debris	Bar J Ranch #3	5&6	First Notice	First Notice Sent
4642 Abrijo Road	Roof has tarp over it	Bar J Ranch #5	8	First Notice	10/2- Received letter from contractor stating that roof is planned to be replaced in Final Notice sent
2642 Bertella Road	Debris in front of property	Bar J Ranch #6	2.15	Final	
2640 Green Glen Road	Chickens on property	Cameron Park N #2	6	pre-legal	Per previous notes from Lyle, owner will not comply. 11/2- re-verification of violation is still needed.

2809 Wentworth Rd	inoperable cars/ debris	Cameron Park N #2	7	First Notice	11/1- Received copy of letter from owner to tenants requiring vehicles and other objects to be removed
4020 Berry Road	Shed installed on side of house near front w/out ARC approval	Cambridge Estates	Article VIII, 1 Amend 1	First Notice	No change at property and no ARC application received. Second Notice will be sent
3106 Pasada Road	Pallets in front of property	Cameron Park N #8	12	First Notice	11/1- s/w owner's daughter who said property will be cleared up over the weekend.
400 Cragmont Court	Boat Parked on Street	Black Oaks Estates #1	A-16	Prelegal	10/30- received copy of recorded amendment. Some signatures may be invalid. Pending response from legal to confirm.
2926 Royal Park Dr	Debris	Deer Creek Estates #1	11	First Notice	11/5- debris still present. Final Notice to be sent
3058 Woodleigh Ln	White RV Trailer in Driveway	Woodleigh Summit #2	XII	First Notice	First Notice sent
2762 Cambridge Road	Motorhome parked for >a month	Cameron Park N #12	10	First Notice	First Notice sent
2615 Starbuck Road	Utility Trailer in Front	Highlands #1	4f	Final	9/28- Received return mail- not deliverable. Need to get correct address prior to further action.

2788 Alhambra Drive	Chickens on property	Cameron Park N #7	10	First Notice	9/4- Letter returned as undeliverable. No forwarding address. Need to obtain correct mailing address before further action
3248 Catawba Drive	Chickens on property	Cameron Woods #5	8	First Notice	Chickens may still be present. Need to re-verify.
2068 Ribier	Neglected Landscape	Cameron Woods #5	16	First Notice	11/5- some improvement. Work appears to be in progress. Load of dirt in lawn area has been delivered.
3215 Catawba Dr	White Utility Trailer	Cameron Woods #5	7	First Notice	Initial Notice sent
3248 Chasen Drive	Commercial Vehicle parked in front of property	Eastwood Park #5	3.04B	Pending	Violation is being addressed at CC&R Committee Meeting.
3235 Sudbury Road	Commercial Vehicles in Driveway and on street	Cameron Park N #6	8	First Notice	Vehicles not observed in recent inspections. Will continue to monitor
3750 Toronto Road	Boat Parked on Street	Cameron Park N #1	4f	First Notice	First Notice Sent
4165 Crazy Horse	Neglected Landscape	Cambridge Oaks #1	A-18	First Notice	Some improvement. lawn has been mowed but tall weeds along fences and hedges
4228 Crazy Horse	Neglected Landscaping	Cambridge Oaks #2	A-18	First Notice	Initial Notice sent

4234 Crazy Horse Road	Neglected Landscaping	Cambridge Oaks #2	A-18	First Notice	Initial Notice sent
305 Reid Court	VACANT- neglected landscape/Weeds	Cambridge Oaks #3	4	Final	10/22 received call from prop mgmnt company. She said she will contact owner re: landscaping/weed abatement

Kate Magoolaghan

From: Steve Zuccaro <[REDACTED]>
Sent: Friday, November 02, 2018 4:32 PM
To: Kate Magoolaghan
Subject: Re: Mr. Hoover's Commercial Vehicle
Attachments: image001.jpg

thanks... please include my objection as outlined below. Steve

From Steve Zuccaro
[REDACTED] Chasen Drive (Mr. Hoover's Neighbor)

I heard some chatter that Mr. Hoover presented an argument to allow his commercial vehicle to remain parked in sight, on the street, even though it has been deemed in violation of the CC&Rs, as evidenced by Kate Magoolaghan's statement to me that warning letters were being sent to Mr. Hoover, requesting he move his vehicle. I truly hope the committee will not consider granting a variance on this issue. Mr. Hoover's livelihood does not depend on him parking a commercial vehicle in sight, on the street or on his property, within Eastwood Park, subdivision 5. Presumably, this vehicle would be used to transport fruits and vegetables from his farm to the point of sale. Clearly his home is not the point of sale. He could easily drive his regular car/truck to his farm, then pick up his commercial vehicle, and use it to transport produce to the point of sale, then go back to the farm to get his regular car to drive back home to Eastwood Park. This is a sensible scenario, and one that is a result of his own choice to move to Eastwood Park. He chose to live here, and therefore he must abide by the rules, as agreed upon by all homeowners. His livelihood is not dependent on that Commercial vehicle being parked in sight within Eastwood Park. There should not be any debate on this.

I am urging the committee to not support a variance and I strongly recommend to the committee that enforcement of this violation be upheld. It is my full expectation that the committee will represent me and my fellow Eastwood Park residents, with integrity and justice, to honor the rules of our community that we all agreed to abide by.

Respectfully submitted this second day of November, 2018.

Steve

[REDACTED]
Cell: [REDACTED]

On Fri, Nov 2, 2018 at 2:10 PM Kate Magoolaghan <kmagoolaghan@cameronpark.org> wrote:

Mr. Zuccaro,

I understand your position and you certainly have the right to have your opinion heard. It is my intention to propose a restrictive variance which limits the impact on surrounding neighbors. The variance will be short term. I am proposing 90 days. I cannot provide it to you before it is presented publicly which will be at the meeting on Monday.

Provisional Variance for 3248 Chasen Drive CC&R Violation

The property owner of 3248 Chasen Drive is currently in violation of Eastwood Park Unit #5 clause #3.04B which prohibits parking commercial vehicles outside of a garage or enclosure. The property owner has indicated that the vehicle is required for his livelihood and parking it elsewhere would create a hardship. At this time the Cameron Park Community Services District CC&R Committee will grant a Provisional Variance to allow said commercial vehicle to be parked within view of the street and/or other lots.

This Provisional Variance is subject to the following restrictions and conditions:

- Whereas:** This variance shall apply exclusively to the following vehicles;
2007 GMC Cargo Van License Plate #77202M1, 2003 Ford E350SD License Plate #7G31710, 2003 Chevy G31, License Plate #7F15023
- Whereas:** Only one of the aforementioned vehicles will be parked at any given time.
- Whereas:** The vehicle must be parked in front of the owner's property.
- Whereas:** The vehicle must be parked in accordance with all applicable laws.
- Whereas:** The vehicle is permitted to park for no more than 3 days in any 7 day period.
- Whereas:** The vehicle is permitted to park between the hours of 4:00 PM and 4:00 AM.
- Whereas:** In the event that the property is sold or the occupancy of the property changes, this provisional variance will be revoked on the day the current owner vacates the property.
- Whereas:** If the property owner deviates from any of these conditions, the variance will be revoked immediately upon confirmation of the deviation by the CPCSD CC&R Compliance Officer.

This Provisional Variance will be effective for 90 days following approval by the CC&R Committee and may be extended for an additional 30 days upon approval by the CC&R Committee.

The terms of this Provisional Variance for Eastwood Park Unit #5, Clause #3.04B are hereby accepted

Christopher Hoover, Property Owner

Date

Kate Magoolaghan, CC&R Compliance Officer

Date

Robert Dalton, CC&R Committee Chairperson

Date

Provisional Variance for 3248 Chasen Drive CC&R Violation

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Christopher Hoover, Property Owner

Date

Kate Magoolaghan, CC&R Compliance Officer

Date

Robert Dalton, CC&R Committee Chairperson

Date