

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



**Covenants, Conditions & Restrictions (CC&R) Committee  
Meeting  
Monday, June 5th, 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\\_NWEzMGZyZUtOTA5Zi00MTZlThhYzctNDdiNTlwOThhYmQ2%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](https://teams.microsoft.com/l/meetup-join/19%3ameeting_NWEzMGZyZUtOTA5Zi00MTZlThhYzctNDdiNTlwOThhYmQ2%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 Jim Mog, CC&R Compliance Officer, General Manager Jill Ritzman

**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 – May 1st, 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 = 33
    - Courtesy Notices – 9
    - Initial Notices – 6
    - Final Notices – 4
    - Pre-legal Notices – 3
    - Referred to Legal – 3
    - Outside Agency – 2
  - Prior Month's Cleared Cases – 5
  - Prior Month's New Cases – 17
  
- b. Architectural Review Projects – Period – May 1<sup>st</sup> – 31<sup>st</sup>, 2023
  - Projects Reviewed – 49
  - Projects Approved – 49

#### Summary of ARC Projects:

- Roofs – 17
- Solar – 9
- Tree Removals – 3
- Fences – 2
- New Home Const. – 0
- ADU/JADU – 1
- Swimming Pool – 6
- Exterior House Paint – 2
- Fence/Gate – 2
- Deck – 2
- Exterior Renovation – 2
- Siding Replacement – 2
- Detached Garage – 0
- Gazebo/Pergola/Patio Cover – 1
- Storage Shed - 0

### 3. Review and Provide Decision

No items on for this meeting.

#### **4. Staff Updates – (Not an action item)**

- a) Neighborhood campaign under way in Cameron Park #2. Neighborhood campaign for Cameron Park #3 to follow. These two campaigns will complete the neighborhood campaigns for all CC&R neighborhoods.
  
- b) Air Park Estates Managers meeting. Staff met with the Air Park manager to review conflicting CC&Rs. The Air Park manager will take our meeting notes to the next Cameron Park Air Park Board Meeting to notify the residents of the conflicting CC&Rs and that the Cameron Park CSD will only be enforcing improperly stored materials, Street parking and ARC items. The meeting was successful and both parties agree that the residents will need to determine a direction to proceed in correcting the conflicting issues. Additionally, staff reviewed these conflicts with CC&R legal counsel. Our legal council confirmed the conflicting items and the issues with trying to enforce those items.

#### **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, May 1, 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) 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 - 5:33 PM**

**ROLL CALL – Attending: EA/DW/BD/KW – CHC Absent**

*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 4-0 as written.**

**1. APPROVAL OF CONFORMED AGENDA – Approved 4-0 as written.**

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-27<sup>th</sup>, 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. – **Committee took as an action item and directed toward request for resolution.**

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. – **Committee took this as an action item. Enforcement Action With El Dorado Superior Court extended for 30 days. Met with legal counsel to determine new date – June 18 is new required abatement date.**

5. Items for Future CC&R Committee Agendas - None

6. Items to take to the Board of Directors - None

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF - None

ADJOURNMENT – *Adjournment approved 4-0 - 6:21 PM*

Conformed Agenda Prepared by:

Conformed Agenda Approved by:

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Jim Mog  
CC&R Officer

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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
CCR23-1000	Referred to Outside Agency	High Traffic Business referred to EDC Tax Office	3740	ANTILLES	Dr
CCR21-1018	Referred to Outside Agency	Creekside Estates Unit Nos. 2 and 3 - II. Special Provisions - K. - Open	2781	HILLCREST	Dr
CCR23-1028	Courtesy Notice Sent	Royal Highlands Unit EC 1 - 12 - Open	3161	FLEET	Ct
CCR23-1027	Courtesy Notice Sent	Cameron Park Unit No. 11 - Improperly Stored Vehicle - Open	2606	ROYAL PARK	Dr
CCR23-1026	Courtesy Notice Sent	Cameron Park Unit No. 11 - Improperly Stored Vehicle - Open	2712	ROYAL PARK	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
CCR23-1014	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



CCR22-1099	Final Notice Sent	Cameron Park North Unit No. 3 - Improperly Stored Materials - Open Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3831	SHERIDAN	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
CCR21-1006	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3661	LARKSPUR	LN
CCR23-1029	Initial Notice Sent	Air Park Estates - Architectural Committee approval required - Open Airpark Estates - Improperly stored Materials - Open	3281	OXFORD	Rd
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 SABLA	Rd
CCR22-1100	Initial Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3257	KIMBERLY	Rd
CCR22-1010	Initial Notice Sent	Apartment property clean up - Never End	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
CCR20-1044	Initial Notice Sent	Airpark Estates - Recreational Vehicle Parking Restrictions - Open Airpark Estates - Improperly stored Materials - Closed	3008	BOEING	Rd

Number of Cases: 33

CC&R Violation Manager Case Detail Report

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