

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



**Covenants, Conditions & Restrictions (CC&R) Committee
Meeting
Monday, December 2nd, 2024
5:30 p.m.**

Cameron Park Community Center – Social Room

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

Agenda

Members: Chair Bob Dutta (BD), Vice Chair Sid Bazett (SB), Tim Israel (TI), Candice Hill Calvert (CHC),
Terry Eastwood (TE)
Alternate: Dawn Wolfson (DW)

Staff: CC&R Compliance Officer Jim Mog, General Manager Alan Gardner

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.

1. APPROVAL OF AGENDA

2. APPROVAL OF CONFORMED AGENDA

- a. Conformed Agenda – CC&R Meeting – October 7th, 2024
- b. Conformed Agenda – CC&R Meeting – November 4th 2024

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

3. Monthly Staff Report

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report)
 - Total Cases Open = 34
 - Courtesy Notices – 11
 - Initial Notices – 3
 - Final Notices – 4
 - Pre-legal Notices – 1
 - Referred to Legal – 2
 - October/November Cleared Cases – 17
 - October/November New Cases – 4

- b. Architectural Review Projects – Period – October and November 2024
 - Projects Reviewed – 47
 - Projects Approved – 47

Summary of ARC Projects:

- Roofs – 21
- Solar – 2
- Tree Removals – 2
- Fences – 1
- New Home Const. – 1
- ADU/JADU – 1
- Swimming Pool – 6
- Exterior House Paint – 1
- Carport – 0
- Deck – 2
- Exterior Renovation/Room Addition – 0
- Siding Replacement – 3
- Detached Garage – 0
- Gazebo/Pergola/Patio Cover – 4
- Storage Shed – 1
- Window Replacement – 1
- POD - 1

4. Pre-legal Request – (Committee Action Required).

- a. **CCR22-1110 – 3240 Bentley Rd.** The Highlands Unit 5 (Section 4.e Building regulations) “Trailers of any type, trucks, tractors or agricultural equipment and boats shall be stored or parked in such a manner so as not to be visible from roadways.” Staff have worked on this property for nearly 3 years for the same violation and issued violation notices through Final Notice. This property receives many verbal complaints. Upon last inspection, a large trailer has been parked on the front lawn for over 6 weeks. It has been used for guests visiting the home. Staff is requesting Pre-Legal Approval to issue to the landlord.

5. Staff Updates – (Not Action Items).

- a. CCR21 – 1002 – 3003 Wilkinson Rd. – Deer Trail Estates – Vehicle Restrictions.** Legal notice was served. Upon the last inspection all items were in storage behind the fence line.
- b. CCR21 – 1011 – 2431 Mellowdawn Way – Deer Creek Estates #1 – Vehicle Restrictions.** A legal notice was sent to the homeowner for trailered items. Staff completed an inspection on 11.25.24. Staff is inspecting for additional progress on abatement items.
- c. Neighborhood Campaigns – Cameron Park #1 & #3.** – Staff has continued the 2024 neighborhood campaigns. November included Cameron Par 1 & 3. Staff found various addresses with items for owners to focus on to avoid violation notices. Letters were sent to those addresses.
- d. 3301 Spill Way – Project presentation**

6. Items for Future CC&R Committee Agendas

7. 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, October 7th, 2024
5:30 p.m.**

Cameron Park Community Center – Social Room

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

Conformed Agenda

Members: Chair Bob Dutta (BD), Vice Chair Sid Bazett (SB), Tim Israel (TI), Candice Hill Calvert (CHC),
Terry Eastwood (TE)
Alternate: Dawn Wolfson (DW)

Staff: CC&R Compliance Officer Jim Mog, General Manager Alan Gardner

CALL TO ORDER - 5:31 PM

ROLL CALL – BD/SB/CHC/TE/ALTERNATE DW (Arrived Late) – Absent TI – Staff – JM/AG

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- 1. APPROVAL OF AGENDA – Approved 4-0**
- 2. APPROVAL OF CONFORMED AGENDA – Approved 4-0**
 - a. Conformed Agenda – CC&R Meeting – September 9th, 2024

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

3. Monthly Staff Report

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report)
 - Total Cases Open = 47
 - Courtesy Notices – 15
 - Initial Notices – 4
 - Final Notices – 5
 - Pre-legal Notices – 1
 - Referred to Legal – 2
 - Prior Month's Cleared Cases – 9
 - Prior Month's New Cases – 6

- b. Architectural Review Projects – Period – September 2024
 - Projects Reviewed – 28
 - Projects Approved – 28

Summary of ARC Projects:

- Roofs – 11
- Solar – 1
- Tree Removals – 1
- Fences – 3
- Multi Residential Development. – 1
- ADU/JADU – 0
- Swimming Pool – 1
- Exterior House Paint – 2
- Carport – 0
- Deck – 2
- Exterior Renovation/Room Addition – 2
- Siding Replacement – 2
- Detached Garage – 0
- Gazebo/Pergola/Patio Cover – 2
- Storage Shed – 0
- Window Replacement – 0

4. Violation Notice Examples – (Not an Action Item).

- a. The violation notices that we are reviewing are developed by our legal counsel for CC&Rs. They are specific to the wording that is required for future action to be taken if necessary. These letters are presented to the committee for purposes of education and knowledge of the documents that are sent to owners requesting compliance. These letters are not to be revised without legal counsel review and approval.

5. Staff Updates – (Not Action Items).

- a. **CCR21 – 1002 – 3003 Wilkinson Rd. – Deer Trail Estates** – Vehicle Restrictions. Pre-legal notice was served. The motorhome is still being stored on the street. The case has been forwarded to legal and legal notice is being sent.
- b. **Neighborhood Campaigns – Highlands, Cambridge Oaks and Bar J Ranch.** – Staff has started the 2024 neighborhood campaigns. September included Highland’s neighborhoods 1 -4, Cambridge Oaks neighborhoods 1-3 and Bar J Ranch neighborhoods 1-3. Staff found various addresses with items for owners to focus on to avoid violation notices. Letters were sent to those addresses. Staff is pleased to report that many residents in these neighborhoods have been keeping up on their CC&R obligations with minimal addresses that needed attention.

6. Items for Future CC&R Committee Agendas – *Meeting for November 4th is canceled. Reconvene on December 2nd.*

7. Items to take to the Board of Directors

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF:

Staff is requesting the CC&R committee meeting scheduled for Nov 4th be rescheduled to a different date or cancelled if possible. The request is open for discussion between committee and staff. – *Decision to cancel Nov 4 – 5-0 Vote*

ADJOURNMENT: - 6:15 PM

Jim Mog
CC&R Officer

Chair Director Bob Dutta or V. Chair Sid Bazzett
CC&R Committee

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



**Covenants, Conditions & Restrictions (CC&R) Committee
Meeting
Monday, November 4th, 2024
5:30 p.m.**

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

**MEETING CANCELED BY COMMITTEE VOTE ON
OCTOBER 7TH**

**THE COMMITTEE WILL RECONVENE ON DECEMBER 2ND
2024**

Jim Mog
CC&R Officer

Chair Director Bob Dutta or V. Chair Sid Bazzett
CC&R Committee

CC&R Violation Manager Case Detail Report

Case#	Status	Violation(s)	Street #	Street Name		Open Date
CCR21-1002	Referred to Legal	Deer Trail Estates - 2. Recreational Vehicle (RV) Storage - Open	3003	WILKINSON	Rd	1/21/2021
CCR21-1001	Referred to Legal	Deer Creek Estates Unit 1 - Vehicles - Open Deer Creek Estates Unit No. 1 - Improperly stored Materials - Closed	2431	MELLOWDAWN	Way	1/20/2021
CCR24-1072	Courtesy Notice Sent	Eastwood Park Unit 1 - Article 4. Architectural Control Committee - 4.02 Approval Required - Open	3230	VELD	Way	11/22/2024
CCR24-1067	Courtesy Notice Sent	Cameron Park North Unit No. 6 - Section 9 - Materials/Equipment Storage Requirements. Open Cameron Park North Unit No. 6 - Recreational Vehicle Parking - Open	3503	VERANO	Way	9/11/2024
CCR24-1065	Courtesy Notice Sent	Airpark Estates - Recreational Vehicle Parking Restrictions - Open Airpark Estates - Improperly stored Materials - Open Airpark Estates Cameron Park North Unit #5 - section 9 - Illegal Livestock - Open	3291	FAIRWAY	Dr	9/10/2024
CCR24-1061	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Clause 6 - Open	3051	CEDARHURST	Ct	8/12/2024
CCR24-1058	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Clause 3 Architectural Review Required - Open	3780	CAMBRIDGE	Rd	7/22/2024
CCR24-1057	Courtesy Notice Sent	Cameron Park North Unit No. 7 - Animals - Open	2880	CORNADA	Ct	7/16/2024
CCR24-1040	Courtesy Notice Sent	Cameron Park Unit No. 11 - Article III Property Use Restrictions - Section 5. Household Pets - Open	2592	ROYAL PARK	Dr	5/13/2024
CCR24-1027	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	2844	OSBORNE	Rd	4/22/2024
CCR24-1019	Courtesy Notice Sent	Cameron Park N. Unit 8 - Clause 11 - Vehicle Parking Restrictions - Open	3062	ESTEPA	Dr	2/26/2024
CCR23-1041	Courtesy Notice Sent	Cameron Park North Unit No. 7 - Animals - Open	3433	LA CANADA	Dr	7/10/2023
CCR19-1049	Courtesy Notice Sent	Cambridge Oaks Unit No. 3 - Vehicle Storage - Closed Cambridge Oaks Unit No. 2 - Vehicle Storage - Open	4237	CRAZY HORSE	Rd	6/3/2019

CCR24-1070	Final Notice Sent	Cameron Park Unit No. 11 - Article III Property Use Restrictions - Section 9. Storage - Open	3294	PAIUTE	Ct	9/26/2024
CCR24-1053	Final Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	3820	CHELSEA	Rd	6/26/2024
CCR23-1074	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3600	MILLBRAE	Rd	10/4/2023
CCR23-1059	Final Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3801	SHERIDAN	Rd	8/28/2023
CCR24-1004	Initial Notice Sent	Cameron Park Unit No. 11 - Improperly Stored Vehicle - Open Cameron Park Unit No. 11 - Article III Property Use Restrictions - Section 9. Storage - Closed Cameron Park Unit No. 11 - Article IV Architectural Control - Section 1. Approval of Architectural Improvements - Open	2789	WAVERLY	Dr	1/30/2024
CCR24-1000	Initial Notice Sent	Cameron Park North Unit No. 1 - Prohibited animals kept at property - Open	3364	HACIENDA	Rd	1/9/2024
CCR23-1078	Initial Notice Sent	Cameron Park Unit No. 12 - Section 11: Improperly stored materials - Open Cameron Park Unit No. 12 - Section 10. - Open	2524	SANDPIPER	Way	10/18/2023
CCR23-1076	Pre-legal Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3605	MILLBRAE	Rd	10/4/2023

Number of Cases: 34

CC&R Violation Manager Case Detail Report

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Agenda Transmittal

DATE: December 2nd, 2024

FROM: Jim Mog, CC&R Officer
Alan Garner, General Manager

AGENDA ITEM # 5 **3301 SPILL WAY PRESENTATION**

RECOMMENDED ACTION: None = Presentation of work only.

Introduction:

In January of 2024, 3301 Spill way proposed a project located on the Northeast corner of Spill way and Cambridge Rd. The Lot is 0.31 acres. The ARC reviewed the project for a four-plex condominium and sent it back with comments for additional site improvements to be implemented. The project was later approved by the ARC committee with all requested improvements addressed.

Project Details:

The entry to the four-plex, 2 story units project will be from Spill Way. This property is located near the spillway of the Cameron Park Lake dam. The easement of the property along Deer Creek has gate access to be used by Cameron Park Parks department and essential services such as Fire, Utilities and any emergency or governing departments. Upon initial ARC review of the project in January 2024, the committee (with staffs' recommendation), requested the following:

1. An improved access from Spill way to the service gate at the dam's spillway. There will be an additional gate at the entrance of the access with an improved road to the service gate. The developer can provide access protection locks as the Fire Department requires.
2. A low standing diversion wall will be installed at the back of the property line at the easement along Deer Creek. This will provide protection for any flooding like we experienced in the winter of 2021. This low standing diversion wall will be of CMU type block and will have a translucent fence installed for visibility of the lake and creek by tenants in the condominiums.

3. Dry Swales will be installed at the Northeast corner of the lot along Deer Creek and at the West frontage of the lot along Cambridge Rd. Both swales will collect any extra watershed to help keep the watershed from entering the property from the back and to help watershed from flowing into Cambridge Rd.
4. Additional guest and overflow parking to be implemented into the project. The developer met this request with additional parking on the North side of the lot and on the South side of the lot along Spill way. The parking is for passenger vehicles only. Parking is not allowed for oversized commercial vehicles or recreational vehicles.

Any additional site improvement requests for the development of the project will be requested by EDC and emergency services.

Presentation Documents

Attachment 5d – Scope of services provided by Fedor Jr. & Svetlana Chernioglo.
Site plan and Elevations.