

CAMERON PARK COMMUNITY SERVICES DISTRICT

CC&R POLICY AND ENFORCEMENT SUBCOMMITTEE
2502 Country Club Drive, Cameron Park, CA 95682 - phone (530) 677-2231 fax (530) 677-2201

**AGENDA
CC&R REGULAR SCHEDULED MEETING**

Tuesday, February 3, 2015 6:30 P.M.
3200 Country Club Drive, Cameron Park, California

1.	Call to Order:			
	Roll Call:	Amy Blackmon, Holly Morrison, Gerald Lillpop, Roseann Livingston, Robert Dalton		
2.	Agenda Approval:			
	Agenda for	February 3, 2015		
	Recommended Action:	Approve agenda.		
3.	CC&R Conformed Agenda:			
	Conformed Agenda for	December 2, 2014		
	Recommended Action:	Approve Conformed agenda.		
4.	Election of Committee Officers			
	Article V of the CC&R Policies and Procedures Handbook requires that a Chairperson and Vice-Chairperson be elected at the January Committee Meeting. No Committee Meeting was held in January so the election of officers is scheduled for today's meeting.			
5.	Public Comment: Time For the Audience to Address the Committee On Non-Agenda Items			
	Public testimony will be received on each agenda item as it is called. Principal party on each side of an issue (where applicable) is allocated 10 minutes to speak, individual comments are limited to 3 minutes, and individuals representing a group are allocated 5 minutes. Matters not on the agenda may be addressed by the public during the Open Forum. Public comments during Open Forum are limited to three minutes per person. The Committee reserves the right to waive said rules by a majority vote.			
6.	Communications Requiring Committee Review/Action:			
	None			
	Monthly Staff Report:			
7.	Initial Notice:	Notice Sent	Unit	Complaint
A.	2685 Knollwood Drive	01/27/15	Cameron Park N. #2	Cargo trailer beside driveway
B.	3740 Millbrae Road	01/27/15	Cameron Park N. #1	Boat parked on driveway
C.	3242 Chasen Drive	01/23/15	Eastwood Park #5	Vehicle parked on street
D.	3801 Millbrae Road	01/28/15	Cameron Park N. #2	Boat parked on driveway
E.	3756 Millbrae Road	01/28/15	Cameron Park N. #2	R/V trailer beside driveway
F.	2605 Knollwood Drive	01/29.15	Cameron Park N. #3	Misc. debris/materials on lot
G.	3777 Millbrae Road	01/29/15	Cameron Park N. #2	R/V trailer beside driveway
H.	2642 Royal Park Drive	01/29/15	Cameron Park #11	5 th wheel parked on driveway
	Recommended Action: None			
8.	Final Notice	Notice Sent	Unit	Complaint
A.	#6246 3831 Ziana Road	01/23/15	Bar J Ranch Unit #7	Improper parking-u/trailer
B.	#6247 3830 Ziana Road	01/23/15	Bar J Ranch Unit #7	Improper parking-u/trailer
C.	#6248 3193 Country Club	01/23/15	Cameron Park N. #1	Improper parking-R/V trailer
D.	#6249 3771 Clinton Way	01/27/15	Eastwood Park #1	R/V trailer parked on dr/way
	Recommended Action: None			

9.	Pre-Legal Notice	Notice Sent	Unit	Complaint
.	None			
<i>Recommended Action:</i> None				
10.	Legal Cases	Notice Sent	Unit	Complaint
A.	#6163 4304 Crazy Horse Road	04/10/14	Cambridge Oaks #3	Improper Parking on Street
<p>Status: Following an email complaint the homeowner at 4304 Crazy Horse Drive was initially cited on January 22, 2014 for being in violation of Cambridge Oaks Unit #3 CC&Rs, Clause 16 which prohibits overnight parking of vehicles on any street within the subdivision. A Final Notice letter sent on February 11, 2014 and a Pre-Legal Notice letter was sent on March 10, 2014. The vehicle, a tan Chevrolet Astro Van, license #3TIF442, had been consistently parked in the same location, both day and night and the homeowner has never responded to any of the violation notices. On April 1, 2014 at the regular scheduled CC&R Committee Meeting, by a vote of 4-0, the Committee approved forwarding this issue to the Board of Directors for legal action. On April 16, 2014 the Board of Directors, by a vote of 4-0, approved forwarding this issue to legal counsel for legal action and the appropriate documents were forwarded accordingly. Legal counsel has sent the homeowner a letter requesting that the homeowner comply and if the homeowner fails to comply, then legal Counsel will file a lawsuit on behalf of the District against the homeowner. As of July 28, 2014 homeowner has failed to comply and legal counsel is filing a lawsuit against the homeowner. Legal counsel is in the process of personally delivering (serving) the lawsuit on the homeowner. On-going attempts to serve the homeowner have been unsuccessful. Legal counsel has sent the homeowner a Notice and Acknowledgement letter asking him to voluntarily accept service of the Complaint. Homeowner has until October 20, 2014 to accept. Homeowner was successfully served on October 16, 2014 and will have until November 15, 2014 to file a response to the Complaint. The homeowner did not file a response to the Complaint. On December 17, 2014 legal counsel requested that the homeowner reimburse District \$3,300 for the attorney fees that the District has incurred in the lawsuit. On December 22, 2014 the homeowner sent legal counsel a check for \$3,300 and has stated that he will no longer park on the street overnight. This case is settled.</p>				
B.	#6195 3102 Gateway Drive	09/09/14	Cameron Park #12	Keeping Chickens On The Property
<p>Status: The homeowner at 3102 Gateway Drive was issued an Initial Notice on June 11, 2014 for being in violation of Cameron Park Unit #12 CC&Rs, Section 7 which reads in part as follows: “No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot...”. The homeowner called on June 23rd to discuss the violation notice and the appeals process and indicated that she would like to appeal the violation and would forward a letter or email to confirm. Having received no further contact from the homeowner a Final Notice was issued on July 7th. On July 16th the homeowner left a phone message stating that she wanted to appeal. The Compliance Officer returned the phone call on July 18th to again discuss the appeals process and it was agreed that the homeowner’s appeal would be placed on the August 5th CC&R Committee Meeting agenda. During the appeal discussion at the August 5th meeting the homeowner decided that they would like to try amending the existing CC&Rs. The Committee agreed to allow the homeowner thirty days to amend the Cameron Park Unit #12 CC&Rs and to report back to the Committee at the September 2nd meeting with a status report. The homeowner did not attend the September 2nd meeting and no further contact was received. A Pre-Legal Notice was issued on September 9th stating that the violation would be on the October 7th Committee agenda with the recommendation to forward to the Board of Directors for legal action. On September 19th the homeowner sent an email stating that they had retained an attorney and requested a thirty day extension for their attorney to get up to speed on the issue. At the regular scheduled CC&R Committee Meeting held on October 27, 2014 the Committee, by a vote of 4-0, approved forwarding the violation, without the thirty day extension, to the Board of Directors for legal action. On October 15, 2014 the Board of Directors approved forwarding the violation to legal counsel for legal action and the documents were forwarded to legal counsel accordingly. On October 21, 2014 the homeowner notified the District that they were in the process of purchasing property outside of Cameron Park and forwarded real estate documents to verify same. Further enforcement action is being held in abeyance until November 24, 2014 while the relocation takes place. On November 25th the homeowner informed the District that they are currently in contract to sell their property at 3102 Gateway Drive and are scheduled to close on January 2, 2015. The homeowner closed escrow on January 8, 2015 and moved from the property on January 9, 2015. The chickens and chicken coop have been removed from the property. This violation is resolved.</p>				

C.	#6219 3519 Montero Road	09/16/14	Bar J Ranch #2	Improper Parking On Street
	<p>Status: The homeowner at 3519 Montero Road was initially cited on July 23, 2014 for being in violation of Bar J Ranch Unit #2 CC&Rs, Clause 19 which reads in part as follows: “No automobiles, motorcycles, campers, trailers, boats or recreational vehicles of any type shall be kept or parked in the public streets in the property or outside of a garage on any lot”. The initial violation was for having a horse trailer and a boat frequently parked on the street. The boat was relocated and the horse trailer was absent for several weeks. In late August the homeowner once again began parking the horse trailer on the street and/or the driveway. A Final Notice was issued on August 28, 2014 and having received no response from the homeowner, a Pre-Legal Notice was issued on September 16, 2014. At the regular scheduled meeting of October 7, 2014 the CC&R Committee, by a vote of 4-0, approved forwarding this issue to the Board of Directors for legal action. The horse trailer is still being frequently parked on either the street or on the driveway. On October 15, 2014 the Board of Directors approved forwarding the violation to legal counsel for legal action and appropriate documents were forwarded to legal counsel accordingly. Legal counsel has sent the homeowner a letter requesting that the homeowner complies or the District will be forced to file a lawsuit. As of January 26, 2015 the trailer is still being periodically parked on the driveway and/or the street. Legal counsel is currently in the process of filing for injunctive and declaratory relief against the homeowner.</p>			
D.	#6240 2529 Country Club Drive	11/13/14	Bar J Ranch Unit #1	Neglected Landscaping
	<p>Status: The homeowner of the property at 2529 Country Club Drive was cited for being in violation of Bar J Ranch Unit #1 CC&Rs, Clause 4, which reads in part as follows: “Care of Properties: The yards and grounds in connection with all improved properties shall be at all times kept in a neat and slightly condition and shall be cultivated and planted to any extent sufficient to maintain an appearance not out of keeping with that of typical homes in the subdivision”. The dead grass in the front lawn area had become infested with a growth of small saplings. Accelerated maintenance did not resolve the problem and some kind of alternative landscaping became necessary. At the regular scheduled meeting of December 2, 2014 the CC&R Committee, by a vote of 5-0, approved forwarding this issue to the Board of Directors for legal action. On December 10, 2014 the Board of Directors, by a vote of 4-0, approved forwarding this issue to legal counsel for legal action. On January 22, 2015 the homeowner notified the district that they had contracted with a local contractor to improve the entire front of the property. The renovation began on January 24, 2015.</p>			
E.	#6228 2967 Royal Park Court	11/19/14	Royal Highlands #1	Vehicles on Property/Nuisance
	<p>Status: Following several complaints of numerous vehicles stored on the property at 2967 Royal Park Court, the issue of violations associated with the property was reopened in August, 2014. The homeowner was issued a violation notice on August 14, 2014 related to the numerous vehicles stored on the property as being a nuisance to the neighborhood and additionally, the combination of weeds on the property and the large volume of vehicles presented a very potential fire hazard. No corrective action was taken and a Final Notice was sent on September 17, 2014. Although the homeowner and Compliance Officer had several phone conversations during the months of September and October, still no corrective action was taken and a Pre-Legal Notice was sent on October 17, 2014. The homeowner and Compliance Officer had a meeting at the District Office on October 30, 2014. At that time the homeowner was informed that the “Recommended Action” related to this issue, which was on the CC&R Committee Agenda for the November 4, 2014 meeting, would be to hold further enforcement action in abeyance until after the Board of Directors held their annual organizational meeting at their regular meeting in December. When the item was discussed at the committee meeting a motion was made, seconded and approved by a vote of 3-0, to forward the issue to the Board of Directors for legal action at the next regular scheduled Board meeting. On November 6, 2014 a letter was sent to the homeowner notifying him of this change. The November 19, 2014 regular Board meeting was cancelled and the item was subsequently approved for legal action at the Board meeting held on December 10, 2014. No further enforcement action has been taken pending further discussion by the Board of Directors.</p>			
11.	Pending	Notice Sent	Unit	Complaint
A.	#6241 3801 Los Santos Dr.	11/13/14	Cameron Park N. #1	Shed/side set back violation
	Recommended Action: None			
12.	Corrected Violations	Notice Sent	Unit	Complaint
A.	#6215 3370 Braniff Court	10/15/14	Air Park Estates	R/V not properly screened

B.	#6230	3235 Rancho Tierra	10/10/14	Sierra View Estates	Improper storage/boat
C.	#6231	3102 Knollwood Dr	11/12/14	Cameron Park N. #2	Improper storage/boat
D.	#6232	2770 Sterling Way	11/19/14	Cameron Park #12	Misc debris/materials-dr/way
E.	#6234	3394 Montero Road	10/15/14	Bar J Ranch Unit #5	49er sign on front of house
F.	#6242	2605 Deer Trail Ln	11/13/14	Cameron Park #12	Boat stored on driveway
G.	#6243	2599 Deer Trail Ln	11/13/14	Cameron Park #12	Boat stored beside house
H.	#6244	3036 Merrywood Cr	11/20/14	Cameron Park N. #2	Misc debris/materials-dr/way
I.	#6245	3298 Sudbury Road	12/12/14	Cameron Park N. #6	R/V parked beside roadway
J.		3697 Ocaso Court	11/05/14	Bar J Ranch Unit #1	Utility trailer beside dr/way
K.		2523 Deer Trail Ln	12/02/14	Cameron Park #12	5 th wheel beside roadway
L.		2640 LaCrescenta	12/10/14	Cameron Park N #7	Sofa discarded beside street
M.		2569 Deer Trail Ln	12/02/14	Cameron Park #12	R/V trailer parked on dr/way
N.		3603 Mira Loma Dr	11/17/14	Cameron Woods #6	Motor home parked on street
O.		3331 Kimberly Rd	11/17/14	Cameron Park N. #3	R/V trailer beside driveway
P.		3034 Sultana Court	11/19/14	Cameron Woods #6	R/V camper on driveway
Q.		3800 Trestle Glen	11/19/14	Cambridge Estates	Misc debris/materials-dr/way
R.		3556 Culver Lane	11/13/14	Eastwood Park #1	Multiple vehicles-driveway
S.		3771 Clinton Way	11/13/14	Eastwood Park #1	R/V trailer parked on dr/way
T.	#6195	3102 Gateway Drive	09/09/14	Cameron Park #12	Keeping chickens on site
U.		3951 Los Santos Dr	01/09/15	Cameron Park N. #1	Utility trailer beside dr/way
V.		3056 Camerosa Cr	01/07/15	Bar J Ranch Unit #1	Utility trailer beside dr/way
W.		3254 Country Club	01/09/15	Cameron Park N. #1	Misc debris beside driveway
X.		3830 Ziana Road	01/07/15	Bar J Ranch Unit #7	Utility trailer on driveway
Y.		3593 Covello Circle	01/12/15	Bar J Ranch Unit #7	Commercial sign in yard
Z.		4111 Trinidad Drive	01/07/15	Bar J Ranch Unit #9	Utility trailer beside dr/way
A-1.		3782 Sheridan Road	01/14/15	Cameron Park N. #3	Commercial trailer on dr/way
A-2.		3506 Serna Court	01/07/15	Bar J Ranch Unit #7	Utility trailer on driveway
A-3.		3329 Flame Court	01/12/15	Cameron Woods #6	Utility trailer on street
A-4.	#6163	4304 Crazy Horse	12/17/14	Cambridge Oaks #3	Overnight parking on street
A-5.		3505 Serna Court	01/07/15	Bar J Ranch Unit #7	U/trailer-misc debris/dr/way
A-6.		3764 Millbrae Road	01/14/15	Cameron Park N. #2	Misc debris beside roadway
A-7.		3769 Millbrae Road	01/13/15	Cameron Park N.#2	Utility trailer beside dr/way
A-8.		3063 Knollwood Dr	01/13/15	Cameron Park N.#2	Cargo trailer beside roadway
Recommended Action: None					
13.	Matters To and From Committee Members:				
	At this time, the Committee and staff are provided the opportunity to speak on various issues. Direction may be given, however, no action may be taken unless the Committee agrees to include the matter on a subsequent agenda.				
14.	Report Back Items:				
	None				
15.	Adjournment:				

CC&R Complaints that could not be confirmed from December 2, 2014

RCV'D	UNIT/ADDRESS	COMPLAINT/REASON CLEARED	CLEARED
01/23/15	CPN #2; 3810 Millbrae	Boat on driveway; drive by on 01/27 & 01/28; no boat present	01/28/15
01/23/15	Bar J Ranch #2; 3527 Montero Rd	Cargo trailer on driveway; drive by on 01/26 & 01/28; no trailer	01/28/15