

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
Monday, August 8, 2016 6:30 P.M.
2502 Country Club Drive, Cameron Park, California

1.	Call to Order:			
	Roll Call:	Gerald Lillpop, Holly Morrison,, Amy Blackmon, Robert Dalton, Deborah Cole		
2.	Agenda Approval:			
	Agenda for	August 8, 2016		
	Recommended Action:	Approve agenda.		
3.	CC&R Conformed Agenda:			
	Conformed Agenda for	July 11, 2016		
	Recommended Action:	Approve Conformed agenda.		
4.	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.			
5.	Communications Requiring Committee Review/Action:			
	None			
	Monthly Staff Report:			
6.	Initial Notice:	Notice Sent	Unit	Complaint
A.	3214 Terazza Street	07/25/16	Bar J Ranch #2	Neglected landscaping/weeds front & side yard
B.	4521 Bocana Road	07/28/16	Bar J Ranch #4	Accumulation of brush/tree cuttings/side yard
C.	4767 Castana Drive	07/28/16	Bar J Ranch #2	Neglected landscaping/weeds/barren area
D.	4475 Bocana Road	07/28/16	Bar J Ranch #5	Neglected landscaping/weeds front & side yard
E.	3056 Camerosa Circle	07/25/16	Bar J Ranch #1	Recreational vehicle trailer beside the driveway
F.	3938 Placitas Drive	07/25/16	Bar J Ranch #7	Miscellaneous items/materials on the driveway
G.	2809 Wentworth Road	07/25/16	Cameron Park N.#2	Neglected landscaping/piles of dry vegetation
H.	4111 Trinidad Drive	07/25/16	Bar J Ranch #9	Neglected landscaping/weeds front yard
I.	4642 Abrijo Road	07/28/16	Bar J Ranch #5	Neglected landscaping/barren area/front yard
J.	2908 Pasada Court	08/02/16	Viewpointe	Boat parked on the side of the roadway
K.	3931 Toronto Road	08/03/16	Cameron Park N. #1	Recreational vehicle trailer parked on driveway
L.	3746 Toronto Road	08/03/16	Cameron Park N. #1	Recreational vehicle trailer parked on driveway
	Recommended Action: None			
7.	Final Notice	Notice Sent	Unit	Complaint
A.	#6373 3955 De Sabla Rd	08/01/16	Cameron Park N.#1	Recreational vehicle trailer parked beside dr/way
B.	#6374 2911 Clemson Dr	08/01/16	Creekside Estates #2	Recreational vehicle trailer parked on driveway
C.	#6375 2620 Wentworth Rd	08/01/16	Cameron Park N.#3	Recreational vehicle parked beside the house
D.	#6377 2620 Wentworth Rd	08/01/16	Cameron Park N.#3	Neglected landscaping, weeds & misc. debris
	Recommended Action: None			

8.	Pre-Legal Notice	Notice Sent	Unit	Complaint
A.	#6360 3102 Knollwood Dr	07/25/16	Cameron Park N.#2	Boat parked/stored beside the driveway/visible
B.	#6361 4280 Gailey Circle	07/25/16	Bar J Ranch Unit #9	Neglected landscaping/front yard is barren
C.	#6364 2535 Country Club	08/01/16	Bar J Ranch Unit #1	Neglected landscaping/front yard is barren
D.	#6369 2642 Bertella Road	08/01/16	Bar J Ranch Unit #6	Neglected landscaping/unsightly growth
Recommended Action: Forward Items A, B, C & D to the Board of Directors for legal action.				
9.	Legal Cases	Notice Sent	Unit	Complaint
A.	#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 the 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 20, 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 legal action in abeyance until after the Board of Directors held their annual reorganization 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 meeting. On November 6, 2014 a letter was sent to the homeowner informing him of this change. The November 19, 2014 regular Board meeting was cancelled and the item was subsequently approved for legal action at the next regular Board meeting held on December 10, 2014. No further enforcement action had been taken pending further discussion by the Board of Directors. At the direction of the Board of Directors the District proceeded with further legal action to compel compliance. Legal counsel sent a letter to the homeowner informing him to cease and desist from parking more than four vehicles in the front yard, multiple vehicles on the side and back yards and more than two vehicles in the front of the home. The homeowner had until May 13, 2015 to comply. The District's attorneys researched and sent their previous letter to what appeared to be valid U.S. Mail addresses for the homeowner. The District's attorney was still in the process of determining whether their letter has been sent to valid U.S. Mail addresses for the homeowner. (The U.S. Postal Office does not deliver mail to the Cameron Park home of the homeowner since the home lacks a mail box.) Upon completion of this determination the District's attorney will report to the District about whether it should proceed to the next step, which is litigation. In mid-July, 2015 legal counsel received signed receipts from both of the homeowners at their new address. The male homeowner contacted the CC&R Compliance Officer on July 24, 2015 and stated that he would call back the following week to schedule a meeting date with legal counsel and the Compliance Officer. As of July 30, 2015 the homeowner had not returned the call. On August 24, 2015 the El Dorado County Tax Collector posted a notice of 'Power to Sell Tax-Defaulted Property' on the property at 2967 Royal Park Court because of nonpayment of delinquent taxes. The property will be sold at public auction on November 24, 2015. The last day to redeem the property is November 5, 2015. CPCSD legal counsel is still in the process of filing a lawsuit related to non-compliance issues. The homeowner paid the delinquent taxes and legal counsel has filed the lawsuit. Legal counsel is in the process of attempting to personally serve the owner with the lawsuit. If legal counsel is unable to personally serve the owner, then legal counsel will request a court to serve the owner by publication. Once served, the homeowner will have 30 days to file a response. As of January 27, 2016 legal counsel advises that the Grant Deed lists two owners, one male and one female. Legal counsel successfully served the female owner with the lawsuit but has not been able to locate and serve the male owner. Legal counsel has verified with the post office that the male owner now receives mail at 2967 Royal Park Court and will make another attempt to serve him there. The female owner failed to respond to the lawsuit within thirty days of being served and legal counsel filed a notice of entry with the court for her. On February 22, 2016 the court held a case management conference. Legal counsel attended telephonically. The male owner appeared in court and told the court that he would accept service of the lawsuit if it is mailed to him. The court told legal counsel to mail the lawsuit to the male owner. The court scheduled the next case management conference for April 25, 2016. Once the male owner accepts service of the lawsuit he has 30 days to file a response. Legal counsel has successfully sub-served the male owner with the lawsuit. The male owner has 30 days from May 1, 2016 to file a response to the lawsuit. On April 25, 2016, legal counsel telephonically attended a hearing with the court to discuss the status of the lawsuit. The judge told legal counsel to complete the service of the lawsuit against the male owner and wait to see if he responds prior to filing a request for default judgment against the female owner. If the male owner fails to respond, then the judge told legal counsel to file a motion for default judgment for both owners at the same time, because only one judgment for the entire amount may be ordered by the court. If the male owner responds legal counsel will pursue the litigation against him. The male owner has been successfully served with the lawsuit and must file a response no later than June 10, 2016. Legal counsel will wait until June 10, 2016 to see whether a response is filed. If so, legal counsel will respond to the male owner's response. If the male owner fails to respond, legal counsel will file an entry of notice of default against him. The female owner is already in default. The male owner filed an answer to the District's</p>				

	complaint. Legal counsel is in the process of preparing discovery requests in the form of a) form interrogatories, b) requests for admissions, and c) requests for production of documents to be served on the defendant. Once legal counsel receives defendant's responses to the discovery they will evaluate the case and discuss with the District the possibility of participating in mediation in order to resolve this matter. The female owner is already in default and Plaintiff's counsel will file a motion for default judgment against the female owner.			
B.	#6294 3830 Hillsborough Road 10/08/15 Cameron Park N. #2 Shed Construction/No Permit			
	Status: On November 18, 2015 the Board of Directors, by a vote of 5-0, approved forwarding the case to legal counsel for further action. Accordingly, the case has been forwarded to legal counsel. On January 8, 2016 legal counsel sent a letter to the owners informing them that within two weeks they must submit an application for approval by the architectural review committee along with plans and specifications for the shed or the District would be forced to proceed with legal action. As of January 27, 2016 neither legal counsel or the District has received a response from the owner and legal counsel is preparing the lawsuit. Legal counsel has filed a lawsuit with the Court and on April 1, 2016 legal counsel successfully served the owner with the lawsuit. The owner had 30 days to respond and his response was due May 2, 2016. The owner failed to respond in a timely manner and legal counsel will file a notice of entry of default against him. The owner requested an extension of time to respond to the law suit and legal counsel allowed an extension until May 20, 2016. The homeowner requested and was sent a copy of the current invoice for attorney fees. The owner refused to pay the amount incurred by the District in attorney fees and costs. The owner then filed a response to the lawsuit in the form of a general denial. Legal counsel is preparing form interrogatories, requests for admissions and a request for production of documents in order to obtain evidence that the owner failed to comply with the CC&Rs. Once legal counsel receives defendant's responses to the discovery, they will evaluate the case and discuss with the District the possibility of participating in mediation in order to resolve this matter.			
C.	#6340 2527 Westridge Drive 05/27/16 Cameron Park N. #3 Improper Storage of Trailers & Equipment			
	Status: On July 20, 2016 the Board of Directors, by a vote of 5-0, approved forwarding this case to legal counsel for further action. Accordingly, the case was forwarded to legal counsel.			
D.	#6335 3800 Trestle Glen Ct. 06/07/16 Cambridge Estates Improper Parking of Motorhome			
	Status: On July 20, 2016 the Board of Directors, by a vote of 5-0, approved forwarding this case to legal counsel for further action. Accordingly, the case was forwarded to legal counsel.			
E.	#6353 3036 Boeing Road 06/30/16 Air Park Estates Improper Parking of Motorhome			
	Status: On July 20, 2016 the Board of Directors, by a vote of 5-0, approved forwarding this case to legal counsel for further action. Accordingly, the case was forwarded to legal counsel.			
10.	Pending	Notice Sent	Unit	Complaint
A.	4524 Bocana Road	04/14/16	Bar J Ranch Unit #4	Neglected landscaping/weeds in front yard
B.	#6359 3006 Merrywood Cr	06/30/16	Cameron Park N. #2	Boats (2) parked beside & on driveway
C.	#6371 3594 Covello Circle	07/20/16	Bar J Ranch Unit #7	Neglected landscaping/barren area/front yard
D.	#6367 3886 Los Santos Dr.	07/25/16	Cameron Park N #1	Neglected landscaping/weeds/dead bushes/shrubs
E.	#6368 3683 Toronto Road	07/20/16	Cameron Park N.#1	Neglected landscaping/weeds/
	Recommended Action: None			
11.	Corrected Violations	Notice Sent	Unit	Complaint
A.	#6352 3304 Cambridge Rd	06/14/16	Cameron Park N. #8	Commercial truck parked on driveway
B.	#6354 4449 Voltaire Drive	06/20/16	Cambridge Oaks #1	Commercial cargo trailer parked on side of street
C.	#6356 3995 El Norte Road	06/22/16	Bar J Ranch #2	Neglected landscaping/weeds in front yard
D.	#6351 3704 Larkspur Lane	06/14/16	Cameron Park N. #2	Cargo trailer parked on side of driveway
E.	#6363 3281 Woodleigh Ln	07/07/16	Viewpointe	Chickens being kept on property
F.	#6370 4236 Gailey Circle	07/20/16	Bar J Ranch #9	Neglected landscaping/weeds in front yard
G.	3230 Veld Way	07/25/16	Eastwood Park #1	Motor home parked on side of street
H.	3924 Los Santos Dr	06/27/16	Cameron Park N.#1	Miscellaneous debris/materials-driveway
I.	3221 Oxford Road	07/07/16	Air Park Estates	Neglected landscaping/weeds in front yard
J.	3105 Boeing Road	07/01/16	Air Park Estates	Airplane parked on "no parking" street
K.	4165 Crazy Horse	06/28/16	Cambridge Oaks	Neglected landscaping/weeds in front yard
L.	3204 Western Drive	06/24/16	Air Park Estates	Exterior alterations to house/no permit
M.	3921 Toronto Road	06/27/16	Cameron Park N.#1	Neglected landscaping/weeds in front yard
N.	3951 Los Santos Dr.	06/27/16	Cameron Park N.#1	Utility trailer improperly parked on property
O.	2862 Alhambra Rd	06/22/16	Cameron Park N.#7	Neglected landscaping/weeds in front yard

P.	3493 Montero Road	06/22/16	Bar J Ranch #2	Recreational vehicle trailer parked on street
Q.	4030 Placitas Drive	06/22/16	Bar J Ranch #1	Neglected landscaping/weeds in front yard
R.	3800 Los Santos Dr.	06/27/16	Cameron Park N.#1	Neglected landscaping/weeds in front yard
S.	3963 Toronto Road	06/27/16	Cameron Park N.#1	Boat parked beside the driveway
T.	2885 Holly Hills Rd	06/30/16	Cameron Park N.#2	Miscellaneous debris/materials on driveway
U.	3896 Toronto Road	06/27/16	Cameron Park N.#1	Furniture placed in front yard/"free" sign
V.	3886 Los Santos Dr.	06/27/16	Cameron Park N.#1	Boat parked beside the driveway
W.	3809 Sheridan Road	07/18/16	Cameron Park N.#3	Abandoned vehicle report
X.	3519 Montero Road	06/13/16	Bar J Ranch #2	Barking dog causing annoyance/nuisance
Y.	3763 Los Santos Dr.	07/20/16	Cameron Park N.#1	Neglected landscaping/weeds in front yard
Z.	3916 Los Santos Dr.	07/20/16	Cameron Park N.#1	Neglected landscaping/weeds in front yard
A-1.	3951 Los Santos Dr.	07/21/16	Cameron Park N.#1	Miscellaneous debris on side of property
A-2.	3506 Sombra Court	07/18/16	Bar J Ranch #1	Motor home parked on driveway
A-3.	2780 Hillcrest Drive	07/01/16	Creekside Estates #2	Cargo trailer parked on driveway
A-4.	3870 Los Santos Dr.	07/20/16	Cameron Park N.#1	Neglected landscaping/weeds in front yard
A-5.	#6357 3875 Ziana Road	06/27/16	Bar J Ranch Unit #8	Recreational vehicle parked on driveway
Recommended Action: None				
12. 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.			
A.	Brown/dead lawns due to previous water restrictions.			
13. Report Back Items:				
	CC&R Enforcement Process. The proposed modification to the District's CC&R Procedures Handbook related to <i>repeat offenders</i> , which the Committee approved on July 11, 2016, was forwarded to the Board of Directors for approval. At the regular meeting held on July 20, 2016 the Board of Directors, by a vote of 5-0, approved the modification and it is now part of the CC&Rs enforcement process.			
14. Adjournment:				