

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



**Covenants, Conditions & Restrictions (CC&R) Committee**  
**Monday, April 4, 2022**  
**5:30 p.m.**

**Cameron Park Community Center – Social Room**

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

**Agenda**

Members: Chair, Kelly Kantola (KK) V. Chair, Director Ellie Wooten (EW) Candace Hill-Calvert (CHC),  
Tim Israel (TI), Director Eric Aiston (EA),  
Alternate: Monique Scobey (MS)

Staff: General Manager André Pichly, CC&R Compliance Officer Jim Mog

**CALL TO ORDER**

**ROLL CALL**

*Public testimony will be received on each agenda item as it is called. 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.*

**APPROVAL OF AGENDA**

**APPROVAL OF CONFORMED AGENDA**

1. Conformed Agenda – CC&R Meeting – March 7, 2022

**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**

### **2. Monthly Staff Report**

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report)
  - o Total Cases Open = 42
    - Initial Notices – 2
    - Referred to Legal – 0
    - Pre-Legal Notices – 0
    - Final Notices - 5
  - o Courtesy Notices – 17
  - o Prior Month’s Cleared Cases – 6
  - o Prior Month’s New Cases - 7
  
- b. Architectural Review Projects – Period – February 2022
  - o Projects Reviewed – 33
  - o Approved – 33

### **3. Staff Updates**

- a. Neighborhood Campaign Update (oral, J. Mog)
  - Cameron Valley Estates – Completed
  - Cameron Park N. Unit 7 – In progress

### **4. Items for Future CC&R Committee Agendas**

### **5. 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**  
**Monday, March 7, 2022**  
**5:30 p.m.**

**TELECONFERENCE ZOOM MEETING**  
**<https://us02web.zoom.us/j/89253197487>**

**Meeting ID: 892 5319 7487**

(Teleconference/Electronic Meeting Protocols are attached)

**Conformed Agenda**

Members: Chair, Kelly Kantola (KK) V. Chair, Director Ellie Wooten (EW) Candace Hill-Calvert (CHC),  
Tim Israel (TI), Director Eric Aiston (EA),  
Alternate: Monique Scobey (MS)

Staff: General Manager André Pichly, CC&R Compliance Officer Jim Mog

**CALL TO ORDER - 5:37**

**ROLL CALL – KK, EW, CHC, TI – present, EA – joined after approval of the Agenda.**

*Public testimony will be received on each agenda item as it is called. 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.*

**APPROVAL OF AGENDA**

*Motion to approve the Agenda*  
*EW/TI – Motion Passed*  
*Ayes – TI/KK/CHC/EW*  
*Noes – None*  
*Absent – EA*  
*Abstain - None*

*Director Aiston joined after approval of the Agenda.*

## **APPROVAL OF CONFORMED AGENDA**

1. Conformed Agenda – CC&R Meeting – January 10, 2022
2. Conformed Agenda – CC&R Meeting – February 7, 2022

*Motion to approve January and February Conformed Agendas w/ Modification to February 7 Conformed Agenda*

*EA/TI – Motion Passed*

*Ayes – KK/EW/CHC/TI/EA*

*Noes – None*

*Absent – None*

*Abstain - None*

## **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)
  - o Total Cases Open = 39
    - Initial Notices – 2
    - Referred to Legal – 1
    - Pre-Legal Notices – 0
    - Final Notices - 7
  - o Courtesy Notices – 15
  - o Variance – 1 (Expired) – Letter of CC&R Committee Review sent to Owner.
  - o Prior Month's Cleared Cases – 17
  - o Prior Month's New Cases - 7
- b. Architectural Review Projects – Period – February 2022
  - o Projects Reviewed – 14
  - o Approved – 13 (1 case coming back with more data)

### **4. Staff Updates**

- a. Neighborhood Campaign Update (oral, J. Mog)

### **5. Items for Future CC&R Committee Agendas**

*-Overview of Royal Park Ct to update new committee members*

### **6. Items to take to the Board of Directors**

**MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF**

*-Idea for NextDoor engagement between CCR staff and community members.*

**ADJOURNMENT – 6:25 (KK/EA)**

Conformed Agenda Prepared by:

Conformed Agenda Approved by:

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Jessica Garrison  
Board Secretary

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Kelly Kantola, Chair  
CC&R Committee

## CC&R Violation Manager Case Detail Report

Case#	Status	Violation(s)	Street #	Street Name	
CCR20-1049	Monitor after Legal Notice	Cameron Park North Unit No. 2 - Clause 4a - Open Cameron Park North Unit No. 2 - Clause 3 Architectural Review Required - Open Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3808	ARCHWOOD	Rd
CCR19-1035	Monitor after Legal Notice	Airpark Estates - Improperly stored Materials - Open	3115	BOEING	Rd
CCR22-1024	Referred to Outside Agency	Cameron Valley Estates - Failure to obtain ARC Approval	4055	LOCHABER	Dr
CCR22-1023	Referred to Outside Agency	Cameron Valley Estates - Failure to obtain ARC Approval	4049	LOCHABER	Dr
CCR21-1018	Referred to Outside Agency	Creekside Estates Unit No. 2 and 3 - II. Special Provisions - K. - Open	2781	HILLCREST	Dr
CCR21-1017	Court Decision - MAAT	Other – Open for file collection	2967	ROYAL PARK	Ct
CCR22-1025	Courtesy Notice Sent	Cameron Valley Estates Unit No. 3 - Article II Use Restrictions - 2.9.1 - Prohibited Parking - Open	4059	LOCHABER	Dr
CCR22-1022	Courtesy Notice Sent	Cameron Valley Estates Unit No. 3 - Article II Use Restrictions - 2.9.1 - Prohibited Parking - Open	3051	BRAEMER	Dr
CCR22-1021	Courtesy Notice Sent	Cameron Park N. Unit #1 - Improper Storage of materials	3788	FAIRWAY	Dr
CCR22-1020	Courtesy Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3594	FAIRWAY	Dr
CCR22-1019	Courtesy Notice Sent	Cambridge Oaks Unit 3 - 24. Animals - Open	4297	CRAZY HORSE	Rd
CCR22-1017	Courtesy Notice Sent	Cameron Park North Unit No. 6 - Recreational Vehicle Parking - Open	3723	VALERIO	Dr
CCR22-1016	Courtesy Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3932	LOS SANTOS	Dr
CCR22-1015	Courtesy Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3963	TORONTO	Rd
CCR22-1014	Courtesy Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3748	LOS SANTOS	Dr

CCR22-1008	Courtesy Notice Sent	Cameron Woods Unit No. 4 - 16. Retention of Natural Vegetation and Landscaping - Open	3081	MOLINER	Dr
CCR22-1006	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3701	MILLBRAE	Rd
CCR22-1003	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3033	ROYAL	Dr
CCR21-1077	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	2892	OSBORNE	Rd
CCR21-1058	Courtesy Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	2877	ALHAMBRA	Dr
CCR21-1006	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3661	LARKSPUR	Lane
CCR21-1002	Courtesy Notice Sent	Deer Trail Estates - Improper Storage of vehicles	3003	WILKINSON	Rd
CCR21-1001	Courtesy Notice Sent	Deer Creek Estates Unit 1 - Vehicles - Open	2431	MELLOWDAWN	Way
CCR21-1056	Final Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3752	SUDBURY	Rd
CCR21-1055	Final Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3710	SUDBURY	Rd
CCR21-1014	Final Notice Sent	Cameron Park North Unit No. 8 - Failure to Obtain Architectural Review Committee Approval - Open	3518	SANTOS	Cir
CCR21-1007	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3694	LARKSPUR	Lane
CCR20-1010	Final Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Closed Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	2879	COUNTRY CLUB	Dr
CCR20-1045	Initial Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Materials - Open	2862	ALHAMBRA	Dr
CCR19-1083	Initial Notice Sent	Air Park Estates - Commercial Vehicle Parking - Open	3182	FAIRWAY	Dr

Number of Cases: 42

CC&R Violation Manager Case Detail Report

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