

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



**Covenants, Conditions & Restrictions (CC&R) Committee
Meeting
Monday, September 11th, 2023
5:30 p.m.**

Cameron Park Community Center – Social Room

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

Agenda

Members: Chair, Eric Aiston (EA) V. Chair, Bob Dutta (BD) Candice Hill Calvert (CHC)
Director Dawn Wolfson (DW), Kristen Wiederhold (KW)
Alternate: Tim Israel (TI)

Staff: CC&R Compliance Officer Jim Mog, Interim General Manager Jill Ritzman

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.

APPROVAL OF AGENDA

1. APPROVAL OF CONFORMED AGENDA

- a. Conformed Agenda – CC&R Meeting – August 7th, 2023

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

2. Monthly Staff Report

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report)
 - o Total Cases Open = 49
 - Courtesy Notices – 18
 - Initial Notices – 11
 - Final Notices – 5
 - Pre-legal Notices – 2
 - Referred to Legal – 1
 - Outside Agency – 2
 - o Prior Month's Cleared Cases – 9
 - o Prior Month's New Cases – 20

- b. Architectural Review Projects – Period – June 2023
 - o Projects Reviewed – 25
 - o Projects Approved – 24

Summary of ARC Projects:

- o Roofs – 10
- o Solar – 3
- o Tree Removals – 2
- o Fences – 1
- o New Home Const. – 0
- o ADU/JADU – 1
- o Swimming Pool – 3
- 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 – 0
- o Retaining Wall - 1

3. Review and Approval

Request for pre-legal on the following properties:

- a) CCR23-1031 – 3422 Charito Lane. – Improperly Stored Vehicle (Boat on street) – Viewpoint Neighborhood – Viewpoint Section - 11-Vehicle Restrictions. (Notes presented by CC&R Staff).

- b) CCR23-1039 – 306 Reid Ct. – Improperly Stored Vehicle (Boat on street)– Cambridge Oaks #3 Clause 16 – Vehicle Storage. (Notes presented by CC&R Staff).

4. Review and Provide Recommendation

a) CCR-1036/ARC-1193 – 3900 Placitas Dr

b) 2023-2024 Rain Season

5. Staff Updates – (Not an action item)

a) District Update – (Oral Report from Staff & Board Members)

b) Cameron Park N. Unit #3 Neighborhood Campaign has been completed. Reminder of CC&R restriction letters have been sent to residents with violations requesting voluntary abatement.

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



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Meeting**

Monday, August 7th, 2023

5:30 p.m.

Cameron Park Community Center – Social Room

2502 Country Club Drive

Cameron Park, CA 95682

Conformed Agenda

Members: Chair, Eric Aiston (EA) V. Chair, Bob Dutta (BD) Candice Hill Calvert (CHC)
Director Dawn Wolfson (DW), Kristen Wiederhold (KW)
Alternate: Tim Israel (TI)

Staff: CC&R Compliance Officer Jim Mog, Interim General Manager Jill Ritzman

CALL TO ORDER - 5:30 PM

ROLL CALL – EA/BD/CHC/DW/KW

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APPROVAL OF AGENDA

1. APPROVAL OF CONFORMED AGENDA

a. Conformed Agenda – CC&R Meeting – July 10th, 2023

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

2. Monthly Staff Report

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report)
 - o Total Cases Open = 38
 - Courtesy Notices – 9
 - Initial Notices – 9
 - Final Notices – 6
 - Pre-legal Notices – 0
 - Referred to Legal – 0
 - Outside Agency – 2
 - o Prior Month's Cleared Cases – 5
 - o Prior Month's New Cases – 8

- b. Architectural Review Projects – Period – June 2023
 - o Projects Reviewed – 25
 - o Projects Approved – 25

Summary of ARC Projects:

- o Roofs – 13
- o Solar – 3
- o Tree Removals – 0
- o Fences – 1
- o New Home Const. – 0
- o ADU/JADU – 1
- o Swimming Pool – 2
- o Exterior House Paint – 0
- o Carport – 0
- o Deck – 3
- o Exterior Renovation – 0
- o Siding Replacement – 1
- o Detached Garage – 0
- o Gazebo/Pergola/Patio Cover – 0
- o Storage Shed – 0
- o Window Replacement - 1

3. Review and Approval

Request for pre-legal on the following properties:

- a) CCR23-1023 – 3193 Country Club Dr. – Improperly Stored Vehicle (Boat in frontage) – Cameron Park N #1 – CPK #1 Clause 4(f) Vehicle Storage Requirement. (Notes presented by CC&R Staff). - *Approved*
- b) CCR23-1032 – 504 Crazy Horse Rd. – Improperly Stored Materials (Fence material in emergency access) – Cambridge Oaks #3 Section 5. Garage and Refuse Disposal. (Notes presented by CC&R Staff). - *Approved*

- c) CCR23-1027 – 2606 Royal Park Dr. – Improperly Stored House Trailer – Cameron Park Unit #11 – Improperly Stored Vehicle. Section 8 Parking Restrictions. - *Approved*

4. Staff Updates – (Not an action item)

- a) Neighborhood Campaign Cameron Park N. Unit #3 has begun. Sections of CPK #3 have already been inspected and staff is drafting campaign letters as we go. Staff has a goal of August 23rd to have the 518-home neighborhood reviewed and completed with all campaign letters out to residents.
- b) The CC&R Handbook has been revised to include the newly revised CPCSD Fence Guideline. (Attachment 4b).

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

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

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF - None

ADJOURNMENT – 6:26 PM.

Conformed Agenda Prepared by:

Conformed Agenda Approved by:

Jim Mog
CC&R Officer

Chair Director Eric Aiston or V. Chair Bob Dutta
CC&R Committee

CC&R Violation Manager Case Detail Report

Report Details

Case#	Status	Violation(s)	#	Street	
CCR21-1041	Referred to Legal	Bar J Ranch Unit 2 - 17. Vehicles - Closed Bar J Ranch Unit 2 - 17. Vehicles - Closed Bar J Ranch Unit 2 - Vehicles - Closed	2133	CARRILLO	Ct
CCR23-1025	Referred to Outside Agency	Cameron Park North Unit No. 1 - Failure to Obtain Architectural Review Committee Approval - Open	3931	TORONTO	Rd
CCR21-1018	Referred to Outside Agency	Creekside Estates Unit Nos. 2 and 3 - II. Special Provisions - K. - Open	2781	HILLCREST	Dr
CCR23-1063	Courtesy Notice Sent	Twin Canyons Article 3 - section 3.04B - Inoperable or Recreational Vehicles - Open	4095	PLATEAU	Cir
CCR23-1062	Courtesy Notice Sent	Bar J Ranch #6 - 2.13 Vehicles - Open	3365	COVELLO	Cir
CCR23-1061	Courtesy Notice Sent	The Highlands Unit No. 1 - CLAUSE 4.f) Trailer and Recreational Vehicle Storage - Open	2539	STARBUCK	Rd
CCR23-1060	Courtesy Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3331	KIMBERLY	Rd
CCR23-1059	Courtesy Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3801	SHERIDAN	Rd
CCR23-1058	Courtesy Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3773	SHERIDAN	Rd
CCR23-1057	Courtesy Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3759	SHERIDAN	Rd
CCR23-1056	Courtesy Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3758	SHERIDAN	Rd
CCR23-1055	Courtesy Notice Sent	Cameron Ridge Unit No. 2 - Article 2 Architectural and Use Restrictions - 2.14 Animals - Open	7046	KENTFIELD	Dr
CCR23-1054	Courtesy Notice Sent	Cambridge Oaks Unit No. 3 - Vehicle Storage - Open	4285	CRAZY HORSE	Rd
CCR23-1053	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3775	ARCHWOOD	Rd
CCR23-1052	Courtesy Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3742	SUDBURY	Rd
CCR23-1051	Courtesy Notice Sent	Cambridge Oaks Unit 3 - 24. Animals - Open	545	CRAZY HORSE	Ct
CCR23-1046	Courtesy Notice Sent	Bar J Ranch Unit 7 - 6. Unsightly Items - Open	3560	COVELLO	Cir
CCR23-1041	Courtesy Notice Sent	Cameron Park North Unit No. 7 - Animals - Open	3433	LA CANADA	Dr

CCR23-1036	Courtesy Notice Sent	Bar J Ranch Unit 7 - 6. Unsightly Items - Open	3900	PLACITAS	Dr
CCR23-1030	Courtesy Notice Sent	Cameron Park Unit No. 12 - Section 10. - Open	2762	CAMBRIDGE	Rd
CCR19-1085	Courtesy Notice Sent	Creekside Estates Unit No. 5 - Improperly Stored Materials - Closed Creekside Estates Unit No. 5 - Section 4: Use Restrictions - 4.04 Animals - Open Creekside Estates Unit No. 5 - Section 3: Architectural Control - 3.01 General Limitation - Open	2719	JUSTIN WOODS	Ct
CCR23-1039	Final Notice Sent	Cambridge Oaks Unit No. 3 - Vehicle Storage - Open	306	REID	Ct
CCR23-1031	Final Notice Sent	Viewpointe - Section 11. - Open	3422	CHARITO	Lane
CCR22-1100	Final Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3257	KIMBERLY	Rd
CCR22-1099	Final Notice Sent	Cameron Park North Unit No. 3 - Improperly Stored Materials - Open Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3831	SHERIDAN	Rd
CCR22-1095	Final Notice Sent	The Highlands Unit No. 2 - CLAUSE 4.e) Building Regulations - Open	3061	ROYCE	Dr
CCR23-1048	Initial Notice Sent	Bar J Ranch #6 - 2.13 Vehicles - Open	3372	COVELLO	Cir
CCR23-1047	Initial Notice Sent	Creekside Estates Unit No. 5 - Boat parked on street - Open	2603	JULIE	Ct
CCR23-1044	Initial Notice Sent	Eastwood Park Unit 3 - Article 5. Duties and Obligations - 5.01 Owners' Maintenance Obligations - Open Eastwood Park Unit 3 - Article 4. Architectural Control Committee - 4.11 Landscaping Requirement - Open	3038	CAYENTE	Way
CCR23-1042	Initial Notice Sent	Creekside Estates Unit No. 5 - Boat parked on street - Open	2614	JULIE	Ct
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
CCR23-1029	Initial Notice Sent	Air Park Estates - Architectural Committee approval required - Open Airpark Estates - Improperly stored Materials - Open	3281	OXFORD	Rd
CCR23-1026	Initial Notice Sent	Cameron Park Unit No. 11 - Improperly Stored Vehicle - Open	2712	ROYAL PARK	Dr

CCR22-1049	Initial Notice Sent	Cambridge Oaks Unit 1 - Garbage and Refuse Disposal - Closed Cambridge Oaks Unit 3 - 24. Animals - Open	4733	THOREAU	Dr
CCR22-1044	Initial Notice Sent	Weed Abatement	3260	CESSNA	Dr
CCR22-1010	Initial Notice Sent	Ongoing work with Apartment Management	2690	COUNTRY CLUB	Dr
CCR20-1044	Initial Notice Sent	Airpark Estates - Recreational Vehicle Parking Restrictions - Open Airpark Estates - Improperly stored Materials - Closed	3008	BOEING	Rd
CCR23-1027	Pre-legal Notice Sent	Cameron Park Unit No. 11 - Improperly Stored Vehicle - Open	2606	ROYAL PARK	Dr
CCR23-1023	Pre-legal Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3193	COUNTRY CLUB	Dr

Number of Cases: 49

CC&R Violation Manager Case Detail Report

Generated: 9/6/2023 1:24 PM