

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
Tuesday, November 3, 2015 6:30 P.M.
3200 Country Club Drive, Cameron Park, California

1.	Call to Order:			
	Roll Call:	Robert Dalton, Holly Morrison, Gerald Lillpop, Roseann Livingston, Amy Blackmon		
2.	Agenda Approval:			
	Agenda for	November 3, 2015		
	Recommended Action:	Approve agenda.		
3.	CC&R Conformed Agenda:			
	Conformed Agenda for	September 1, 2015		
	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:			
A.	Correspondence from homeowner at 4337 Crazy Horse Road, Cameron Park, related to posting one Neighborhood Watch sign on a parcel of property belonging to the Cameron Park Community Services District in the Cambridge Oaks subdivisions.			
B.	Correspondence from homeowner at 3966 El Norte Road, Cameron Park appealing notice related to parking vehicles on the street overnight. Parking vehicles on the street overnight is a violation of Bar J Ranch Unit #3 CC&Rs, Article 17.			
	Monthly Staff Report:			
6.	Initial Notice:	Notice Sent	Unit	Complaint
A.	7018 Sinclair Road	10/19/15	Cameron Valley #3	Vehicle parked on front lawn/offensive activity
B.	3550 Chelsea Road	10/20/15	Cameron Park N. #3	Trailer parked beside driveway/visible from road
C.	3678 Larkspur Lane	10/20/15	Cameron Park N. #2	Boat parked/stored on the driveway-visible
D.	604 Taraya Court	10/20/15	Cambridge Oaks #3	Vehicle parked on the street overnight
E.	3622 Ravenwood Lane	10/20/15	Cameron Park N. #3	Recreational vehicle trailer parked beside dr/way
F.	3633 Ravenwood Lane	10/21/15	Cameron Park N. #3	Pop-up camper type trailer parked beside dr/way
G.	3795 Kimberly Road	10/21/15	Cameron Park N. #3	Drainage ditch not being properly maintained
H.	3417 Surry Lane	10/21/15	Cameron Park N. #3	Building additions/no permit
I.	3503 Raben Way	10/22/15	Eastwood Park #2	Motor home being improperly parked
J.	2647 Country Club Drive	10/26/15	Cameron Park N. #3	Drainage ditch not being properly maintained
K.	4312 Crazy Horse Road	10/28/15	Cambridge Oaks #3	Recreational vehicle parked overnight on street
L.	2606 Deer Trail Lane	10/28/15	Cameron Park #12	Miscellaneous materials & equipment front yard
M.	3678 Cambridge Road	10/28/15	Cameron Park N. #2	Utility trailer parked beside driveway/visible
N.	4773 Castana Drive	10/28/15	Bar J Ranch Unit #2	Chevrolet Blazer parked on street overnight
O.	3360 Cimmarron Road	10/29/15	Cameron Park #12	Several pieces of furniture dumped on vacant lot
P.	4301 Alcadar Court	10/29/15	Bar J Ranch Unit #4	Two vehicles improperly parked on property
Q.	3865 Hillsborough Road	10/30/15	Cameron Park N. #2	Sofa on roadside with a 'free' sign on it

	Recommended Action: None			
7.	Final Notice	Notice Sent	Unit	Complaint
A.	#6302 3469 Montero Road	10/15//15	Bar J Ranch Unit #3	Vehicles (2) parked on the street overnight
B.	#6303 3189 Oakwood Road	10/22/15	Cameron Park N. #3	Utility trailed parked on vacant lot/not screened
C.	#6304 3197 Oakwood Road	10/22/15	Cameron Park N. #3	Boat parked on top of driveway/not screened
D.	#6305 3154 Oakwood Road	10/22/15	Cameron Park N.#3	Miscellaneous materials/equipment beside house
E.	#6306 4773 Castana Drive	10/28/15	Bar J Ranch Unit #2	Neglected landscaping front yard
F.	#6307 4767 Castana Drive	10/28/15	Bar J Ranch Unit #2	Neglected landscaping front yard
	Recommended Action: None			
8.	Pre-Legal Notice	Notice Sent	Unit	Complaint
A.	#6294 3830 Hillsborough	10/08/15	Cameron Park N. #2	Shed construction/no permit
B.	#6297 2539 Starbuck Road	10/08/15	Highlands Unit #1	Boat parked beside driveway
C.	#6298 2996 Twin Oaks Rd	10/08/15	Cameron Park N. #2	Pop-up type camper trailer not screened
D.	#6301 3051 Cedarhurst Ct	10/22/15	Cameron Park N. #2	Goats kept on property/case reopened from 9/1/15
	Recommended Action: Forward Items 8A, 8B, 8C & 8D to 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 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 30, 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 enforcement action in abeyance until the after the Board of Directors held their annual organizational 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 scheduled Board meeting. On November 6, 2014 a letter was sent to the homeowner notifying him of this change. The November 19, 2014 regular Board meeting was cancelled and the item was subsequently approved for legal action at the Board meeting held on December 10, 2014. No further enforcement action has been taken pending further discussion by the Board of Directors. The District is proceeding with legal action to compel compliance. Legal counsel has 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 have sent their previous letter to what appears to be valid U.S. Mail addresses for the homeowner. The District's attorney is 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. District's legal counsel has received signed receipts from both homeowners at their new address. 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 district compliance officer. As of July 30, 2015 the homeowner has 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 6, 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 has paid the delinquent taxes and legal counsel has filed the lawsuit. Legal counsel is in the process of attempting to personally serve the owners with the lawsuit. If legal counsel is unable to personally serve the owners, then legal counsel will request a court to serve the owners by publication. Once served, the homeowner will have 30 days to file a response.</p>			
B.	#6275 2728 Wentworth Road	06/25/15	Cameron Park N. #3	Improper Parking R/V Trailer
	<p>Status: Following an email complaint the homeowner at 2728 Wentworth Road was initially cited for being in violation of Cameron Park North Unit #3 CC&Rs, Clause 4f which requires that trailers of any type must be parked or stored in such a manner so as not to be visible from roadways. The homeowner has a recreational vehicle trailer beside the driveway and it</p>			

	is not screened from view. On July 7, 2015 at the regular scheduled CC&R Committee Meeting, by a vote of 5-0, the Committee approved forwarding this violation to the Board of Directors for legal action. On August 19, 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 August 31, 2015 the homeowner had installed the necessary screening structure and the violation has been cleared accordingly.			
C.	#6278 2850 Osborne Road 06/25/15 Cameron Park N. #2 Improper Parking-Boat			
	Status: Following an email complaint the homeowner at 2850 Osborne Road was initially cited for being in violation of Cameron Park North Unit #2 CC&Rs, Clause 4g which requires that boats must be parked or stored in such a manner so as not to be visible from roadways or objectionable views to contiguous property owners. The homeowner has a boat stored on the driveway and is not screened from view. On July 7, 2015 at the regular scheduled CC&R Committee Meeting, by a vote of 5-0, the Committee approved forwarding this violation to the Board of Directors for legal action. On August 19, 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 October 9, 2015 the homeowner received and signed the Certified Mail letter from legal counsel. The homeowner has failed to respond to the warning letter and legal counsel is proceeding with the lawsuit.			
D.	#6281 2533 Westridge Road 06/25/15 Cameron Park N. #3 Improper Parking-Boat			
	Status: Following a phone call complaint the homeowner at 2533 Westridge Road was initially cited for being in violation of Cameron Park North Unit #3 CC&Rs, Clause 4f which required that boats must be parked or stored in such a manner so as not to be visible from roadways. The homeowner has a boat stored on the side of the house and is not screened from view. On July 7, 2015 at the regular scheduled CC&R Committee Meeting, by a vote of 5-0, the Committee approved forwarding this violation to the Board of Directors for legal action. On August 19, 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. Legal counsel has contacted the homeowner and the homeowner has agreed to construct a fence by November 15, 2015 to screen the boat from view.			
10.	Pending	Notice Sent	Unit	Complaint
A.	3801 Sheridan Road	09/21/15	Cameron Park N. #3	Brush growing into drainage ditch
B.	2642 Bertella Road	09/21/15	Bar J Ranch Unit #6	Neglected landscaping/hillside needs covering
C.	#6299 3966 El Norte Road	09/21/15	Bar J Ranch Unit #3	Vehicles parked on street overnight
	<i>Recommended Action:</i> None			
11.	Corrected Violations	Notice Sent	Unit	Complaint
A.	#6275 2728 Wentworth Rd	06/25/15	Cameron Park N. #3	R/V Trailer not screened
B.	#6287 4321 Crazy Horse	08/18/15	Cambridge Oaks #3	Vacant lot – weeds
C.	#6291 3504 Royce Court	08/21/15	Highlands Unit #1	Boat improperly parked
D.	#6292 4303 Alcadar Court	08/21/15	Bar J Ranch Unit #4	Motor home not screened
E.	#6293 3830 Hillsborough	08/25/15	Cameron Park N. #2	Misc. debris/materials on driveway
F.	#6295 3371 Cambridge Rd	08/27/15	Cambridge Hills	Misc. materials on driveway
G.	#6296 2780 Hillcrest Drive	09/16/15	Creekside Estates #2	Cargo trailer beside driveway
H.	3177 Bentley Drive	08/07/15	Highlands Unit #2	Boat parked on driveway
I.	3177 Bentley Drive	08/07/15	Highlands Unit #2	Cargo trailer beside house
J.	3050 Moliner Drive	08/12/15	Cameron Woods #4	Boat parked on driveway
K.	3211 Perlett Drive	08/12/15	Cameron Woods #1	Motor home on driveway
L.	2041 Ribier Way	08/12/15	Cameron Woods #5	Recreational vehicle trailer not screened
M.	3464 Mira Loma Dr	08/13/15	Cameron Woods #1	Tree/brush trimmings/yard
N.	4831 Castana Drive	08/13/15	Bar J Ranch Unit #2	Unauthorized sign on house
O.	4286 Crazy Horse	08/14/15	Cambridge Oaks #3	Recreational vehicle trailer parked on street
P.	4054 Berry Road	08/18/15	Cambridge Estates	Recreational vehicle trailer parked on driveway
Q.	3478 Covello Circle	08/19/15	Bar J Ranch Unit #5	Commercial truck parked on driveway
R.	3314 Country Club	08/20/15	Cameron Park N. #1	Boat parked beside driveway
S.	3951 Los Santos Dr.	08/20/15	Cameron Park N. #1	Utility trailer parked on driveway
T.	3848 Los Santos Dr.	08/20/15	Cameron Park N. #1	Cargo trailer parked on driveway
U.	3500 Royce Court	08/21/15	Highlands Unit #1	Boat parked on driveway
V.	3022 Braemer Drive	08/25/15	Cameron Valley Est.	Commercial sign in yard
W.	3010 Braemer Drive	08/25/15	Cameron Valley Est	Boat parked on driveway
X.	3151 Knollwood Dr	08/25/15	Cameron Park N. #2	Boat parked on driveway
Y.	3062 Braemer Drive	08/25/15	Cameron Valley Est	Boat parked on driveway
Z.	4023 Plateau Circle	08/26/15	The Plateau	Boat parked on driveway

