

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



**Covenants, Conditions & Restrictions (CC&R) Committee**  
**Monday, November 4, 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), Bob Dutta (BD)  
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. MONTHLY STAFF REPORT**

**Update on October Action Items:**

<b>Item #</b>	<b>Property Address</b>	<b>Unit</b>	<b>Parcel Number</b>	<b>Violation</b>	<b>CC&amp;R Violation Case #</b>	<b>Action</b>	<b>Outcome</b>
<b>6a.</b>	4321 Crazy Horse Rd	Cambridge Oaks Unit #3	119-310-07-100	Unmaintained Lot	CCR19-1033	Legal Counsel has sent letter	No response yet from owner
<b>6b.</b>	4165 Crazy Horse Rd	Cambridge Oaks Unit #3	119-274-019	Unmaintained Lot	CCR19-1032	Legal Counsel has sent letter	No response yet from owner

**Items Requiring Action:**

<b>Item #</b>	<b>Property Address</b>	<b>Unit</b>	<b>Parcel Number</b>	<b>Violation</b>	<b>CC&amp;R Violation Case #</b>	<b>Recommended Action</b>
<b>6d.</b>	3115 Boeing Rd	Airpark Estates	083-162-006-000	Improperly Stored Materials	CCR19-1035	Forward to Board of Directors for consideration of legal action

**6e. Open Violations**

- Initial Notices - 16
- Final Notices - 5
- Pre-Legal Notices – 0
- Pending – 10
- Legal Cases – 3 (2 in limited legal)

Note: A list of current violations will be available at the meeting.

**6f. Architectural Review**

- Projects Reviewed – 20
- Approved – 20
- Denied – 0
- Held Over to November – 0

**6g. Staff Update**

**7. ARC Fees; CC&R Amendment and Variance Fees (K. Magoolaghan)**

**8. Items for December and Future CC&R Committee Agendas**

- CC&R Procedures Handbook – Process for Updating

**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, October 7, 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), Bob Dutta (BD)  
Alternate Director Holly Morrison (HM)

Staff: General Manager Jill Ritzman, CC&R Compliance Officer Kate Magoolaghan

1. **CALL TO ORDER** – 5:30pm
2. **ROLL CALL** – EW/GL/SB (FC & BD were absent)
3. **APPROVAL OF AGENDA** - *Approved*
4. **APPROVAL OF CONFORMED AGENDA** - *Approved*
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. **MONTHLY STAFF REPORT**

**Update on September Action Items:**

Item #	Property Address	Unit	Parcel Number	Violation	CC&R Violation Case #	Action	Outcome
6a.	611 Taraya Ct	Cambridge Oaks Unit #3	119-310-018-000	Repeat Violation-Improperly stored boat	CCR19-1057	Staff to notice CHP & Sheriff	Boat moved; case cleared
6b.	3115 Boeing Rd	Airpark Estates	083-162-006-000	Improperly Stored Materials	CCR19-1035	Move from Pre-Legal to Limited Legal	Staff requested legal to send letter

**Items Requiring Action:**

6c.	4321 Crazy Horse Rd	Cambridge Oaks Unit #3	119-310-07-100	Unmaintained Lot	CCR19-1033	Move from Pre-Legal to Legal
6d.	4165 Crazy Horse Rd	Cambridge Oaks Unit #3	119-274-019	Unmaintained Lot	CCR-1032	Move from Pre-Legal to Legal

- *Motion to Move Items #6c & #6d from Pre-Legal to Legal Status.*

*SB/GL – Motion Passed*

*Ayes – EW, SB, GL*

*Noes – 0*

*Absent – FC, BD*

*Abstain – 0*

**6e. Open Violations**

- Initial Notices - 16
- Final Notices - 4
- Pre-Legal Notices - 2
- Pending - 14
- Legal Cases – 1 (letter sent by attorney)

Note: A list of current violations will be available at the meeting.

**6d. Architectural Review**

- Projects Reviewed – 18
- Approved – 16
- Denied – 0
- Held Over to September – 2

**7. Staff Update**

- District Strategic Planning efforts
- Status of CC&R Compliance Officer return date

**8. Items for November and Future CC&R Committee Agendas**

- *Strategic Plan for CC&Rs*
- *Airpark Estates report back*

**9. Items to take to the Board of Directors**

**10. MATTERS TO AND FROM COMMITTEE MEMBERS**

**11. ADJOURNMENT – 6:04pm**

# CPCSD CC&R Violation Staff Report

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

## Report Details

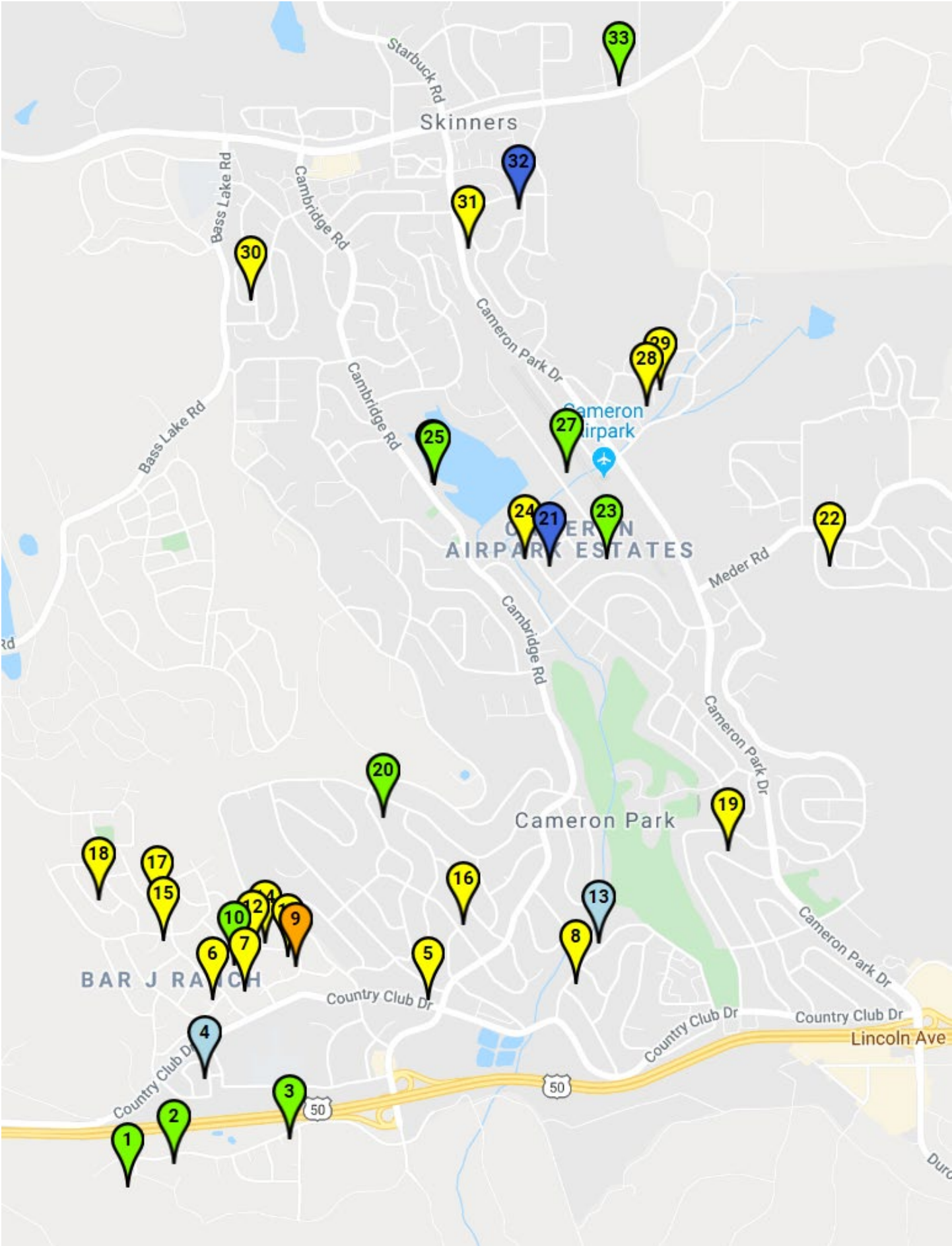
Case#	Status	Violation(s)	Street #	Street Name	Street Type	Subdivision
CCR19-1035	Pre-legal Notice Sent (Limited Legal)	Airpark Estates - Improperly stored Materials - Open	3115	BOEING	Rd	AIR PARK EST AM
CCR19-1033	Pre-legal Notice Sent (Limited Legal)	Cambridge Oaks Unit 3 - Unmaintaned Lot - Open	4321	CRAZY HORSE	Rd	CAMBRIDGE OAKS #3
CCR19-1032	Pre-legal Notice Sent (Limited Legal)	Cambridge Oaks Unit No. 1 - Unmaintained Landscaping - Open	4165	CRAZY HORSE	Rd	CAMBRIDGE OAKS #1
CCR19-1043	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	2695	COUNTRY CLUB	Dr	CAMERON PK N 2
CCR19-1036	Final Notice Sent	Bar J Ranch Unit 2 - Unmaintained Landscaping - Open Bar J Ranch Unit 2 - Unmaintained Lot - Open	2349	EL MESITA	Ct	BAR J RANCH #2
CCR19-1022	Final 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
CCR19-1008	Final Notice Sent	Cameron Park North Unit No. 1 - Inappropriately stored materials - Open	3724	TORONTO	Rd	CAMERON PK N 1
CCR19-1101	Initial Notice Sent	Cameron Park North Unit No. 6 - Recreational Vehicle Parking - Open	3426	OXFORD	Rd	CAMERON PK N 6
CCR19-1100	Initial Notice Sent	Air Park Estates - Commercial Vehicle Parking - Open	3209	FAIRWAY	Dr	AIR PARK EST AM
CCR19-1099	Initial Notice Sent	Cameron Park North Unit No. 2 - Garages and Carports - Open Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3089	ROYAL	Dr	CAMERON PK N 2

CCR19-1097	Initial Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3028	ROYAL	Dr	CAMERON PK N 2
CCR19-1094	Initial Notice Sent	Eastwood Park Unit 1 - Vehicle Parking - Open Eastwood Park Unit 1 - Vehicle Parking - Open	3240	VELD	Way	EASTWOOD PARK #1
CCR19-1092	Initial Notice Sent	Bar J Ranch Unit 9 - Vehicle Parking - Open	4291	GAILEY	Cir	BAR-J-RANCH UNIT #9
CCR19-1089	Initial Notice Sent	Green Acres Estates Unit No. 2 - Improperly Stored Materials - Open	3362	MELODYE	Ct	GREEN ACRE EST #2
CCR19-1086	Initial Notice Sent	Cameron Park North Unit No. 3 - Improperly Stored Materials - Open	3559	KIMBERLY	Rd	CAMERON PK N 3
CCR19-1083	Initial Notice Sent	Air Park Estates - Commercial Vehicle Parking - Open	3182	FAIRWAY	Dr	AIR PARK EST AM
CCR19-1072	Initial Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	2825	WENTWORTH	Rd	CAMERON PK N 2
CCR19-1071	Initial Notice Sent	Bar J Ranch Unit 4 - Sight Distance at Intersections - Open	4509	CALAND	Ct	BAR J RANCH #4
CCR19-1069	Initial Notice Sent	Bar J Ranch Unit 1 - Unmaintained Landscaping - Open	3025	CAMEROSA	Cir	BAR J RANCH #1
CCR19-1068	Initial Notice Sent	Bar J Ranch Unit 1 - Vehicle Restrictions - Open	3056	CAMEROSA	Cir	BAR J RANCH #1
CCR19-1067	Initial Notice Sent	Bar J Ranch Unit 1 - Vehicle Restrictions - Open	3010	CAMEROSA	Cir	BAR J RANCH #1
CCR19-1066	Initial Notice Sent	Bar J Ranch Unit 1 - Vehicle Restrictions - Open Bar J Ranch Unit 1 - Unmaintained Landscaping - Open	3698	OCASO	Ct	BAR J RANCH #1
CCR19-1047	Initial Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Materials - Open	3466	LA CIENEGA	Way	CAMERON PK N 7
CCR19-1023	Initial Notice Sent	Airpark Estates - Recreational Vehicle Parking Restrictions - Open	3252	WESTERN	Dr	AIR PARK EST AM
CCR19-1095	Pending	Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	2740	ALHAMBRA	Dr	CAMERON PK N 7
CCR19-1077	Pending	Bar J Ranch Unit 1 - Vehicle Restrictions - Open	3080	CAMEROSA	Cir	BAR J RANCH #1
CCR19-1060	Pending	Bar J Ranch Unit 1 - Unmaintained Landscaping - Open	2421	RIATA	Ct	BAR J RANCH #1
CCR19-1040	Pending	Bar J Ranch Unit 3 - Unmaintained Property - Open	3520	COVELLO	Cir	BAR J RANCH #3



CCR19-1038	Pending	Cambridge Oaks Unit 3 - Unmaintaned Lot - Open	305	REID	Ct	CAMBRIDGE OAKS #3
CCR19-1037	Pending	Bar J Ranch Unit 5: Unmaintained property - Open	4642	ABRIJO	Rd	BAR J RANCH #5
CCR19-1031	Pending	Cameron Park North Unit No. 8 - Failure to Obtain Architectural Review Committee Approval - Open Cameron Park North Unit No. 8 - Improper Exterior Alteration - Open	3067	CAMBRIDGE	Rd	Cameron Park North Unit 8
CCR19-1030	Pending	Cameron Park North Unit No. 8 - Failure to Obtain Architectural Review Committee Approval - Open Cameron Park North Unit No. 8 - Improper Exterior Alteration - Open	3065	CAMBRIDGE	Rd	Cameron Park North Unit 8
CCR19-1021	Pending	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
CCR19-1020	Pending	Cameron Park Unit No. 12 - Improperly stored materials - Open	2544	SANDPIPER	Way	CAMERON PARK #12

CC&R Violation Manager Case Detail Report





## Agenda Transmittal

**DATE:** November 4, 2019

**FROM:** Kate Magoolaghan, CC&R Compliance Officer

**AGENDA ITEM #7:** **PROPOSED FEE SCHEDULE FOR ARC & CC&R**

**RECOMMENDED ACTION:** **REVIEW AND APPROVE**

In accordance with the District's Five Year Strategic Plan, staff has reviewed the current fees associated with the CC&R Department and Architectural Review. While some fees were increased or introduced in 2018 for fiscal year 2019, many fees have remained unchanged since 2005. As the cost of providing these services continues to increase, staff is proposing slight increases to some of the project fees that were not increased for 2019. Additionally, staff is proposing two new project types to the fee schedule. Garage/Hangar and Exterior Structure Renovation are new to the fee schedule. These projects do not fit into any of the existing project types on the current fee schedule.

In addition to the proposed Architectural Review Fees, staff is recommending the continuance of the Administrative Fee for CC&R Amendments, CC&R Variance Application Fee and CC&R Variance Admin Fee.

In order to ensure that CC&R Amendments are enforceable, staff currently provides assistance to property owners throughout the amendment process. The process sometimes includes obtaining legal advice.

Requests for Temporary CC&R Violation Variances due to Hardship require significant staff time. The two fees reflect the application process, and separately the administrative fee for monitoring the variance should it be granted.

It is the goal of staff to ensure that the District continues to be able to provide these necessary services. Fees will continue to be reviewed annually.

<b>Project</b>	<b>Current Fee</b>	<b>Proposed Fee</b>	<b>Amount of Increase</b>
New Home	\$600.00	\$600.00	0
Room Addition	\$200.00	\$200.00	0
Swimming Pool	\$175.00	\$175.00	0
Solar Panel	\$75.00	\$75.00	0
Siding	\$75.00	\$75.00	0
Roof	\$75.00	\$75.00	0
Storage Shed	\$35.00	\$35.00	\$5.00
Exterior Paint	\$35.00	\$35.00	\$5.00
Deck/Porch	\$35.00	\$35.00	\$5.00
Patio Cover/Trellis	\$35.00	\$35.00	\$5.00
Gazebo	\$35.00	\$35.00	\$5.00
Fence	\$35.00	\$35.00	\$5.00
Retaining Wall	\$35.00	\$35.00	\$5.00
Landscaping	\$35.00	\$35.00	\$5.00
Tree Removal	\$35.00	\$35.00	\$5.00
Misc (Satellite Dish, Play Structure)	\$35.00	\$35.00	\$5.00
Basketball Hoop	\$35.00	\$35.00	\$5.00
New Garage/Hangar	N/A	\$250.00	New Project Type
Exterior Structure Renovation	N/A	\$100.00	New Project Type

## **Administrative Fees**

CC&R Amendment Admin Fee	\$100.00	\$100.00	0
CC&R Variance Application Fee	\$50.00	\$50.00	0
CC&R Variance Admin Fee	\$50.00	\$50.00	0