

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, March 4, 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. Violation Appeal** - 3433 Raben Way, trash cans visible from the street (K. Magoolaghan)
 - Action: Discuss and Consider
- 7. Temporary Variance Request** - 3248 Chasen, commercial vehicle parking (K. Magoolaghan)
 - Action: Review and Approve

8. MONTHLY STAFF REPORT

- Staff Update
- Initial Notices
- Final Notices
- Pre-Legal Notices
- Legal Cases
- Corrected Violations

(Due to illness, all violation information will be provided at the meeting)

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

- Discuss priorities

10. Items to take to the Board of Directors

11. MATTERS TO AND FROM COMMITTEE MEMBERS

12. ADJOURNMENT

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, February 4, 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** – 5:32pm
2. **ROLL CALL** – SB/FC/GL/RD (EW was absent)
3. **APPROVAL OF AGENDA** – GL/FC
4. **APPROVAL OF CONFORMED AGENDA** – GL/RD
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. **Draft Procedure Proposal for CC&R Variance Requests** (Draft procedure attached and discussion - K.Magoolaghan)

Action: Review and Approve

- Motion to Approve Draft Procedure Proposal for CC&R Variance Requests

Motion by: GL, Second: RD

Ayes - 4

Noes - 0

Absent – EW

7. Parking Enforcement (K.Magoolaghan)

Action: Review and Discuss

- Discussed issues, challenges, and resources for parking enforcement. CC&R Compliance Officer to come back with a draft of priorities for CC&R Department.

8. MONTHLY STAFF REPORT

- Staff Update
- Initial Notices - 18
- Final Notices - 6
- Pre-Legal Notices - 1
- Legal Cases - 0
- Corrected Violations –

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

9. Items for the March CC&R Committee Agenda

- *Discuss priorities*
- *Photographic evidence for parking enforcement*

10. Items to take to the Board of Directors

11. MATTERS TO AND FROM COMMITTEE MEMBERS

12. ADJOURNMENT – 6:41pm



CAMERON PARK COMMUNITY SERVICES DISTRICT

2502 Country Club Drive ♦ Cameron Park, CA 95682
P: (530) 677-2231 ♦ F: (530) 677-2201 ♦ www.cameronpark.org

Application for Temporary CC&R Violation Variance Due to Hardship

Date: 2-19-19

Property Address: 3248 Chasen Dr

Subdivision: Eastwood Park unit #5

Related CC&R Clause: # 3.04B

Requested term of Temporary Variance (max 12 months): 12 months

Description of Requested Variance:

Limited Commercial Vehicle Parking
Due to early hours of departure -
Due to job.

Property Owner:

Signature Chris Hoover

Printed Name Chris Hoover

Variations will not be granted where a given set of CC&Rs explicitly prohibits such variations.

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, CC&R Committee Chairperson

Date

Kate Magoolaghan, CC&R Compliance Officer

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 CCR Violations Staff Report

PROPERTY ADDRESS	VIOLATION	UNIT	CLAUSE #	STATUS	Notes
2349 El Mesita Court	Neglected Landscape/Weeds	Bar J Ranch #2	4 &21	Final Notice	Property looks somewhat better after recent rain. Will continue to monitor
2642 Bertella Road	Debris in front of property	Bar J Ranch #6	2.15	Final Notice	2/20- Debris has been removed. Will continue to monitor.
305 Reid Court	VACANT- neglected landscape/Weeds	Cambridge Oaks #3	4	Final Notice	Still no response from property management. Will work with CP Fire/Weed Abatement.
3248 Catawba Drive	Chickens on property	Cameron Woods #5	8	Final Notice	Final Notice
3239 Western Dr	RV Parked >10 days not properly screened	Airpark Estates	Amend #3	Final Notice	Final notice. Working with property owner.
4642 Abrijo Road	Roof has tarp over it	Bar J Ranch #5	8	Final Notice	Final Notice. New roof scheduled for late March/early April.
4020 Berry Road	Shed installed on side of house near front w/out ARC approval	Cambridge Estates	Article VIII, 1 Amend 1	Final Notice	Final Notice. ARC application submitted.
2926 Royal Park Dr	Debris	Deer Creek Estates #1	11	Final Notice	Final Notice. Some debris still present. Will move to pre-legal if no further improvement.
3433 Raben Way	Garbage cans visible from Street	Eastwood Park #2	3.1	Final Notice	Final notice. Working with property owner.
4713 Castana Dr	Construction vehicles parked on the street.	Bar J Ranch #3	6&17	Initial Notice	Received message stating that problem is recurring. Will re-contact owner.
3520 Covello Cir	Fence falling down	Bar J Ranch #3	8	Initial Notice	Initial Notice Sent

CPCSD CCR Violations Staff Report

4165 Crazy Horse	Neglected Landscape	Cambridge Oaks #1	A-18	Initial Notice	Some improvement but additional calls have been rec'd about debris on the property. Verification needed.
4228 Crazy Horse	Neglected Landscaping	Cambridge Oaks #2	A-18	Initial Notice	Initial Notice sent-monitoring
4234 Crazy Horse Road	Neglected Landscaping	Cambridge Oaks #2	A-18	Initial Notice	Initial Notice sent-monitoring
3840 De Salva Rd	Travel Trailer in Driveway	Cameron Park N #1	4 (f)	Initial Notice	Initial Notice. Trailer is not visible. Boat now present.
2809 Wentworth Rd	inoperable cars/debris	Cameron Park N #2	7	Initial Notice	Some improvement- still working with owner.
2720 Arcadia	Trash Cans left out	Cameron Park N #7	14	Initial Notice	1 tenant is still leaving cans out. Emailed property manager to follow up.
2615 Starbuck Road	Utility Trailer in Front	Highlands #1	4f	Pending	Received return mail-not deliverable. Need to get correct address prior to further action.
3569 Christa Court	Debris in front of property	Bar J Ranch #3	5&6	Pending	Recurrent issue- will continue to monitor