

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



**Covenants, Conditions & Restrictions (CC&R) Committee
Meeting
Monday, May 1, 2023
5:30 p.m.**

Cameron Park Community Center – Social Room

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

HYBRID TELECONFERENCE TEAMS MEETING LINK

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MjUyY2YyOTMtMjZmZS00OGExLTkxZDMtN2NmZWEOZTNiMWIz%40thread.v2/0?context=%7b%22Tid%22%3a%227546519e-2cd5-4e2c-bed5-ac3d46eec8ff%22%2c%22Oid%22%3a%224f4c82c7-da83-408c-81ac-1e0e85add9b4%22%7d

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 Assistant Tim Reimer, CC&R Compliance Officer, General Manager André Pichly

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. The Committee reserves the right to waive said rules by a majority vote. All demonstrations, including cheering, yelling, whistling, handclapping, and foot stomping which disrupts, disturbs or otherwise impedes the orderly conduct of the Committee meeting are prohibited.

APPROVAL OF AGENDA

1. APPROVAL OF CONFORMED AGENDA

a. Conformed Agenda – CC&R Meeting – April 3, 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)
 - Total Cases Open = 44
 - Courtesy Notices – 11
 - Initial Notices – 8
 - Final Notices – 3
 - Pre-legal Notices – 3
 - Referred to Legal – 3
 - Outside Agency – 1
 - Prior Month's Cleared Cases – 3
 - Prior Month's New Cases – 11

- b. Architectural Review Projects – Period – April 3rd-27th, 2023
 - Projects Reviewed – 38
 - Projects Approved – 38
 - Monthly Total Jobs - 38

Summary of ARC Projects:

- Roofs – 16
- Solar – 13
- Tree Removals – 1
- Fences – 3
- New Home Const. – 1
- ADU/JADU – 0
- Swimming Pool – 0
- Exterior House Paint – 0
- Carport – 0
- Deck – 1
- Exterior Renovation – 0
- Siding Replacement – 0
- Detached Garage – 0
- Gazebo/Pergola/Patio Cover – 2
- Storage Shed - 1

3. Review and Provide Decision

Request for pre-legal on the following properties:

3a). 3061 Royce Dr. – Improperly Stored Trailer – The Highlands #2 – Building Regulations, Vehicle Storage.

3b). 3006 Royce Dr. – Improperly Stored Trailer – The Highlands #5 – Building regulations , Vehicle Storage.

3c). 3842 Cambridge Rd. – Improperly Stored Trailer – Cameron Park #2 CC&R – Vehicle Storage

4. Staff Updates

a) CCR22-1023 – 4049 Lochaber Dr. – Cameron Valley Estates - Article II: Use Restrictions. Unpermitted structure on property. Owner has postponed abatement and notified both CC&R and County that the structure would be removed at the first of the year. Approved pre-legal was sent certified mail and not accepted by owner. Additional pre-legal sent regular mail. Case has been moved to Legal notice from council. Abatement still not achieved. The owner has contacted County to let them know that the structure is for sale.

b) CCR22 – 1042 – 3380 El Dorado Royal. – Cameron Park N. 1 – Clause 4(f): Vehicle Storage Requirement. Previous big rig trailer was removed from side frontage of property and Cameron Park Dr. Later, Owner brought in a cargo trailer and is storing it in front of residence. This is the same violation as the previous big rig trailer and notice does not reset for violations of the same nature. Additional pre-legal notice was sent when the cargo trailer was stored in frontage. Case was forwarded to Legal notice from council for improperly stored trailer item. Legal notice and Request for resolution has been sent to the owner from Legal Counsel. The owner visited staff on 4.21.23 to discuss violation. Due to the property layout, there is not adequate storage for any trailered item. The owner stated that the trailer will need to be retrofitted and will be removed to storage by end of week (4.28.23). Owner was encouraged to attend CC&R meeting to review. Abatement is required.

5. Items for Future CC&R Committee Agendas

6. 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



Covenants, Conditions & Restrictions (CC&R) Committee Meeting

Monday, April 3, 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),
Director Dawn Wolfson (DW), Kristen Wiederhold (KW)
Alternate: Tim Israel (TI)

Staff: CC&R Compliance Officer Jim Mog, CC&R Compliance Officer, General Manager André Pichly

CALL TO ORDER - 5:30 PM

ROLL CALL – EA, BD, CHC, DW, KW

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. The Committee reserves the right to waive said rules by a majority vote. All demonstrations, including cheering, yelling, whistling, handclapping, and foot stomping which disrupts, disturbs or otherwise impedes the orderly conduct of the Committee meeting are prohibited.

APPROVAL OF AGENDA - Approved – 5-0

1. APPROVAL OF CONFORMED AGENDA – Approved – 5-0

a. Conformed Agenda – CC&R Meeting – March 6, 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)
 - Total Cases Open = 38
 - Initial Notices – 7
 - Referred to Legal – 4
 - Pre-Legal Notices – 3
 - Final Notices – 6
 - Referred to Outside Agency – 1
 - Courtesy Notices – 5
 - Prior Month's Cleared Cases – 23
 - Prior Month's New Cases – 6

- b. Architectural Review Projects – Period – March 7th-21st, 2023
 - Projects Reviewed – 26
 - Projects Approved – 25
 - Monthly Total Jobs - 47

Summary of ARC Projects:

- Roofs – 13
- Solar – 5
- Tree Removals – 2
- Fences – 1
- New Home Const. – 1
- ADU/JADU – 1
- Swimming Pool – 0
- Exterior House Paint – 0
- Carport – 1
- Deck – 1
- Exterior Renovation – 0
- Siding Replacement – 0
- Detached Garage – 0
- Gazebo/Pergola/Patio Cover – 0

3.Review and Discuss

- a) Airpark Estates CC&R. (Attachment 3a.)
- b) C&R Department field Priorities – Revisit for new CC&R committee members (Attachment 3b.)

4. Staff Updates

- a) CCR22-1023 – 4049 Lochaber Dr. – Cameron Valley Estates - Article II: Use Restrictions. Unpermitted structure on property. Owner has postponed abatement and notified both CC&R and County that the structure would be removed at the first of the year. Approved pre-legal was sent certified mail and not accepted by owner. Additional pre-legal sent regular mail. Case has been moved to Legal notice from council. Abatement still not achieved.
- b) CCR22 – 1042 – 3380 El Dorado Royal. – Cameron Park N. 1 – Clause 4(f): Vehicle Storage Requirement. Previous big rig trailer was removed from side frontage of property and Cameron Park Dr. Later, Owner brought in a cargo trailer and is storing it in front of residence. This is the same violation as the previous big rig trailer and notice does not reset for violations of the same nature. Additional pre-legal notice was sent when the cargo trailer was stored in frontage. Case was forwarded to Legal notice from council for improperly stored trailer item. The owner is refusing to comply and has not been to the CC&R meetings to discuss.
- c) CCR21-1041 – 2133 Carrillo Ct. – Bar J Ranch #2. – Clause 17: Vehicles. Legal notice was sent to the owner on October 11, 2022. No applications for improvements on storage have been received. Abatement completed as of last inspection.
- d) CCR22-1040 2824 Hillcrest Dr. – Deer Creek Estates Unit B. – Special Provisions 13: Trailered items. The owner has been sent a legal notice. Abatement complete.

5. Items for Future CC&R Committee Agendas – Meet with Air Park Manager to discuss issues with the current CC&R’s. Staff driven and internal meeting. Report back to CC&R committee with the results. Timeline – June/July for update.

6. Items to take to the Board of Directors

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF – Tim Reimer and Andre Pichly will be conducting the May meeting. – CHC Will be out for the May 1 meeting.

ADJOURNMENT – 6:41 AM – 5-0

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

Case#	Status	Violation(s)	Street #	Street Name	
CCR22-1042	Referred to Legal	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open Cameron Park North Unit No. 1 - Unallowed commercial use of property - Closed	3380	El Dorado Royale	
CCR22-1023	Referred to Legal	Cameron Valley Estates Unit No. 1 - Article II Use Restrictions - 2.2 Nature of Building - Open Cameron Valley Estates Unit No. 1 - Article IV Architectural Review - 4.2.1 Review by Committee - Subject to Review - Open	4049	LOCHABER	Dr
CCR19-1035	Referred to Legal	Airpark Estates - Improperly stored Materials - Open	3115	BOEING	Rd
CCR21-1018	Referred to Outside Agency	Creekside Estates Unit Nos. 2 and 3 - II. Special Provisions - K. - Open	2781	HILLCREST	Dr
CCR23-1024	Courtesy Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open Cameron Park North Unit No. 3 - Failure to Obtain Architectural Review Committee Approval - Open	3511	CHELSEA	Rd
CCR23-1023	Courtesy Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3193	COUNTRY CLUB	Dr
CCR23-1021	Courtesy Notice Sent	Airpark Estates - Recreational Vehicle Parking Restrictions - Open Air Park Estates - Commercial Vehicle Parking - Open	3148	OXFORD	Rd
CCR23-1020	Courtesy Notice Sent	Cameron Park N. Unit 7 - Section 7 & 17 - Closed Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open Cameron Park North Unit No. 7 - Improperly Stored Materials - Open	2693	LA CANADA	Ct
CCR23-1018	Courtesy Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3501	CHELSEA	Rd
CCR23-1016	Courtesy Notice Sent	The Highlands Unit No. 2 - CLAUSE 4.e) Building Regulations - Open	3080	ROYCE	Dr
CCR23-1014	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	2885	HOLLY HILLS	LN
CCR23-1007	Courtesy Notice Sent	Airpark Estates - Recreational Vehicle Parking Restrictions - Open	3132	BOEING	Rd

CCR23-1006	Courtesy Notice Sent	Airpark Estates - Recreational Vehicle Parking Restrictions - Open	3142	BOEING	Rd
CCR23-1005	Courtesy Notice Sent	Airpark Estates - Improperly stored Materials - Open Air Park Estates - Commercial Vehicle Parking - Open	3229	BARON	Ct
CCR22-1101	Courtesy Notice Sent	Bar J Ranch #9 = Section 19 amendment - Garages and Vehicles - Open	4305	GAILEY	Ct
CCR22-1103	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3884	HILLSBOROUGH	Rd
CCR22-1097	Final Notice Sent	The Highlands Unit No. 5 - CLAUSE 4.e) Building Regulations - Open	3006	ROYCE	Dr
CCR22-1085	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3842	CAMBRIDGE	Rd
CCR22-1078	Final Notice Sent	Cameron Park North Unit No. 8 - Failure to Obtain Architectural Review Committee Approval - Closed Cameron Park N. Unit 7 - Section 7 & 17 - Closed	3421	MAJAR	Ct
CCR21-1006	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3661	LARKSPUR	LN
CCR23-1022	Initial Notice Sent	Cameron Park North Unit No. 1 - Failure to Obtain Architectural Review Committee Approval - Open Cameron Park North Unit No. 1 - Insufficient Setbacks - Open	3961	DE SABLEA	Rd
CCR23-1019	Initial Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open Cameron Park North Unit No. 3 - CLAUSE 4.b) - Open	2717	KNOLLWOOD	Dr
CCR22-1102	Initial Notice Sent	Bar J Ranch #9 = Section 19 amendment - Garages and Vehicles - Open	4308	GAILEY	Ct
CCR22-1100	Initial Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3257	KIMBERLY	Rd
CCR22-1010	Initial Notice Sent	Trailers - Ongoing	2690	COUNTRY CLUB	Dr
CCR21-1076	Initial Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Closed	3835	CAMBRIDGE	Rd
CCR21-1075	Initial Notice Sent	Cameron Park N. Unit 8 - Clause 11 - Vehicle Parking Restrictions - Open	3320	CAMBRIDGE	Rd
CCR20-1044	Initial Notice Sent	Airpark Estates - Recreational Vehicle Parking Restrictions - Open Airpark Estates - Improperly stored Materials - Closed	3008	BOEING	Rd

CCR22-1095	Pre-legal Notice Sent	The Highlands Unit No. 2 - CLAUSE 4.e) Building Regulations - Open	3061	ROYCE	Dr
CCR21-1002	Pre-legal Notice Sent	Deer Trail Estates - 2. Recreational Vehicle (RV) Storage - Open	3003	WILKINSON	Rd
CCR20-1035	Pre-legal Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Materials - Closed Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Closed Cameron Park North Unit No. 7 - Improperly Stored Materials - Open Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	3451	LA CANADA	Dr

Number of Cases: 44

CC&R Violation Manager Case Detail Report

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