

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, August 30, 2021
5:30 p.m.

Agenda

Members: Vice Chair Bob Dutta (BD), Patricia Rivera (PR), Kelly Kantola (KK)
Chair Director Monique Scobey (MS), Director Ellie Wooten (EW)
Alternate Director Sid Bazett (SB)

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

**Meeting has
been cancelled**

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, August 2, 2021
5:30 p.m.

TELECONFERENCE ZOOM MEETING

<https://us02web.zoom.us/j/81452836859>

Meeting ID: 814 5283 6859

(Teleconference/Electronic Meeting Protocols are attached)

Conformed Agenda

Members: Vice Chair Bob Dutta (BD), Patricia Rivera (PR), Kelly Kantola (KK)
Chair Director Monique Scobey (MS), Director Ellie Wooten (EW)
Alternate Director Sid Bazett (SB)

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

1. **CALL TO ORDER** 5:33
2. **ROLL CALL** MS/KK/BD; EW joined during item #6a; PR is absent

Public testimony will be received on each agenda item as it is called. 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.

3. **APPROVAL OF AGENDA** APPROVED with MS/KK/BD present
4. **APPROVAL OF CONFORMED AGENDA** APPROVED with MS/KK/BD present
5. **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

6. Review and Support Items (J. Mog)

- a. Architectural Review Committee Handbook, 2nd Review
 - *APPROVED by MS/KK/BD/EW present with following changes 1) spell check Architectural on title; 2) Include zip code on address; 3) add CC&R Committee approval date on footer; 4) include drought tolerant plants for landscaping, Section 1.5.3.*

- b. Consolidating CC&Rs “White Paper” Analysis – Discussion
 - *Committee members discussed SWOT and agreed that consolidating under a single CC&R may be possible due to the number of CC&Rs and the property owner approval threshold required by CC&Rs. Staff suggested and supported by some committee members was to create “Guidelines” for common requirements, such as Fencing Guidelines or RV Storing Guidelines. Consolidating CC&Rs which are similar could be accomplished to reduce the number of CC&Rs, and adding in fire safety component may be possible. Consider next steps for CC&R efficiencies when developing the 2022 Committee & District Work Plan.*

7. MONTHLY STAFF REPORT

7a. Open Violations, CC&R Violation Manager Case Detail Report

- Referred to Legal - 2
- Pre-Legal Notices – 0
- Final Notices - 5
- Initial Notices – 15
- Variance – 1
- Court Decision - 1
- Door Hangers – 0
- 5/26/21 - 7/6/21 New Cases - 4
- 5/26/21 - 7/6/21 Cleared Cases - 1
- Total Cases Open = 62

7b. Architectural Review Projects – Period – 7/6/21 – 7/27/21

- Projects Reviewed – 17
- Approved – 16
- Held Over – 1

8. Staff Updates

- a. CCR20-1049 – 3808 Archwood Rd.

9. Items for September and Future CC&R Committee Agendas

- *Revenue Enhancements*

10. Items to take to the Board of Directors

- *ARC Handbook as a consent item*

11. MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF

12. ADJOURNMENT 6:32



Agenda Transmittal

DATE: August 30th, 2021

FROM: Jim Mog, CC&R Compliance Officer

AGENDA ITEM #1: STAFF REPORT

RECOMMENDED ACTION: REVIEW AND SUPPORT STAFF UPDATES

INTRODUCTION

The CC&R meeting for September is cancelled. This Staff Report is provided to the committee for review for the August 2021 activity in the CC&R Department.

Staff Updates

3808 Archwood Rd.: On August 2nd, 2021. The Homeowner was served with legal notice to correct two violations.

- 1. A Shed that was purchased and installed without ARC review or approval. This shed was installed 20' from the front property line. Front setback for Cameron Park #2 CC&Rs are to be 30'.
- 2. A side yard fence was constructed at a 20' setback from the front property line. Front setback for Cameron Park #2 CC&Rs are to be 30'.

Currently, the shed has been submitted to the ARC Committee for review with the complied 30' setback. That shed application was approved by the ARC Committee on 8.24.21. This violation has been cleared. The violation for a non-compliant fence has not been addressed in which case legal action is proceeding.

A CC&R violation manager case detail report is provided. Cases have increased to 72. The case detail report that we provide only reviews escalating cases. As in previous case reports, the case report does not contain, verbal warnings, filed complaints (non-confirmed), courtesy notices or door hangs.

Two (2) cases have been cleared this past month with voluntary compliance.

Attachment:

A – CC&R Violation Manager Case Detail Report

CC&R Violation Manager Case Detail Report

Case#	Status	Violation(s)	Street #	Street Name	Street Type
CCR20-1049	Referred to Legal	Cameron Park North Unit No. 2 - Clause 4a - Open Cameron Park North Unit No. 2 - Clause 3 Architectural Review Required - Open Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3808	ARCHWOOD	Rd
CCR19-1035	Referred to Legal	Airpark Estates - Improperly stored Materials - Open	3115	BOEING	Rd
CCR21-1030	Final Notice Sent	Viewpointe - Section 11. - Open Viewpointe - Section 11. - Open	3423	CHARITO	Lane
CCR21-1018	Final Notice Sent	Creekside Estates Unit Nos. 2 and 3 - II. Special Provisions - K. - Open	2781	HILLCREST	Dr
CCR21-1012	Final Notice Sent	Cameron Park North Unit No. 3 - Failure to Obtain Architectural Review Committee Approval - Open	2483	KNOLLWOOD	Dr
CCR19-1068	Final Notice Sent	Bar J Ranch Unit 1 - Vehicle Restrictions - Open	3056	CAMEROSA	Cir
CCR21-1055	Initial Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3710	SUDBURY	Rd
CCR21-1049	Initial Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open Cameron Park North Unit No. 2 - Unallowed Commercial use of property - Open	3718	CAMBRIDGE	Rd
CCR21-1047	Initial Notice Sent	Cambridge Estates - Article VII Nuisance - 1. - Open	3810	TRESTLE GLEN	Ct
CCR21-1046	Initial Notice Sent	Eastwood Park Unit 5 - Article 4. Architectural Control Committee - 4.02 Approval Required - Open	3161	CHASEN	Dr
CCR21-1045	Initial Notice Sent	Eastwood Park Unit 5 - Article 3. Use Restrictions - 3.04 Parking Vehicles - Open Eastwood Park Unit 5 - Article 4. Architectural Control Committee - 4.02 Approval Required - Open	3191	CHASEN	Dr
CCR21-1042	Initial Notice Sent	Cameron Park North Unit No. 3 - Failure to Obtain Architectural Review Committee Approval - Open	2700	KNOLLWOOD	Dr
CCR21-1031	Initial Notice Sent	Cameron Park North Unit No. 8 - Improper Exterior Alteration - Open	3296	CAMBRIDGE	Rd

CCR21-1014	Initial Notice Sent	Cameron Park North Unit No. 8 - Failure to Obtain Architectural Review Committee Approval - Open	3518	SANTOS	Cir
CCR21-1007	Initial Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3694	LARKSPUR	Lane
CCR20-1053	Initial Notice Sent	Cameron Park North Unit No. 1 - Clause 4 - Closed Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3589	CASTLEBROOK	Rd
CCR20-1050	Initial Notice Sent	Cameron Park North Unit No. 1 - Inappropriately stored materials - Open	3451	FAIRWAY	Dr
CCR20-1045	Initial Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Materials - Open	2862	ALHAMBRA	Dr
CCR20-1040	Initial Notice Sent	Air Park Estates - Architectural Committee approval required - Open Air Park Estates - Architectural Committee approval required - Open Airpark Estates - Recreational Vehicle Parking Restrictions - Open	3036	BOEING	Rd
CCR20-1027	Initial Notice Sent	Cambridge Oaks Unit 3 - Unmaintained Lot - Open	615	TARAYA	Ct
CCR20-1016	Initial Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3545	KIMBERLY	Rd
CCR20-1005	Initial Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open Cameron Park North Unit No. 1 - Inappropriately stored materials - Open	3932	LOS SANTOS	Dr
CCR20-1004	Initial Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3840	DE SABLA	Rd
CCR19-1109	Initial Notice Sent	Eastwood Park Unit #2 - Clause 3.10 Trash - Open	3429	RABEN	Way
CCR19-1083	Initial Notice Sent	Air Park Estates - Commercial Vehicle Parking - Open	3182	FAIRWAY	Dr
CCR19-1069	Initial Notice Sent	Bar J Ranch Unit 1 - Unmaintained Landscaping - Open	3025	CAMEROSA	Cir
CCR19-1058	Initial Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	2809	WENTWORTH	Rd

Number of Cases: 72

CC&R Violation Manager Case Detail Report

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