

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



**Covenants, Conditions & Restrictions (CC&R) Committee
Meeting
Monday, February 6, 2022
5:30 p.m.**

Cameron Park Community Center – Social Room

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

HYBRID TELECONFERENCE TEAMS MEETING LINK

https://teams.microsoft.com/l/meetup-join/19%3ameeting_NGEwNjAwM2MtZmE5ZC00MGMzLWJmM2ltOGY1ZmI5YmFmMzBm%40thread.v2/0?context=%7b%22Tid%22%3a%227546519e-2cd5-4e2c-bed5-ac3d46eec8ff%22%2c%22Oid%22%3a%224f4c82c7-da83-408c-81ac-1e0e85add9b4%22%7d

Agenda

Members: Chair, Kelly Kantola (KK) V. Chair, Candace Hill-Calvert (CHC), Bob Dutta (BD)
Director Dawn Wolfson (DW), Director Eric Aiston (EA),
Alternate: Tim Israel (TI)

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

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. All demonstrations, including cheering, yelling, whistling, handclapping, and foot stomping which disrupts, disturbs or otherwise impedes the orderly conduct of the Committee meeting are prohibited.

APPROVAL OF AGENDA

1. APPROVAL OF CONFORMED AGENDA

a. Conformed Agenda – CC&R Meeting – January 9, 2023

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 = 48
 - Initial Notices – 14
 - Referred to Legal – 2
 - Pre-Legal Notices – 2
 - Final Notices – 8
 - Referred to Outside Agency – 1
 - Courtesy Notices – 9
 - o Prior Month's Cleared Cases – 8
 - o Prior Month's New Cases – 8

- b. Architectural Review Projects – Period – January 2023
 - o Projects Reviewed – 21
 - o Projects Approved – 21

Summary of ARC Projects:

- o Roofs – 7
- o Solar – 7
- o Tree Removals – 0
- o Fences – 0
- o New Home Const. – 0
- o ADU/JADU – 2
- o Swimming Pool – 1
- o Exterior House Paint – 0
- o Landscape – 0
- o Deck – 1
- o Exterior Renovation – 1
- o Siding Replacement – 2
- o Detached Garage – 0
- o Gazebo/Pergola/Patio Cover – 0

3.Review and Provide Decision

Pre-Legal Request for:

- a. CCR21-1001 – 2431 Mellowdawn Way – Deer Trail Estates – Clause 2: Recreation vehicle restrictions on a boat improperly stored. – Special Provisions 11, improperly stored materials. (Attachment 3a)
- b. CCR21-1002 – 3003 Wilkinson Rd. – Deer Trail Estates - Clause 2: Recreation vehicle restrictions on a boat improperly stored. (Attachment 3b)
- c. CCR22-1086 – 3495 La Canada Dr. – Cameron Park N. 7 – Clause 13: Vehicle restrictions for a recreational trailer improperly stored. (Attachment 3c)

4.Discuss and Forward to the Board of directors

- a. 2023 Work Plan - J. Mog, A. Pichly (Attachments 4a)

5. Staff Updates

- a. CCR22-1023 – 4049 Lochaber Dr. – Cameron Valley Estates - Article II: Use Restrictions. Unpermitted structure on property. Owner has postponed abatement and notified both CC&R and County that the structure would be removed at the first of the year. Approved pre-legal was sent certified mail and not accepted by owner. Additional pre-legal sent regular mail. Case is moving to Legal notice from council.
- b. CCR22 – 1042 – 3380 El Dorado Royal. – Cameron Park N. 1 – Clause 4(f): Vehicle Storage Requirement. Previous big rig trailer was removed from side frontage of property and Cameron Park Dr. Later, Owner brought in a cargo trailer and is storing it in front of residence. This is the same type of violation as the previous big rig trailer and notice does not reset for violations of the same nature. Additionally, improperly stored items in front of garage. Additional pre-legal notice was sent when the cargo trailer was stored in frontage. Case is moving to Legal notice from council for improperly stored trailer item.
- c. CCR21-1041 – 2133 Carrillo Ct. – Bar J Ranch #2. – Clause 17: Vehicles. Legal notice was sent to owner on October 11, 2022. Action has not been taken to remove boat. Upon last inspection, boat was still present and not properly stored. Owner stated that they need to make improvements to allow boat behind fence line. Boat was to be removed until improvements were made. No applications for ARC review for improvements has been submitted as owner stated to legal counsel. Working with legal for next step toward legal action.
- d. CCR22-1040 2824 Hillcrest Dr. – Deer Creek Estates Unit B. – Special Provisions 13: Trailered items. Owner has been sent pre-legal notice. Inspection shows that there has been no removal of multiple commercial trailers to be screened behind fence line or off site. Moving case to Legal notice from council for improperly stored trailers.

5. Items for Future CC&R Committee Agendas

6. 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, December 5, 2022
5:30 p.m.**

Cameron Park Community Center – Social Room

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

HYBRID TELECONFERENCE TEAMS MEETING LINK

https://teams.microsoft.com/l/meetup-join/19%3ameeting_NzA5ZDU1MTQtYjY0Ny00ZDI0LWJkNDQzZjFiZDA5N2Y4MmQz%40thread.v2/0?context=%7b%22Tid%22%3a%227546519e-2cd5-4e2c-bed5-ac3d46eec8ff%22%2c%22Oid%22%3a%22b510e640-8ba3-421f-a075-694cad7ace01%22%7d

Conformed Agenda

Members: Chair, Kelly Kantola (KK) V. Chair, Candace Hill-Calvert (CHC), Bob Dutta (BD)
Director Dawn Wolfson (DW), Director Eric Aiston (EA),
Alternate: Tim Israel (TI)

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

CALL TO ORDER - 5:36 PM

ROLL CALL – KK,CHC,BD,DW,EA

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. All demonstrations, including cheering, yelling, whistling, handclapping, and foot stomping which disrupts, disturbs or otherwise impedes the orderly conduct of the Committee meeting are prohibited.

APPROVAL OF AGENDA - Approved

1. APPROVAL OF CONFORMED AGENDA - Approved

a. Conformed Agenda – CC&R Meeting – December 5, 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)
 - Total Cases Open = 46
 - Initial Notices – 12
 - Referred to Legal – 1
 - Pre-Legal Notices – 4
 - Final Notices – 9
 - Referred to Outside Agency – 1
 - Courtesy Notices – 10
 - Prior Month's Cleared Cases – 16
 - Prior Month's New Cases - 11

- b. Architectural Review Projects – Period – November 2022
 - Projects Reviewed – 15
 - Approved – 15

Summary of ARC Projects:

- Roofs – 6
- Solar – 6
- Tree Removals – 0
- Fences – 0
- New Home Const. – 0
- ADU/JADU – 0
- Swimming Pool – 3
- Exterior House Paint – 0
- Landscape – 0
- Deck – 0
- Exterior Renovation – 0
- Siding Replacement – 0
- Detached Garage – 0
- Gazebo/Pergola/Patio Cover – 0

3.Review and Discuss

a. 2022-2023 Work Plan - J. Mog, A. Pichly (Attachments 3a1 and 3a2) – *Multiple ideas from staff and committee. Staff notes that focus should be on strengthening the current daily work which has been impacted by additional special projects.*

b. Cameron Park Fence Guideline (Attachments 3b1. and 3b2.) – *Minor grammatical corrections, Change Good Neighbor clause to “Recommended”, Insert “All retaining walls require EDC permit approval.*

4. Staff Updates

a. Neighborhood Campaign Update (oral, Jim Mog)
Cambridge Rd. - *Completed* – Three Stages – Cambridge Rd from Country Club to Oxford – Cambridge Rd from Oxford to Royal Park Dr. – Cambridge Rd from Royal Park to Green Valley Rd.

5. Items for Future CC&R Committee Agendas – Chair and V. Chair Selection, - 2023 Work Plan

6. Items to take to the Board of Directors

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF

ADJOURNMENT – 6:32 PM

Conformed Agenda Prepared by:

Conformed Agenda Approved by:

Jim Mog
CC&R Officer

Kelly Kantola, Chair or Director Aiston
CC&R Committee

CC&R Violation Manager Case Detail Report

Case#	Status	Violation(s)	Street #	Street Name	Street Type
CCR22-1040	Referred to Legal	Deer Creek Estates Unit B - Special Provisions - 13 Trailered Items) - Open	2824	HILLCREST	Dr
CCR21-1041	Referred to Legal	Bar J Ranch Unit 2 - 17. Vehicles - Open Bar J Ranch Unit 2 - 17. Vehicles - Open Bar J Ranch Unit 2 - Vehicles - Open	2133	CARRILLO	Ct
CCR21-1018	Referred to Outside Agency	Creekside Estates Unit Nos. 2 and 3 - II. Special Provisions - K. - Open	2781	HILLCREST	Dr
CCR21-1017	Settlement - Legal to review	Other - Open	2967	ROYAL PARK	Ct
CCR23-1003	Courtesy Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	2448	SANDPIPER	Way
CCR23-1002	Courtesy Notice Sent	Bar J Ranch #1 Clause 6 - Unsightly Items - Open	2997	CAMEROSA	Cir
CCR22-1110	Courtesy Notice Sent	The Highlands Unit No. 5 - CLAUSE 7. - Open	3240	BENTLEY	Dr
CCR22-1109	Courtesy Notice Sent	Deer Creek Estates Unit 1 - Vehicles - Open Deer Creek Estates Unit No. 1 - Improperly stored Materials - Open	3006	OAKLEAF	Dr
CCR22-1105	Courtesy Notice Sent	Cambridge Hills - 11) Trailer, Commercial Vehicle and Recreational Vehicles - Open	3364	CAMBRIDGE	Rd
CCR22-1102	Courtesy Notice Sent	Bar J Ranch #9 = Section 19 amendment - Garages and Vehicles - Open	4308	GAILEY	Ct
CCR22-1101	Courtesy Notice Sent	Bar J Ranch #9 = Section 19 amendment - Garages and Vehicles - Open	4305	GAILEY	Ct
CCR22-1100	Courtesy Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3257	KIMBERLY	Rd
CCR22-1049	Courtesy Notice Sent	Cambridge Oaks Unit 1 - Garbage and Refuse Disposal - Open	4733	THOREAU	Dr
CCR22-1091	Final Notice Sent	The Highlands Unit No. 6 - CLAUSE 7. - Materials - Open	2597	LA CRESCENTA	Dr
CCR22-1086	Final Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	3495	LA CANADA	Dr
CCR22-1082	Final Notice Sent	Bar J Ranch Unit 3 - 17. Vehicles - Open	4713	CASTANA	Dr
CCR22-1078	Final Notice Sent	Cameron Park North Unit No. 8 - Failure to Obtain Architectural Review Committee Approval - Closed Cameron Park N. Unit 7 - Section 7 & 17 - Closed	3421	MAJAR	Ct
CCR21-1002	Final Notice Sent	Deer Trail Estates - 2. Recreational Vehicle (RV) Storage - Open	3003	WILKINSON	Rd

CCR21-1001	Final Notice Sent	Deer Creek Estates Unit 1 - Vehicles - Open Deer Creek Estates Unit No. 1 - Improperly stored Materials - Open	2431	MELLOWDAWN	Way
CCR20-1026	Final Notice Sent	Cameron Valley Estates Unit No. 3 - Article II Use Restrictions - 2.9.1 - Prohibited Parking - Open	6082	CONNERY	Dr
CCR19-1070	Final Notice Sent	Bar J Ranch Unit 3 - Improperly Parked Vehicle - Closed Bar J Ranch Unit 3 - 17. Vehicles - Open	3523	COVELLO	Cir
CCR22-1107	Initial Notice Sent	Eastwood Park Unit #1 - Clause 3.10 Trash - Open	3288	VELD	Way
CCR22-1106	Initial Notice Sent	Eastwood Park Unit #1 - Clause 3.10 Trash - Open	3282	VELD	Way
CCR22-1104	Initial Notice Sent	Royal Highlands Unit EC 1 - 12 - Open	2757	ROYAL PARK	Dr
CCR22-1103	Initial Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3884	HILLSBOROUGH	Rd
CCR22-1099	Initial Notice Sent	Cameron Park North Unit No. 3 - Improperly Stored Materials - Open Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3831	SHERIDAN	Rd
CCR22-1098	Initial Notice Sent	The Highlands Unit No. 6 - CLAUSE 4.e) Building Regulations - Vehicles - Open	3050	ROYCE	Dr
CCR22-1097	Initial Notice Sent	The Highlands Unit No. 5 - CLAUSE 4.e) Building Regulations - Open	3006	ROYCE	Dr
CCR22-1095	Initial Notice Sent	The Highlands Unit No. 2 - CLAUSE 4.e) Building Regulations - Open	3061	ROYCE	Dr
CCR22-1085	Initial Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3842	CAMBRIDGE	Rd
CCR22-1054	Initial Notice Sent	Cameron Park N. Unit 8 - Clause 11 - Vehicle Parking Restrictions - Open	3146	EL TEJON	Rd
CCR22-1010	Initial Notice Sent	Vehicle Restrictions	2690	COUNTRY CLUB	Dr
CCR21-1076	Initial Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Closed	3835	CAMBRIDGE	Rd
CCR21-1061	Initial Notice Sent	Cameron Park Unit No. 12 - Section 10. - Closed Cameron Park Unit No. 12 - Section 10. - Open	2794	CAMBRIDGE	Rd
CCR21-1006	Initial Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3661	LARKSPUR	Lane

CCR22-1042	Pre-legal Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open Cameron Park North Unit No. 1 - Unallowed commercial use of property - Closed	3380	El Dorado Royale	
CCR22-1023	Pre-legal Notice Sent	Cameron Valley Estates Unit No. 1 - Article II Use Restrictions - 2.2 Nature of Building - Open Cameron Valley Estates Unit No. 1 - Article IV Architectural Review - 4.2.1 Review by Committee - Subject to Review - Open	4049	LOCHABER	Dr

Number of Cases: 48

CC&R Violation Manager Case Detail Report

Generated: 2/2/2023 2:41 PM

CASE FIELD REPORT

Cameron Park Community Services District/CC&R Violation Manager

Assigned To:
Mog, Jim

CCR21-1001

Location of Violation:

2431 MELLOWDAWN Way
Cameron Park, CA 95682

APN#

116481001

CDBG NO

Custom Location Field

Custom Field

Property Type: Residential
Subdivision: DEER TRAILS EST
Fire District: CAMERON PARK CSD FIRE
Acreage: 0.26000000
Lot Description: L 1 DEER TRAILS EST
Year Built: 1987
Dwelling Units: 1
Square Footage: 1882

Owner

~~NAME WINNANDY & JANTHIE~~

Business:

Address (if different)
2431 Mellowdawn Way
CAMERON PARK, CA 95682-8101

Hm:
Wk:
Cell:

Open Violation(s)

Deer Creek Estates Unit 1 - Vehicles
Deer Creek Estates Unit No. 1 - Improperly stored Materials

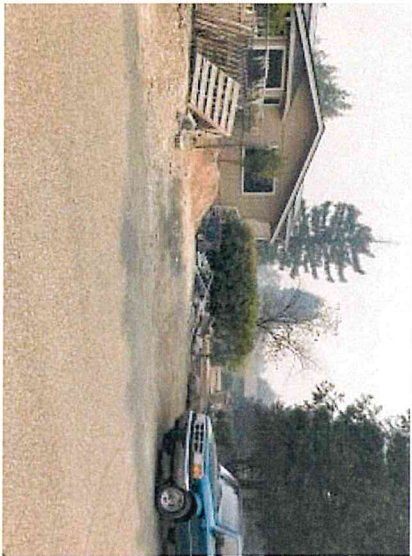
Code Section

Deer Creek Estates Unit 1 - Clause 13: Vehicles
Deer Creek Estates Unit No. 1 - Special Provision 11: Improperly stored materials

Entry Date	Note Date	Action Type	Officer	Note/Activity
12/15/2022	2022-12-15	Note	Mog, Jim	No Change to violations after inspection on 12.14.22. Check address on 12.28.22 for removal of boat and materials. If address is not cleaned up, take case to CC&R for pre-legal.
11/17/2022	-	Case	Mog, Jim	Case Status changed to Final Notice Sent
11/17/2022	2022-11-17	Note	Mog, Jim	Inspection completed by Tim. No changes to violations. Move to final notice.
10/25/2022	-	Violation	Mog, Jim	Added: Deer Creek Estates Unit No. 1 - Improperly stored Materials
10/25/2022	-	Case	Mog, Jim	Case Status changed to Initial Notice Sent
04/27/2021	2021-04-27	Note	Mog, Jim	Spoke with Owner at residence. Let her know that the trailers need to be put away. I stated that I would come back around in about 10 days. If they were still out, they would get an additional notice.
01/20/2021	2021-01-20	Note	Mog, Jim	The Deer Trail Estates CC&R is limited to just lot use, garbage collection and recreational vehicles. This Courtesy notice will use the Deer Creek CC&R for use of the letter only and modified in the letter to meet the Deer Trail CC&R's. The letter is just a request as most of these "eyesore" violations in the photos are not in the CC&R's.
01/20/2021	-	Violation	Mog, Jim	Added: Deer Creek Estates Unit 1 - Vehicles
01/20/2021	-	Case	Mog, Jim	Initial Case Status Courtesy Notice Sent
01/20/2021	-	Case	Mog, Jim	Case Opened (Created)

Follow-up 02/06/2023 Take case to CC&R committee for pre-legal

INVESTIGATION:



Uploaded on: 09/08/2022 - CC&R Pic
Improperly stored materials. All debris is to be cleaned up and stored out of site. Including any landscape materials as see in the past and not to be stored in frontage or side lot along roadway,



Uploaded on: 09/08/2022 - CC&R Pic
Improperly stored trailer



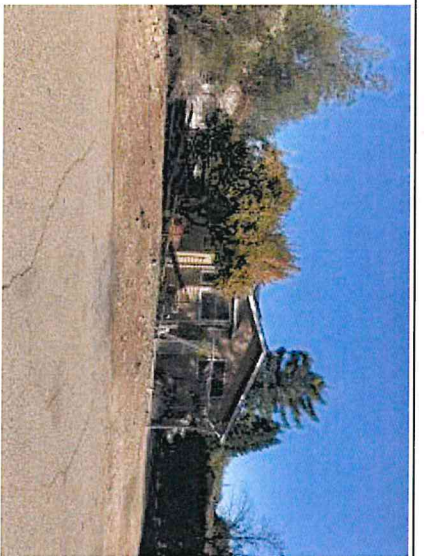
Uploaded on: 09/08/2022 - CC&R Pic
Improperly stored debris, trash, materials.



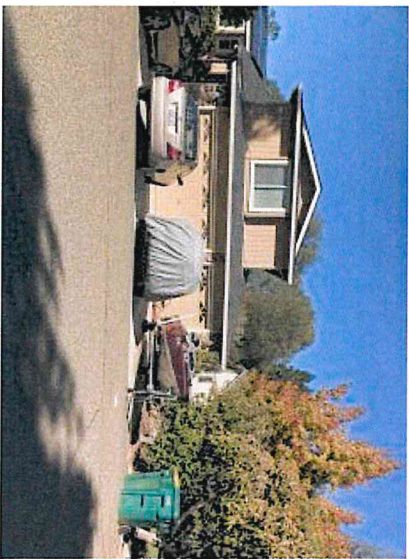
Uploaded on: 09/08/2022 - CC&R Pic
Improperly stored boat and materials in frontage of home



Uploaded on: 09/08/2022 - CC&R Pic
Improperly stored boat and materials in frontage.



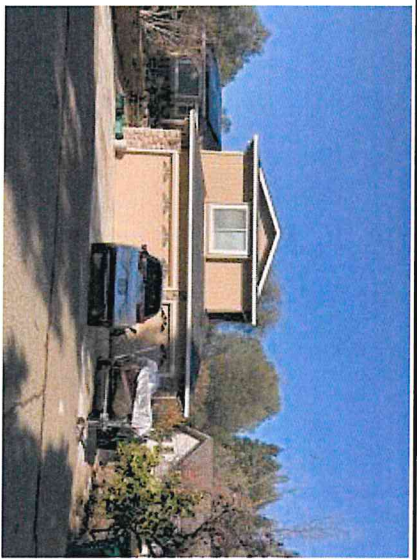
Uploaded on: 11/17/2022 - CC&R Pic
Materials still out and seen from the road. Materials must be stored out of sight



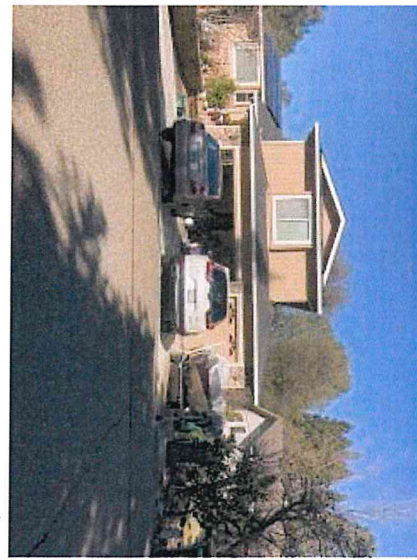
Uploaded on: 11/17/2022 - CC&R Pic
Boat still in driveway. Must be stored out of sight or off site.



Uploaded on: 12/15/2022 - CC&R Pic
Materials not properly stored.



Uploaded on: 12/15/2022 - CC&R Pic
Boat still out in frontage and not stored behind fence line to not be visible from road or neighbors.



Uploaded on: 01/31/2023 - CC&R Pic
Items requested to correct via Final notice still not corrected. Boat in frontage, improperly stored materials in frontage and side of lot.

CASE FIELD REPORT

Cameron Park Community Services District/CC&R Violation Manager

Assigned To:
Mog, Jim

CCR21-1002

Location of Violation: 3003 WILKINSON Rd
Cameron Park, CA 95682

APN#

116484004

CDBG NO Custom Location Field Custom Field

Property Type: Residential
Subdivision: DEER TRAILS EST
Fire District: CAMERON PARK CSD FIRE
Acreage: 0.24000000
Lot Description: L 30 DEER TRAILS EST
Year Built: 1988
Dwelling Units: 1
Square Footage: 2136

Owner: ~~BRINGGERS, JAMES & JERISSA~~
Address (if different): 3003 Wilkinson Rd
CAMERON PARK, CA 95682-9107

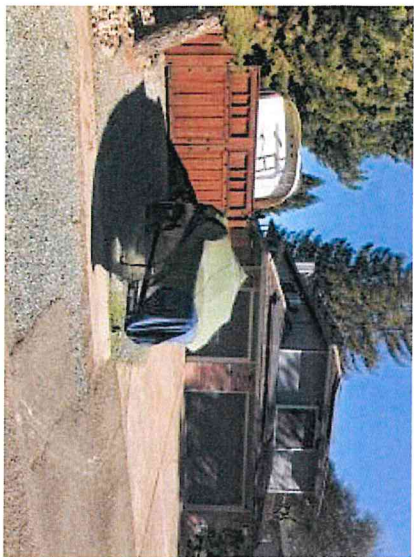
Hm:
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Cell:

Open Violation(s): Deer Trail Estates - 2, Recreational Vehicle (RV) Storage
Code Section: Deer Trail Estates - 2, Recreational Vehicle (RV) Storage

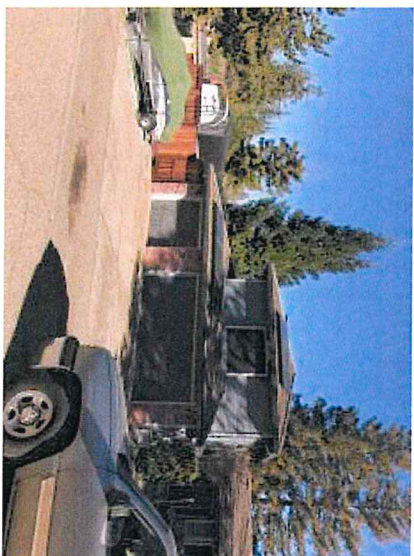
Entry Date	Note Action Date	Type	Officer	Note/Activity
01/31/2023	2023-01-31	Note	Mog, Jim	Final notice had been sent. Boat still remains. All other items have been removed or stored properly. Item to be taken to the CC&R committee for pre-legal approval.
12/15/2022	2022-12-15	Note	Mog, Jim	Inspection completed on 12.14.22. Boat and flat bed trailer still not removed from frontage. Check location on 12.28.22. If items are not removed from frontage and stored properly, take case to CC&R committee for pre-legal approval.
11/29/2022	2022-11-29	Note	Mog, Jim	Tim spoke with resident. Motorhome was removed but boat and flat bed trailer remains in front of side yard.
10/25/2022	-	Case	Mog, Jim	Case Status changed to Final Notice Sent
10/25/2022	2022-10-25	Note	Mog, Jim	Inspection shows that no attempt has been made to remove motor home or boat. Move to next notice.
09/21/2022	-	Violation	Mog, Jim	Added: Deer Trail Estates - 2, Recreational Vehicle (RV) Storage
09/21/2022	-	Case	Mog, Jim	Case Status changed to Initial Notice Sent
09/21/2022	2022-09-21	Note	Mog, Jim	Tim competed inspections around the neighborhood. Found the address still has a flat bed trailer and motor home in frontage.
01/25/2021	-	Case	Mog, Jim	Case Status changed to Courtesy Notice Sent
01/21/2021	2021-01-21	Note	Mog, Jim	Upon inspection, talked with neighbor. Assured him there are no fines but that we work with residents to help correct.
01/21/2021	-	Case	Mog, Jim	Initial Case Status Complaint Filed
01/21/2021	-	Case	Mog, Jim	Case Opened (Created)

Follow-up: 02/06/2022 Take case to CC&R committee for pre-legal

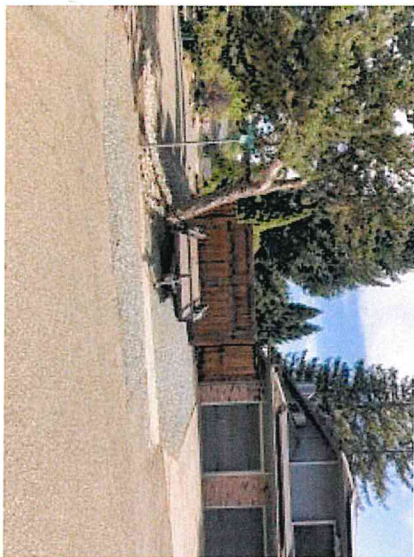
INVESTIGATION:



Uploaded on: 01/21/2021 - Picture
Boat out in driveway



Uploaded on: 01/21/2021 - Picture
Frontage and Intersection - Boat in driveway



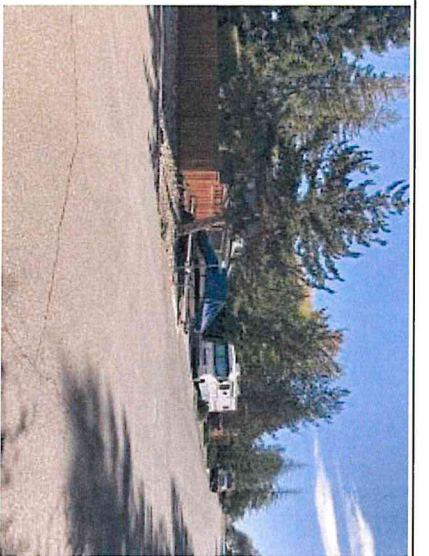
Uploaded on: 09/21/2022 - CC&R Pic
Flat Bed Trailer improperly stored



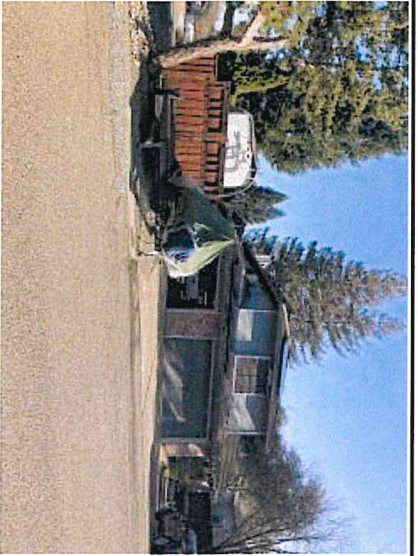
Uploaded on: 09/21/2022 - CC&R Pic
Motorhome in frontage



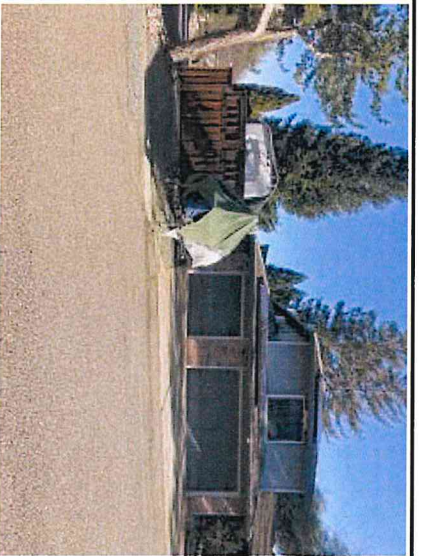
Uploaded on: 10/25/2022 - CC&R Pic
Motorhome parked in frontage



Uploaded on: 10/25/2022 - CC&R Pic
Boat parked in side yard frontage outside of fence line.



Uploaded on: 12/15/2022 - CC&R Pic
Boat and trailer still not properly stored.



Uploaded on: 01/31/2023 - CC&R Pic
Inspection 1.24.23: Boat still in frontage after final notice, not stored properly.

CASE FIELD REPORT

Cameron Park Community Services District/CC&R Violation Manager

Assigned To:
Mog, Jim

CCR22-1086

Location of Violation: 3495 LA CANADA Dr
Cameron Park, CA 95682

APN#

083061004

CDBG NO Custom Location Field Custom Field

Property Type: Residential
Subdivision: CAMERON PK N 7
Fire District: CAMERON PARK CSD FIRE
Acreage: 0.31000000
Lot Description: L 145 CAMERON PK N 7
Year Built: 1978
Dwelling Units: 1
Square Footage: 1915

Owner: [REDACTED] Address (if different): 3495 LA CANADA Dr
[REDACTED] CAMERON PARK, CA 95682

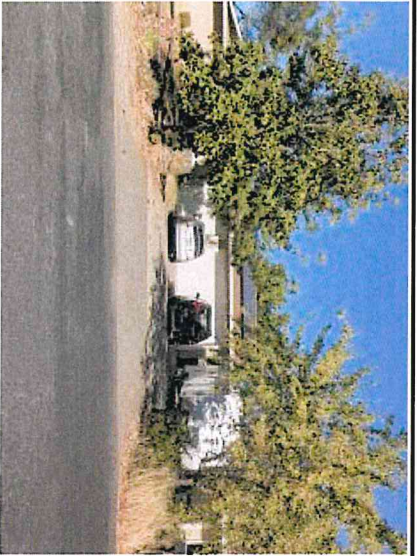
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Cell:

Open Violation(s) Cameron Park North Unit No. 7 - Improperly Stored Vehicle Code Section Cameron Park North Unit No. 7 - Clause 13: Vehicle Restrictions

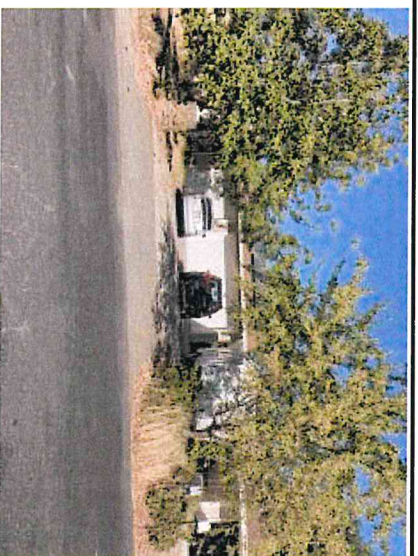
Entry Date	Note	Action Date	Type	Officer	Note/Activity
12/14/2022	-		Case	Mog, Jim	Case Status changed to Final Notice Sent
12/14/2022		2022-12-14	Note	Mog, Jim	Inspection completed on 12.13.22. No changes to trailer storage since notices. Move case to Final Notice.
11/10/2022	-		Case	Mog, Jim	Case Status changed to Initial Notice Sent
11/10/2022		2022-11-10	Note	Mog, Jim	Inspection completed. Trailer has not been removed per Courtesy Notice request. Move case to Initial Notice
10/19/2022	-		Note	Mog, Jim	Inspection completed. Trailer not properly stored and seen in driveway.
10/19/2022		2022-10-19	Note	Mog, Jim	Added: Cameron Park North Unit No. 7 - Improperly Stored Vehicle
10/19/2022	-		Violation	Mog, Jim	Initial Case Status Courtesy Notice Sent
10/19/2022			Case	Mog, Jim	Case Status Courtesy Notice Sent
10/19/2022	-		Case	Mog, Jim	Case Opened (Created)

Follow-up 02/06/2023 Request Pre-legal from CC&R Committee

INVESTIGATION:



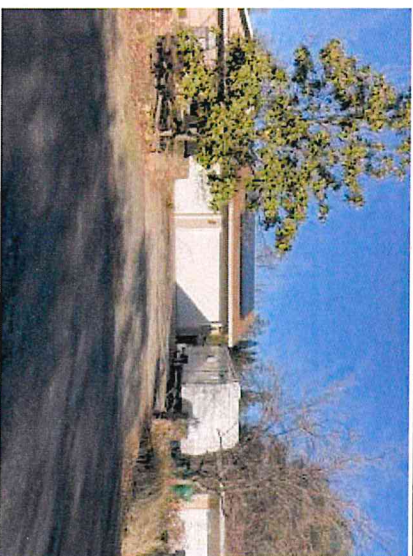
Uploaded on: 10/19/2022 - CC&R Pic
Improperly stored trailer in driveway



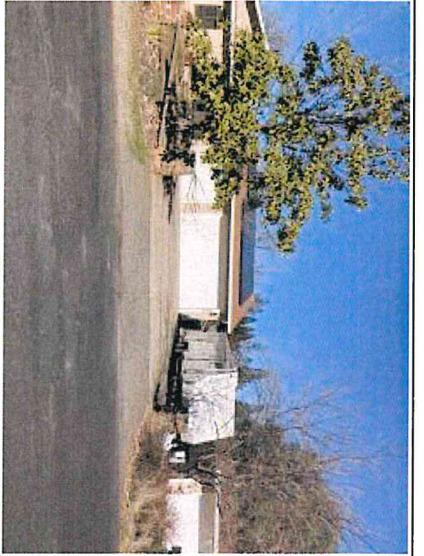
Uploaded on: 10/19/2022 - CC&R Pic
Improperly stored trailer in driveway



Uploaded on: 11/10/2022 - CC&R Pic
Improperly stored trailer



Uploaded on: 12/14/2022 - CC&R Pic
Trailer is not properly stored.



Uploaded on: 01/31/2023 - CC&R Pic
Improperly stored trailer still not addressed after final notice. Take to Legal



Agenda Transmittal

DATE: February 6, 2023

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

AGENDA ITEM #3A: 2023 CC&R WORK PLAN DEVELOPMENT

RECOMMENDED ACTION: Discuss and Forward to the Board of Directors

Introduction

It is a best practice for the District to develop an annual work plan to help focus the organization's efforts on achieving those objectives that best help it meet Strategic Focus Areas described in the 2021-2026 Strategic Plan. Each Committee works with their respective staff to develop the Work Plan objectives that can be brought to the Board of Directors for their consideration and approval in February.

Staff recommends that the Committee consider changing the Strategic Focus Area E.3 from *Create Community* to *Enhanced Quality of Life Services*. In addition, staff recommends some modifications to some of the Strategic Focus Area Objectives. These recommendations are shown below.

Strategic Plan 2021-2026

- Strategic Focus Areas (as they pertain to CC&R's)
 - ~~E.3 Create Community~~ **Enhanced Quality of Life Services**

Our objective is to provide positive, memorable experiences and establish strong relationships with residents. Our strategy is to create a feeling of community through caring service delivery and programs that meet the changing needs of the community.

 - E.3.f To maintain an attractive, welcoming community, the CC&R office will update its processes and services in alignment with industry standards, and focus on education and engagement with residents to achieve residential compliance.
 - E.3.g To improve messaging regarding CC&Rs in Cameron Park, staff will present a study of the pros/cons and process of consolidating CC&Rs into one or fewer documents to CC&R Committee E.3.e Examine benefits/constraints of charging entry fees at Cameron Park Lake

Background

In December 2022, the Board of Directors reviewed the results of the 2022 Work Plan objectives. It was agreed that Work Plan goals for 2023 need to be measurable, attainable, and have the opportunity for completion within the calendar year. It is recommended that each Committee work with staff to identify 2 to 3 goals that can be reasonably achieved with a high degree of confidence. Using the goal development approach of S.M.A.R.T (Specific, Measurable, Achievable, Relevant, and Timely) is the suggested approach for both Committee members and staff to consider.

Recommendation

Staff recommends that the CC&R Committee consider the modification to the Strategic Focus Area description, consider Work Plan Goals, or recommend sensible amendments, and forward for the Board of Directors for their consideration and approval.

2023 Work Plan Items for CC&R staff

- 1. Using the M.A.A.T approach to develop a Project Specific Abatement Collaborative (ProSAC) to address chronic problem properties within the District.** This collaborative would include outside agencies to address problem properties within our district that have exceeded the area of jurisdiction of the CC&R department. Included in this team of collaboration would be outside agencies such as; County Council, El Dorado County Sheriffs office, CHP, County Supervisors office, County Code Enforcement and CAL FIRE.
The objective is for these departments to work together and advise each department on next steps to help abate or remedy the issue or property that would likely take multiple departments to achieve a common goal.
The CC&R staff has reached out to these agencies with an agreement to meet quarterly as needed.
- 2. ARC fees review and adjustment.** The last fee increase for architectural review services began in February of 2022. It was determined that fee increases would take place bi-annually using comparisons from other CSD's in our general area. Throughout the 2023 year, CC&R staff will compile other districts fee schedules and use them as a guide to build the 2024 ARC fee structure. This work plan item will be presented to the committees and Board in October for consideration and approval for roll out in January of 2024.

Attachment (via hyperlink)

4.a.2 – [2021-2026 Strategic Plan](#)