

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, May 5, 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	May 5, 2015		
	Recommended Action:	Approve agenda.		
3.	CC&R Conformed Agenda:			
	Conformed Agenda for	April 7, 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:			
	None			
	Monthly Staff Report:			
6.	Initial Notice:	Notice Sent	Unit	Complaint
A.	3063 Cambridge Road	04/21/15	Cameron Park N. #8	Keeping chickens on parcel
B.	4767 Castana Drive	04/21/15	Bar J Ranch Unit #2	Unfinished house painting
C.	4297 Crazy Horse Road	04/22/15	Cambridge Oaks #3	Neglected landscaping/weeds
D.	4321 Crazy Horse Road	04/21/15	Cambridge Oaks #3	Vacant lot – weeds
E.	4111 Trinidad Drive	04/21/15	Bar J Ranch Unit #9	Neglected landscaping/weeds
F.	3410 Montero Road	04/21/15	Bar J Ranch Unit #5	Neglected landscaping/weeds
G.	4249 Valtara Road	04/21/15	Bar J Ranch Unit #2	Neglected landscaping/weeds
H.	3792 Millbrae Road	04/21/15	Cameron Park N. #2	House boat beside roadway
I.	3627 Covello Circle	04/21/15	Bar J Ranch Unit #7	U/trailer beside driveway
J.	3802 Chelsea Road	04/21/15	Cameron Park N. #2	U/trailer beside driveway
K.	3436 Montero Road	04/23/15	Bar J Ranch Unit #5	Boat parked on driveway
L.	3846 Archwood Road	04/27/15	Cameron Park N. #2	Chickens kept on property
M.	3242 Western Drive	04/27/15	Air Park Estates	Improper parking/motorhome
N.	3057 Moliner Drive	04/28/15	Cameron Woods #4	Barking dog/annoyance
O.	3762 Archwood Road	04/30/15	Cameron Park N. #2	Misc. debris front yard
P.	3300 Country Club Drive	04/30/15	Cameron Park N. #1	Utility trailer beside dr/way
Q.	3221 Oxford Road	04/30/15	Air Park Estates	Misc. debris/materials/drway
R.	3300 Country Club Drive	04/30/15	Cameron Park N. #1	Commercial sign on property
S.	3740 Millbrae Road	04/30/15	Cameron Park N. #2	C/trailer beside the roadway
T.	3474 Covello Circle	04/30/15	Bar J Ranch Unit #5	Neglected landscaping/weeds
U.	3442 Montero Road	05/01/15	Bar J Ranch Unit #5	Neglected landscaping/weeds
V.	3983 El Norte Road	05/01/15	Bar J Ranch Unit #2	Neglected landscaping/weeds
W.	4486 Bocana Road	05/01/15	Bar J Ranch Unit #5	Neglected landscaping/weeds
	Recommended Action: None			

7.	Final Notice	Notice Sent	Unit	Complaint
A.	#6261 3123 Camerosa Circ.	04/21/15	Bar J Ranch Unit #1	Neglected landscaping/weeds
B.	#6263 3505 Serna Court	04/21/15	Bar J Ranch Unit #7	Utility trailers not screened
C.	#6264 3704 Larkspur Lane	04/21/15	Cameron Park N. #2	Cargo trailer on driveway
D.	#6265 512 Crazy Horse Ct	04/21/15	Cambridge Oaks #3	Vacant lot - weeds
E.	#6266 3995 El Norte Road	04/22/15	Bar J Ranch Unit #2	Neglected landscaping/weeds
F.	#6267 2445 Knollwood Dr.	04/23/15	Cameron Park N. #3	5 th wheel trailer/not screened
Recommended Action: None				
8.	Pre-Legal Notice	Notice Sent	Unit	Complaint
A.	#6251 3756 Millbrae Road	04/15/15	Cameron Park N. #2	R/V not properly screened
B.	#6254 3420 Turner Circle	04/15/15	Viewpointe	U/trailer on driveway
C.	#6256 2527 Knollwood Dr.	04/23/15	Cameron Park N. #3	Trailers (2) not screened
Recommended Action: Forward Items 8A, 8B & 8C to the Board of Directors for legal action.				
9.	Legal Cases	Notice Sent	Unit	Complaint
A.	#6219 3519 Montero Road	09/16/14	Bar J Ranch #2	Improper Parking On Street
<p>Status: The homeowner at 3519 Montero Road was initially cited on July 23, 2014 for being in violation of Bar J Ranch Unit #2 CC&Rs, Clause 19 which reads in part as follows: “No automobiles, motorcycles, campers, trailers, boats or recreational vehicles of any type shall be kept or parked in the public streets in the property or outside of a garage on any lot”. The initial violation was for having a horse trailer and a boat frequently parked on the street. The boat was relocated and the horse trailer was absent for several weeks. In late August the homeowner once again began parking the horse trailer on the street and/or the driveway. A Final Notice was issued on August 28, 2014 and having received no response from the homeowner, a Pre-Legal Notice was issued on September 16, 2014. At the regular scheduled meeting of October 7, 2014 the CC&R Committee, by a vote of 4-0, approved forwarding this issue to the Board of Directors for legal action. The horse trailer is still being frequently parked on either the street or on the driveway. On October 15, 2014 the Board of Directors approved forwarding the violation to legal counsel for legal action and appropriate documents were forwarded to legal counsel accordingly. Legal counsel has sent the homeowner a letter requesting that the homeowner complies or the District will be forced to file a lawsuit. The homeowner failed to respond to the letter. Legal counsel filed a lawsuit for injunctive and declaratory relief against the homeowner and the lawsuit was served upon the homeowner on February 7, 2015. The homeowner has thirty days from the date he was served to file a response to the lawsuit. The homeowner’s response to the District’s lawsuit is due no later than March 9, 2015. The homeowner has agreed to stop parking the horse trailer on the street and driveway and to reimburse the CPCSD for legal fees. Legal counsel is currently negotiating the settlement agreement. The homeowner has until May 8, 2015 to respond to the settlement offer to avoid further legal action.</p>				
B.	#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</p>				

	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 has until May 13, 2015 to comply or the District will have no choice but to file another lawsuit against him.			
10.	Pending	Notice Sent	Unit	Complaint
A.	#6258 3685 Sheridan Road	04/02/15	Cameron Park N. #3	Boat stored on driveway
B.	#6259 2494 Knollwood Dr.	04/03/15	Cameron Park N. #3	Boat not properly screened
C.	3801 Millbrae Road	03/03/15	Cameron Park N. #1	Boat stored on driveway
D.	4524 Bocana Road	03/26/15	Bar J Ranch Unit #4	Neglected landscaping/weeds
E.	#6255 3540 Fairway Drive	04/02/15	Cameron Park N. #1	Cargo trailer beside driveway
	<i>Recommended Action:</i> None			
11.	Corrected Violations	Notice Sent	Unit	Complaint
A.	#6257 2988 Oakleaf Drive	04/02/15	Deer Creek Estates	Utility trailer on driveway
B.	556 Crazy Horse Ct	04/02/15	Cambridge Oaks #3	Neglected landscaping/weeds
C.	4030 Placitas Drive	03/26/15	Bar J Ranch Unit #1	Neglected landscaping/weeds
D.	3214 Terraza Street	03/26/15	Bar J Ranch Unit #2	Neglected landscaping/weeds
E.	3011 Camerosa Cir.	03/26/15	Bar J Ranch Unit #1	Neglected landscaping/weeds
F.	3170 Oakwood Road	03/26/15	Cameron Park N. #3	Utility trailers on driveway
G.	2539 Starbuck Road	03/16/15	The Highlands #1	Misc debris/materials-dr/way
H.	2905 Clemson Drive	03/10/15	Creekside Estates #2	Boat parked on driveway
I.	3133 Camerosa Circ	03/26/15	Bar J Ranch Unit #1	Neglected landscaping/weeds
J.	3570 Christa Court	04/23/15	Bar J Ranch Unit #3	Neglected landscaping/weeds
K.	#6260 3025 Camerosa Cir.	04/21/15	Bar J Ranch Unit #1	Neglected landscaping/weeds
	<i>Recommended Action:</i> None			
12.	Matters To and From Committee Members:			
	At this time, the Committee and staff are provided the opportunity to speak on various issues. Direction may be given, however, no action may be taken unless the Committee agrees to include the matter on a subsequent agenda.			
	At the April 7, 2015 meeting, Member Livingston recommended that each Committee Member bring to the May 5, 2015 meeting, ideas/suggestions for improving/redesigning the CC&R/ARC section of the District web page.			
13.	Report Back Items:			
14.	Adjournment:			