

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
Monday, December 12, 2016 6:30 P.M.
2502 Country Club Drive, Cameron Park, California

1.	Call to Order:			
	Roll Call:	Gerald Lillpop, Holly Morrison,, Amy Blackmon, Robert Dalton, Deborah Cole		
2.	Agenda Approval:			
	Agenda for	December 12, 2016		
	Recommended Action:	Approve agenda.		
3.	CC&R Conformed Agenda:			
	Conformed Agenda for	November 7, 2016		
	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.	3321 Hacienda Road	12/05/16	Cameron Park N. #1	Boat improperly parked beside the driveway
B.	3418 Fairway Drive	12/05/16	Cameron Park N. #1	Utility trailer improperly parked beside the road
C.	2797 Alhambra Drive	12/05/16	Cameron Park N. #7	Miscellaneous debris/material on top of driveway
D.	3788 Toronto Road	12/01/16	Cameron Park N. #1	Recreational vehicle trailer parked beside house
E.	3577 Loma Drive	12/01/16	Cameron Woods #4	Cargo trailer improperly parked beside driveway
F.	Westridge & Knollwood	11/23/16	Cameron Park N. #	Honda Accord/Abandoned vehicle report
G.	2495 Deer Trail Lane	11/14/16	Cameron Park #12	Fence constructed on CPCSD property
H.	2997 Camerosa Circle	11/18/16	Bar J Ranch Unit #1	Vehicle being parked on the street overnight
I.	3098 Camerosa Circle	11/18/16	Bar J Ranch Unit #1	Vehicle being parked on the street overnight
J.	3010 Camerosa Circle	11/18/16	Bar J Ranch Unit #1	Vehicle being parked on the street overnight
K.	4713 Castana Drive	11/17/16	Bar J Ranch Unit #7	Dog frequently barking day & night/annoyance
L.	3740 Millbrae Road	12/06/16	Cameron Park N. #2	Cargo trailer parked beside the roadway
M.	3741 Millbrae Road	12/06/16	Cameron Park N. #2	Cargo trailer parked beside the driveway
N.	2844 Osborne Road	12/06/16	Cameron Park N. #2	Cargo trailer parked on the side of the property
	Recommended Action: None			
7.	Final Notice	Notice Sent	Unit	Complaint
A.	#6397 3816 De Sabla Rd	11/22/16	Cameron Park N. #1	Utility trailer improperly parked on driveway
B.	#6394 4734 Castana Dr	11/22/16	Bar J Ranch Unit #33	Neglected front yard maintenance
C.	#6399 3680 Toronto Rd	11/22/16	Cameron Park N. #1	R/V trailer parked on the side of the property
D.	#6400 3951 Los Santos	11/22/16	Cameron Park N. #1	Utility trailer full of misc. debris/materials/visible
E.	#6401 512 Donell Ct	11/22/16	Cameron Valley Est	R/V trailer parked on the driveway
F.	#6402 3721 Los Santos	11/22/16	Cameron Park N. #1	Utility trailer parked on the side of the property
G.	#6403 2680 Crane Way	11/22/16	Creekside Estates	Recreational vehicle trailer parked on driveway

H.	#6404 3505 Serna Court	11/22/16	Bar J Ranch Unit #7	Utility trailer parked on top of the driveway
	Recommended Action: None			
8.	Pre-Legal Notice	Notice Sent	Unit	Complaint
	None			
	Recommended Action: None			
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 the 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 20, 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 legal action in abeyance until after the Board of Directors held their annual reorganization 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 meeting. On November 6, 2014 a letter was sent to the homeowner informing him of this change. The November 19, 2014 regular Board meeting was cancelled and the item was subsequently approved for legal action at the next regular Board meeting held on December 10, 2014. No further enforcement action had been taken pending further discussion by the Board of Directors. At the direction of the Board of Directors the District proceeded with further legal action to compel compliance. Legal counsel 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 sent their previous letter to what appeared to be valid U.S. Mail addresses for the homeowner. The District's attorney was 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. In mid-July, 2015 legal counsel received signed receipts from both of the homeowners at their new address. The male 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 the Compliance Officer. As of July 30, 2015 the homeowner had 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 24, 2015. The last day to redeem the property is November 5, 2015. CPCS legal counsel is still in the process of filing a lawsuit related to non-compliance issues. The homeowner paid the delinquent taxes and legal counsel has filed the lawsuit. Legal counsel is in the process of attempting to personally serve the owner with the lawsuit. If legal counsel is unable to personally serve the owner, then legal counsel will request a court to serve the owner by publication. Once served, the homeowner will have 30 days to file a response.</p> <p>As of January 27, 2016 legal counsel advises that the Grant Deed lists two owners, one male and one female. Legal counsel successfully served the female owner with the lawsuit but has not been able to locate and serve the male owner. Legal counsel has verified with the post office that the male owner now receives mail at 2967 Royal Park Court and will make another attempt to serve him there. The female owner failed to respond to the lawsuit within thirty days of being served and legal counsel filed a notice of entry with the court for her.</p> <p>On February 22, 2016 the court held a case management conference. Legal counsel attended telephonically. The male owner appeared in court and told the court that he would accept service of the lawsuit if it is mailed to him. The court told legal counsel to mail the lawsuit to the male owner. The court scheduled the next case management conference for April 25, 2016. Once the male owner accepts service of the lawsuit he has 30 days to file a response.</p> <p>Legal counsel has successfully sub-served the male owner with the lawsuit. The male owner has 30 days from May 1, 2016 to file a response to the lawsuit. On April 25, 2016, legal counsel telephonically attended a hearing with the court to discuss the status of the lawsuit. The judge told legal counsel to complete the service of the lawsuit against the male owner and wait to see if he responds prior to filing a request for default judgment against the female owner. If the male owner fails to respond, then the judge told legal counsel to file a motion for default judgment for both owners at the same time, because only one judgment for the entire amount may be ordered by the court. If the male owner responds legal counsel will pursue the litigation against him. The male owner has been successfully served with the lawsuit and must file a response no later than June 10, 2016. Legal counsel will wait until June 10, 2016 to see whether a response is filed.</p>			

	<p>If so, legal counsel will respond to the male owner's response. If the male owner fails to respond, legal counsel will file an entry of notice of default against him. The female owner is already in default. The male owner filed an answer to the District's complaint. Legal counsel is in the process of preparing discovery requests in the form of a) form interrogatories, b) requests for admissions, and c) requests for production of documents to be served on the defendant. Once legal counsel receives defendant's responses to the discovery they will evaluate the case and discuss with the District the possibility of participating in mediation in order to resolve this matter. The female owner is already in default and Plaintiff's counsel will file a motion for default judgment against the female owner.</p> <p>The original complaint did not contain copies of some of the documents that were to be attached as exhibits. Legal counsel drafted a request to file an amended complaint to include the omitted documents which the court granted. The amended complaint and all documents were finally served on the homeowners on September 1, 2016. Their response to the amended complaint is due within thirty days. The homeowner's response was not submitted. The next steps in the lawsuit are as follows. The District's counsel is requesting the court to require the male owner to provide the District's counsel written responses to questions and requests for documents ("discovery"). The District's counsel is filing a request for a judgment against the female owner. Following the case management conference with the court on November 22, 2016, the District's counsel met and conferred with the male owner. The male owner expressed a willingness to remove vehicles from the front yard if he is allowed to keep 4 vehicles on the driveway and 2 operable vehicles on the side. The District's counsel is preparing a report for the Board of Directors to discuss this option or proceeding with the lawsuit in order to get a judgment ordering the male owner to remove all of the vehicles from the property. The Board of Directors will meet in closed session to discuss this matter in January, 2017.</p>				
B.	#6364	2535 Country Club Drive	08/01/16	Bar J Ranch Unit #1	Neglected Landscaping/Front Yard
	<p>Status: On August 17, 2016 the Board of Directors, by a vote of 5-0, approved forwarding this case to legal counsel for further action. Accordingly, the case was forwarded to legal counsel. Both Certified and First Class Mail was being returned as 'unclaimed' and the homeowner finally contacted legal counsel by telephone on October 21, 2016. The homeowner has relocated to Reno, Nevada. The homeowner began the necessary maintenance work on the neglected landscaping on October 28, 2016. District's counsel granted the homeowner an extension until December 8, 2012. As of December 6, 2012 the homeowner had completed the required maintenance work. This violation is considered as resolved.</p>				
C.	#6361	4280 Gailey Circle	07/25/16	Bar J Ranch Unit #9	Neglected Landscaping/Front Yard
	<p>Status: On September 21, 2016 the Board of Directors, by a vote of 3-0, approved forwarding this case to legal counsel for further action. Accordingly, the case has been forwarded to legal counsel. As of November 18, 2016 the necessary yard maintenance work was completed. This violation is considered as resolved.</p>				
D.	#6369	2642 Bertella Road	08/01/16	Bar J Ranch Unit #5	Neglected Landscaping/Front Yard
	<p>Status: On September 21, 2016 the Board of Directors, by a vote of 3-0, approved forwarding this case to legal counsel for further action. Accordingly, the case has been forwarded to legal counsel.</p>				
E.	#6381	3931 Toronto Road	10/25/16	Cameron Park N. #1	Recreational Vehicle Improperly Parked
	<p>Status: On November 16, 2016 the Board of Directors, by a vote of 5-0, approved forwarding this case to legal counsel for further action. Accordingly, the case has been forwarded to legal counsel. The homeowner has not removed the vehicle and District's counsel is sending a letter demanding that the vehicle must be removed within one week or counsel will file a lawsuit against him.</p>				
10.	Pending	Notice Sent	Unit	Complaint	
A.	#6379 4642 Abrijo Road	09/30/16	Bar J Ranch Unit #5	Neglected yard maintenance/barren area	
B.	4749 Castana Dr	10/12/16	Bar J Ranch Unit #3	Neglected yard maintenance/brown lawn	
C.	2740 Cambridge	10/24/16	Cameron Park #11	House trailer parked on front of property	
D.	#6378 3056 Camerosa Cir	11/14/16	Bar J Ranch Unit #1	Recreational vehicle trailer improperly parked	
E.	3838 Ziana Road	10/20/16	Bar J Ranch Unit #7	Neglected yard maintenance/brown lawn	
F.	#6392 3355 Colina Court	11/22/16	Viewpointe	Miscellaneous debris/materials beside driveway	
	Recommended Action: None				
11.	Corrected Violations	Notice Sent	Unit	Complaint	
A.	3627 Covello Cir,	10/26/16	Bar J Ranch Unit #7	Utility trailer parked beside the driveway	
B.	3881 Ziana Road	10/26/16	Bar J Ranch Unit #8	Utility trailer parked beside the driveway	
C.	3742 Cambridge	10/26/16	Cameron Park N. #2	Miscellaneous debris/materials beside roadway	
D.	7018 Sinclair Dr	10/24/16	Cameron Valley Est	Garbage cans not properly stored	
E.	6011 Connery Dr	10/24/16	Cameron Valley Est	Utility trailer parked on driveway	
F.	6007 Connery Dr	10/24/16	Cameron Valley Est	Garbage cans not properly stored	

G.	6017 Connery Dr	10/24/16	Cameron Valley Est	Garbage cans not properly stored
H.	7032 Sinclair Dr	10/24/16	Cameron Valley Est	Garbage cans not properly stored
I.	3759 Sheridan Rd	10/20/16	Cameron Park N.#3	Recreational vehicle trailer parked beside roadway
J.	4641 Abrijo Road	10/20/16	Bar J Ranch Unit #5	Neglected landscaping/ front yard maintenance
K.	3086 Braemer Dr	10/20/16	Cameron Valley Est	Utility trailer improperly parked on side of road
L.	4753 Castana Dr	10/20/16	Bar J Ranch Unit #2	Motor home parked on the driveway
M.	3708 Toronto Road	10/17/16	Cameron Park N. #1	Recreational vehicle trailer parked on side of road
N.	3726 Los Santos	10/17/16	Cameron Park N. #1	Utility trailer parked beside the driveway
O.	3102 Knollwood	10/14/16	Cameron Park N. #2	Cargo trailer parked on the side of the property
P.	4581 Castana Dr	10/12/16	Bar J Ranch Unit #4	Neglected landscaping front yard maintenance
Q.	3740 Los Santos	10/17/16	Cameron Park N. #1	Cargo trailer parked beside the driveway
R.	4111 Trinidad Dr	10/31/16	Bar J Ranch Unit #9	Neglected landscaping/front yard maintenance
S.	3200 Fairway Dr	10/19/16	Air Park Estates	Motor home parked on driveway/over ten days
T.	2606 Deer Trail Ln	10/06/16	Cameron Park #12	Miscellaneous debris/materials/front yard-dr/way
U.	3692 Toronto Road	10/17/16	Cameron Park N. #1	Boat parked on the side of the driveway
V.	3870 LosSantos Dr	10/17/16	Cameron Park N. #1	Utility on driveway-full of misc. debris/material
W.	7046 Sinclair Drive	10/24/16	Cameron Valley Est	Garbage cans not properly stored
X.	2748 Cambridge Rd	10/24/16	Cameron Park #11	House trailer parked on the side of the property
Y.	6056 Connery Dr	10/24/16	Cameron Valley Est	Garbage cans not properly stored
Z.	#6391 2674 Crane Way	11/01/16	Creekside Estates #6	Recreational vehicle trailer parked on driveway
A-1.	#6380 3214 Terazza Street	09/06/16	Bar J Ranch Unit #2	Neglected yard maintenance
A-2.	3846 Archwood Rd	10/26/16	Brooks Estates	Frequently barking dogs/annoyance/nuisance
A-3.	#6398 3822 De Sabla Rd	11/22/16	Cameron Park N. #1	Recreational vehicle trailer parked in front yard
A-4.	#6396 3816 De Sabla Rd	11/22/16	Cameron Park N. #1	Boat parked on corner of property/visible
A-5.	#6405 3424 Majar Court	11/23/16	Cameron Park N. #7	Commercial vehicle repair/maintenance on parcel
A-6.	#6395 3606 Cambridge Rd	11/22/16	Cameron Park N. #2	Camper type trailer parked beside the driveway
A-7.	4425 Aventine Rd	10/24/16	Bar J Ranch Unit #4	Neglected yard maintenance/brown lawn
A-8.	#6393 4761 Castana Dr	11/22/16	Bar J Ranch Unit #2	Neglected yard maintenance/brown lawn
Recommended Action: 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.				
13. Report Back Items:				
None				
14. Adjournment:				

CC&R Complaints that could not be confirmed from November 7, 2016

RCV'D	UNIT/ADDRESS	COMPLAINT/REASON CLEARED	CLEARED