

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, April 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. CC&R Violation Enforcement Priorities (K. Magoolaghan)**
 - Action: Review and Discuss

7. MONTHLY STAFF REPORT

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

ITEMS REQUIRING ACTION

Property Address	Violation	Unit	Clause	Current Status	Action Requested
2642 Bertella Road	Debris in front of property	Bar J Ranch #6	2.15	Final Notice	Move from Final Notice to Pre-legal
3248 Catawba Drive	Chickens on property	Cameron Woods #5	8	Final Notice	Move from Final Notice to Pre-legal
2926 Royal Park Dr	Debris visible from the road	Deer Creek Estates #1	11	Final Notice	Move from Final Notice to Pre-legal

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

8. Items for May 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, March 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** – 5:33pm
2. **ROLL CALL** – RD/HM/GL/SB/EW (FC absent)
3. **APPROVAL OF AGENDA** – GL/HM
4. **APPROVAL OF CONFORMED AGENDA** – GL/SB 4 ayes, HM abstain
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
 - *Move to Pending*

7. Temporary Variance Request - 3248 Chasen, commercial vehicle parking (K. Magoolaghan)

- Action: Review and Approve
 - Motion to Approve Draft Procedure Proposal for CC&R Variance Requests

Motion by: SB, Second: EW

Ayes - 5

Noes - 0

Absent – FC

8. MONTHLY STAFF REPORT

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

(Due to illness, all violation information was provided at the meeting – see handout)

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

- Discuss priorities
- Parking

10. Items to take to the Board of Directors

11. MATTERS TO AND FROM COMMITTEE MEMBERS

- *Committee would like large CC&R map on a posterboard for meetings*

12. ADJOURNMENT – 6:23pm



Agenda Transmittal

DATE: April 1, 2019

FROM: Kate Magoolaghan, CC&R Compliance Officer

AGENDA ITEM #6: **DRAFT CC&R ENFORCEMENT PRIORITIES**

RECOMMENDED ACTION: **REVIEW & DISCUSS**

INTRODUCTION

At the CC&R Committee meeting on February 4, 2019, staff presented a report detailing some of the challenges associated with parking violation enforcement. As part of that discussion, staff was asked to outline overall enforcement priorities to be presented to the Committee for review. The following report has been prepared as an initial outline to be reviewed and discussed. Staff will prepare a final draft following CC&R Committee discussion and feedback.

DISCUSSION

Staff continues to navigate the volume of complaints submitted to the CC&R enforcement office. The nature of the complaints range from nuisances to visual blight to health and safety concerns. Staff must continually re-prioritize workload in order to address as many of these concerns as possible in a timely manner. The availability of resources limits the ability of staff to promptly respond to some types of complaints. In some cases, complaints received are not addressed within the recorded CC&R documents and therefore do not fall within the purview of CC&R enforcement. Staff is recommending the establishment of guidelines for response priorities.

Staff has drafted the following priority levels based on:

- The frequency of each type of complaint
- Past CC&R workshop feedback
- Impact on property values and impact on quality of life
- Available resources and ability to enforce each violation type
- Public safety resulting from non-compliance with applicable CC&Rs

High Priority

1. Issues to include situations where non-compliance to applicable CC&Rs may pose a risk to public safety.

Active or imminent dangers would be referred to the appropriate authority (i.e. Sheriff, Fire Department, Code Enforcement, Child Protective Services, Adult Protective Services, etc.).

Medium Priority - Issues to include conditions that have a direct affect property values, conditions that create visual blight and RV/Boat/Trailer/Commercial vehicle parking.

2. Property maintenance deficiencies (roofs, exterior walls, fences, decks etc.)
3. Debris
4. RV/Boat/Trailer/Commercial vehicle parking
5. Landscaping/Yard maintenance
6. Inoperable vehicles (significant damage, flat tires, on jacks, missing parts etc.)
7. Property improvement projects that have not received Architectural Review Committee Approval

Low Priority - Issues that will be addressed as resources allow. Some of these issues are difficult to verify with available resources.

8. Trash receptacles improperly stored
9. Overnight parking
10. Too many cars parked in driveway
11. On street parking of common passenger vehicles
12. All other reported CC&R violations

Staff is often contacted regarding situations that either do not fall within the realm of CC&Rs, or are ineffectively addressed due to authority or resource limitations. In an effort to best serve the community, it is often more effective to refer some situations to a partnering agency with greater authority to properly address these resident concerns. These situations include:

- Abandoned Vehicles - El Dorado County Sheriff Vehicle Abatement
- Barking Dogs - El Dorado County Animal Control
- Drainage - El Dorado County Department of Transportation
- Fire Hazards - Cameron Park Fire Department
- Home Based Businesses - El Dorado County Code Compliance
- Noise Nuisances - El Dorado County Sheriff
- Road Repair - El Dorado County Department of Transportation

CONCLUSION

The purpose of this agenda item is to obtain feedback from the CC&R Committee regarding response priorities for different types of violation complaints.

CPCSD CCR Violations Staff Report

Report Criteria:

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

Report Details

Case#	Status	Violation(s)	House #	Street Name	Street Type	Subdivision
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
CCR19-1021	Initial Notice Sent	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	Initial Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	2740	ALHAMBRA	Dr	CAMERON PK N 7
CCR19-1018	Initial Notice Sent	Creekside Estates Unit No. 4 - Architectural Review Requirement - Open Creekside Estates Unit No. 4 - Exterior Paint Color - Open	2821	CLEMSON	Dr	CREEKSIDE EST #4
CCR19-1017	Initial Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Vehicle - Open	3068	KNOLLWOOD	Dr	CAMERON PK N 2
CCR19-1016	Initial Notice Sent	Cambridge Oaks Unit No. 3 - Vehicle Storage - Open	557	CRAZY HORSE	Ct	CAMBRIDGE OAKS #3
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
CCR19-1006	Initial Notice Sent	Eastwood Park Unit #1 - Clause 3.10 Trash - Open	3561	CULVER		EASTWOOD PARK #1
	Final Notice Sent	Bar J Ranch #6- Clause 2.15 Debris	2642	Bertella	Rd	Bar J Ranch #6
	Final Notice Sent	Cameron Woods #5 - Clause 8 Chickens on property	3248	Catawba	Dr	Cameron Woods #5
	Final Notice Sent	Deer Creek Estates #1 - Clause 11 Debris	2926	Royal Park	Dr	Deer Creek Estates #1
	Final Notice Sent	Bar J Ranch #2- Clause 4 & 21 Neglected Landscaping	2349	El Mesita	Ct	Bar J Ranch #2
	Final Notice Sent	Bar J Ranch #5 - Clause 8 Unmaintained roof/tarp covering roof	4642	Abrijo	Rd	Bar J Ranch #5
	Final Notice Sent	Cambridge Oaks #3 - Clause 4 Neglected Landscaping/Weeds	305	Reid	Ct	Cambridge Oaks #3
	Initial Notice Sent	Cambridge Oaks #1 - Clause A-18 Neglected Landscaping	4165	Crazy Horse	Rd	Cambridge Oaks #1
	Initial Notice Sent	Bar J Ranch #3 - Clause 6 & 17 Construction vehicles	4713	Castana	Dr	Bar J Ranch #3
	Initial Notice Sent	Bar J Ranch #3 - Clause 8 Fence in Disrepair	3520	Covello	Cir	Bar J Ranch #3
	Initial Notice Sent	Cameron Park N #7 - Clause 14 Trash Can Left Out	2720	Arcadia		Cameron Park N #7
	Pending	Airpark Estates - Amendment #3 RV parked for > 10 days	3239	Western	Dr	Airpark Esatates
	Pending	Cambridge Estates - Article VIII, 1 Amendment 1 Shed installed without ARC approval	4020	Berry	Rd	Cambridge Estates
	Pending	Eastwood Park #2 - Clause 3.1 Trash Can Left Out	3433	Raben	Way	Eastwood Park #2