

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, July 1, 2019
5:30 p.m.

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

Agenda

Members: Chair Director Ellie Wooten (EW), Vice Chair Sidney Bazett (SB), Director Felicity Carlson (FC),
Gerald Lillpop (GL), Robert Dalton (RD),
Alternate Director Holly Morrison (HM)
Staff: General Manager Jill Ritzman, CC&R Compliance Officer Kate Magoolaghan

- 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. Temporary CC&R Variance for Commerical Vehicle - 3248 Chasen Dr. (K. Magoolaghan)**
 - Action: Review and Approve

7. MONTHLY STAFF REPORT

Item #	Property Address	Unit	Parcel Number	Violation	CC&R Violation Case #	Recommended Action
7a.	2926 Royal Park Dr	Deer Creek Estates	116-054-02-100	Improperly Stored Materials	CCR19-1026	Review and Reaffirm Legal for Limited Services
7b.	4165 Crazy Horse Rd	Cambridge Oaks Unit #1	119-294-19-100	Unmaintained Landscaping	CCR19-1032	Move from Final Notice to Pre-Legal
7c.	4321 Crazy Horse Rd	Cambridge Oaks Unit #3	119-310-07-100	Unmaintained Lot	CCR19-1033	Move from Final Notice to Pre-Legal

7d. Open Violations

- Staff Update
- Initial Notices - 15
- Final Notices - 7
- Pre-Legal Notices - 1
- Pending - 8
- Legal Cases - 0

Note: A list of current violations will be available at the meeting. There are no violations currently in Legal status.

8. Items for August and Future CC&R Committee Agendas

9. Items to take to the Board of Directors

10. MATTERS TO AND FROM COMMITTEE MEMBERS

11. ADJOURNMENT

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, June 3, 2019
5:30 p.m.

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

Conformed Agenda

Members: Chair Director Ellie Wooten (EW), Vice Chair Sidney Bazett (SB), Director Felicity Carlson (FC),
Gerald Lillpop (GL), Robert Dalton (RD),
Alternate Director Holly Morrison (HM)
Staff: General Manager Jill Ritzman, CC&R Compliance Officer Kate Magoolaghan

1. **CALL TO ORDER** – 5:30pm
2. **ROLL CALL** – EW/FC/GL/RD
3. **APPROVAL OF AGENDA** – GL/FC
4. **APPROVAL OF CONFORMED AGENDA** – GL/FC

SB arrived late at 5:33pm

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. **Temporary CC&R Variance for Commerical Vehicle** (K. Magoolaghan)

- Action: Review and Discuss
- Discussed 60 day comment period for vehicle parking variance at 3248 Chasen Dr. Bring back next month for formal closure of comment period.

7. MONTHLY STAFF REPORT

- Staff Update
- Initial Notices - 12
- Final Notices - 7
- Pre-Legal Notices - 1
- Pending - 6
- Legal Cases - 0

Note: A list of current violations will be available at the meeting. There are no violations currently in Legal status.

8. Items for July and Future CC&R Committee Agendas

- *3248 Chasen Dr vehicle parking variance – formal closure of comment period*
- *Roles & Responsibilities of Architectural Review Committee*

9. Items to take to the Board of Directors

10. MATTERS TO AND FROM COMMITTEE MEMBERS

- *Board vacancy – applications are being accepted*

11. ADJOURNMENT – 6:17pm

A Temporary CC&R Violation Variance Request Due to Hardship is requested for the property located at 3248 Chasen Drive, Cameron Park, CA to allow a commercial vehicle to be parked within the Eastwood Park, Unit #5 subdivision for a term of 12 months.

The Temporary Variance is subject to the following restrictions and conditions:

- 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
- Only one of the aforementioned vehicles will be parked at any given time.
- The vehicle will be parked in front of the owner's property.
- The vehicle will be parked in accordance with all applicable laws.
- The vehicle will be parked for no more than 4 days in any 7 day period.
- The vehicle may be parked between the hours of 2:00 PM and 6:00 AM.
- In the event that the property is sold this temporary variance will be terminated on the day the current owner vacates the property.

The terms of this Temporary CC&R Violation Variance Request Due to Hardship for Eastwood Park Unit #5, Clause #3.04B are hereby accepted

Accepted by:

Chris Hoover
 Christopher Hoover, Property Owner

2-19-19
 Date

Ellie Wooten
 Ellie Wooten, CC&R Committee Chairperson

3-4-2019
 Date

[Signature]
 Kate Magoolaghan, CC&R Compliance Officer

4/8/2019
 Date

The undersigned Property Owner does hereby consent to the issuance of a Temporary CC&R Violation Variance by the Cameron Park Community Services District to permit limited commercial vehicle parking in accordance with the restrictions and conditions listed above. Issuance of such variance will suspend CC&R enforcement action related to this violation for the term of this Temporary Variance.

 DATE LOT APN

 ADDRESS-HOUSE NUMBER, STREET, CITY, STATE, ZIP

 PRINTED NAME X SIGNATURE

Variance is subject to all provisions of the Cameron Park Community Services District Temporary CC&R Violation Variance Request Due to Hardship Procedure



CPCSD CC&R Violations Staff Report

Status **Priority** **Violation Status**
 All All Open

Report Details

Case#	Status	Violation(s)	Street Number	Street Name	Street Type	Subdivision
CCR19-1025	Appeal/Variance Requested	Eastwood Park Unit 1 - Article 3. Use Restrictions - 3.04B. Recreational Vehicle Parking - Open	3248	CHASEN	Dr	EASTWOOD PARK #5
CCR19-1026	Pre-legal Notice Sent	Deer Creek Estates Unit No. 1 - Improperly stored Materials - Open	2926	ROYAL PARK	Dr	DEER CRK EST 1
CCR19-1038	Final Notice Sent	Cambridge Oaks Unit 3 - Unmaintained Lot - Open	305	REID	Ct	CAMBRIDGE OAKS #3
CCR19-1036	Final Notice Sent	Bar J Ranch Unit 2 - Unmaintained Landscaping - Open Bar J Ranch Unit 2 - Unmaintained Lot - Open	2349	EL MESITA	Ct	BAR J RANCH #2
CCR19-1035	Final Notice Sent	Airpark Estates - Improperly stored Materials - Open	3115	BOEING	Rd	AIR PARK EST AM
CCR19-1033	Final Notice Sent	Cambridge Oaks Unit 3 - Unmaintained Lot - Open	4321	CRAZY HORSE	Rd	CAMBRIDGE OAKS #3
CCR19-1032	Final Notice Sent	Cambridge Oaks Unit No. 1 - Unmaintained Landscaping - Open	4165	CRAZY HORSE	Rd	CAMBRIDGE OAKS #1
CCR19-1030	Final Notice Sent	Cameron Park North Unit No. 8 - Failure to Obtain Architectural Review Committee Approval - Open Cameron Park North Unit No. 8 - Improper Exterior Alteration - Open	3065	CAMBRIDGE	Rd	Cameron Park North Unit 8

CCR19-1020	Final Notice Sent	Cameron Park Unit No. 12 - Improperly stored materials - Open	2544	SANDPIPER	Way	CAMERON PARK #12
CCR19-1062	Initial Notice Sent	Eastwood Park Unit 1 - Article 3. Use Restrictions - 3.04B. Recreational Vehicle Parking - Open	3294	VELD	Way	EASTWOOD PARK #1
CCR19-1061	Initial Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Vehicle - Open	3752	CAMBRIDGE	Rd	CAMERON PK N 2
CCR19-1060	Initial Notice Sent	Bar J Ranch Unit 1 - Unmaintained Landscaping - Open	2421	RIATA	Ct	BAR J RANCH #1
CCR19-1059	Initial Notice Sent	Cameron Park Unit No. 11 - Improperly Stored Vehicle - Open	2812	WAVERLY	Dr	CAMERON PARK #11
CCR19-1048	Initial Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Materials - Open	3454	LA CIENEGA	Way	CAMERON PK N 7
CCR19-1047	Initial Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Materials - Open	3466	LA CIENEGA	Way	CAMERON PK N 7
CCR19-1046	Initial Notice Sent	Bar J Ranch Unit 2 - Unmaintained Landscaping - Open	4810	CASTANA	Dr	BAR J RANCH #2
CCR19-1043	Initial Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Vehicle - Open Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	2695	COUNTRY CLUB	Dr	CAMERON PK N 2
CCR19-1040	Initial Notice Sent	Bar J Ranch Unit 3 - Unmaintained Property - Open	3520	COVELLO	Cir	BAR J RANCH #3
CCR19-1039	Initial Notice Sent	Bar J Ranch Unit 3 - Improperly Parked Vehicle - Open Bar J Ranch Unit 3 - Unslightly Items - Open	4713	CASTANA	Dr	BAR J RANCH #3
CCR19-1024	Initial Notice Sent	Eastwood Park Unit 1 - Article 3. Use Restrictions - 3.04B. Recreational Vehicle Parking - Open	3244	VELD	Way	EASTWOOD PARK #1

CCR19-1023	Initial Notice Sent	Airpark Estates - Recreational Vehicle Parking Restrictions - Open	3252	WESTERN	Dr	AIR PARK EST AM
CCR19-1022	Initial Notice Sent	Cameron Woods Unit No. 1 - Maintenance of Community Aesthetics - Open Cameron Woods Unit No. 1 - Offensive Conduct and Nuisances - Open	3322	FLAME	Ct	CAMERON WOODS #1
CCR19-1008	Initial Notice Sent	Cameron Park North Unit No. 1 - Inappropriately stored materials - Open	3724	TORONTO	Rd	CAMERON PK N 1
CCR19-1007	Initial Notice Sent	Cameron Park North Unit No. 1 - Inappropriately stored materials - Open	3951	LOS SANTOS	Dr	CAMERON PK N 1
CCR19-1042	Pending	Eastwood Park Unit #1 - Clause 3.10 Trash - Open	3433	RABEN	Way	EASTWOOD PARK #2
CCR19-1041	Pending	Cambridge Estates - Failure to Obtain Architectural Review Committee Approval - Open	4020	BERRY	Rd	CAMBRIDGE ESTATES
CCR19-1037	Pending	Bar J Ranch Unit 5: Unmaintained property - Open	4642	ABRIJO	Rd	BAR J RANCH #5
CCR19-1031	Pending	Cameron Park North Unit No. 8 - Failure to Obtain Architectural Review Committee Approval - Open Cameron Park North Unit No. 8 - Improper Exterior Alteration - Open	3067	CAMBRIDGE	Rd	Cameron Park North Unit 8

CCR19-1021	Pending	Cameron Woods Unit No. 1 - Maintenance of Community Aesthetics - Open Cameron Woods Unit No. 1 - Prevention of Trash Accumulation - Open Cameron Woods Unit No. 1 - Offensive Conduct and Nuisances - Open	3305	FLAME	Ct	CAMERON WOODS #1
CCR19-1019	Pending	Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	2740	ALHAMBRA	Dr	CAMERON PK N 7
CCR19-1018	Pending	Creekside Estates Unit No. 4 - Architectural Review Requirement - Open Creekside Estates Unit No. 4 - Exterior Paint Color - Open	2821	CLEMSON	Dr	CREEKSIDE EST #4
CCR19-1011	Pending	Eastwood Park Unit #1 - Clause 3.10 Trash - Open	3704	CLINTON	Way	EASTWOOD PARK #1
CCR19-1044	Referred to CP Fire	Other - Open	2679	COUNTRY CLUB	Dr	CAMERON PK N 2
CCR19-1009	Referred to CP Fire	Cameron Park North Unit No. 1 - Inappropriately stored materials - Open	3683	TORONTO	Rd	CAMERON PK N 1
CCR19-1053	Referred to Outside Agency	Abandoned Vehicle - Open	2533	WESTRIDGE	Dr	CAMERON PK N 3