

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



**Covenants, Conditions & Restrictions (CC&R) Committee
Meeting**

Monday, August 5th, 2024

5:30 p.m.

Cameron Park Community Center – Social Room

2502 Country Club Drive

Cameron Park, CA 95682

Agenda

Members: Chair Bob Dutta (BD), Vice Chair Sid Bazett (SB), Tim Israel (TI), Candice Hill Calvert (CHC),
Terry Eastwood (TE)

Alternate: Dawn Wolfson (DW)

Staff: CC&R Compliance Officer Jim Mog, General Manager Alan Gardner

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.

1. APPROVAL OF AGENDA

2. APPROVAL OF CONFORMED AGENDA

a. Conformed Agenda – CC&R Meeting – July 1st, 2024

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 = 50
 - Courtesy Notices – 11
 - Initial Notices – 8
 - Final Notices – 5
 - Pre-legal Notices – 4
 - Referred to Legal – 1
 - o Prior Month's Cleared Cases – 15
 - o Prior Month's New Cases – 7

- b. Architectural Review Projects – Period – July 2024
 - o Projects Reviewed – 22
 - o Projects Approved – 22

Summary of ARC Projects:

- o Roofs – 8
- o Solar – 0
- o Tree Removals – 2
- o Fences – 1
- o New Home Const. – 1
- o ADU/JADU – 1
- o Swimming Pool – 3
- o Exterior House Paint – 0
- o Carport – 0
- o Deck – 0
- o Exterior Renovation/Room Addition – 1
- o Siding Replacement – 1
- o Detached Garage – 0
- o Gazebo/Pergola/Patio Cover – 2
- o Storage Shed – 1
- o Window Replacement – 1

4. Pre-Legal Request – (Committee Action Required).

- a. **CCR21 – 1002 – 3003 Wilkinson Rd. – Deer Trail Estates** – Section 2. Vehicle Storage. This case went to pre-legal on 2.13.23. At that time, the owner asked CC&R staff to meet with him to determine allowance and if there was room to add additional storage. Staff worked with the owner to extend the fence to store the RV and boat together. This season, after several inspections, staff found that the owner is still storing the RV on public streets (Mellowdawn and Wilkinson). Staff is requesting that the committee determine if we issue another pre-legal notice or Final notice before additional pre-legal then to move the case to Counsel for legal notice.

5. Staff Updates – (Not Action Items).

- a. **CCR21 – 1011 – 2431 Mellowdawn Way – Deer Creek Estates #1** – Vehicle Restrictions. Pre-legal has been served twice. Once on 2.13.23 and once on 5.8.24. The boats are still not being put away. Staff has requested a legal letter from Counsel requesting abatement of all trailered items as required by CC&Rs.
- b. **CCR23 – 1042 – 2614 Julie Ct. – Creekside Estates Unit 5.** – Vehicle Restrictions. Homeowner had not complied after pre-legal notice. Staff has turned the case over to legal for legal notice. Current inspection showed no boat on Julie Ct. Staff will continue to monitor before clearing the case.

6. Items for Future CC&R Committee Agendas

7. 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, July 1st, 2024
5:30 p.m.**

Cameron Park Community Center – Social Room

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

Conformed Agenda

Members: Chair Bob Dutta (BD), Vice Chair Sid Bazett (SB), Tim Israel (TI), Candice Hill Calvert (CHC),
Terry Eastwood (TE)
Alternate: Dawn Wolfson (DW)

Staff: CC&R Compliance Officer Jim Mog, General Manager Alan Gardner

CALL TO ORDER - 5:30 PM

ROLL CALL – BD/SD/TI/CHC – TE Absent

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.

- 1. APPROVAL OF AGENDA – Approved 4-0**
- 2. APPROVAL OF CONFORMED AGENDA – Approved 4-0**
 - a. Conformed Agenda – CC&R Meeting – June 3rd, 2024

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 = 57
 - Courtesy Notices – 13
 - Initial Notices – 10
 - Final Notices – 5
 - Pre-legal Notices – 6
 - Referred to Legal – 0
 - o Prior Month's Cleared Cases – 9
 - o Prior Month's New Cases – 8

- b. Architectural Review Projects – Period –April 2024
 - o Projects Reviewed – 16
 - o Projects Approved – 16

Summary of ARC Projects:

- o Roofs – 8
- o Solar – 1
- o Tree Removals – 1
- o Fences – 1
- o New Home Const. – 0
- o ADU/JADU – 0
- o Swimming Pool – 1
- o Exterior House Paint – 3
- o Carport – 0
- o Deck – 0
- o Exterior Renovation – 0
- o Siding Replacement – 1
- o Detached Garage – 0
- o Gazebo/Pergola/Patio Cover – 0
- o Storage Shed – 0
- o Window Replacement – 0

4. Staff Updates – (Not Action Items).

- a. **CCR23 - 1064 – 4108 Plateau Cir. – Twin Canyon Estates** – Renters have left the property. Home is vacant. Home is up for sale or rent.

- b. **CCR19 – 1086 – 3559 Kimberly Rd. – Cameron Park N. #3** – Refrigerator/Freezer has been removed from the frontage. Improperly stored materials are still along the non-op car, along the walkway to door and in front of garage.

- c. **CCR21 - 1054 – 3350 Sage Dr. – Cameron Park N. #1** – Improperly stored trailered items. The homeowner has two trailers regularly parked on the street and in the driveway. Most items are blocked from visibility by vehicles.
- d. **CCR23 – 1042 – 2614 Julie Ct. – Creekside Estates Unit 5.** – Vehicle Restrictions. Homeowner has not complied after pre-legal notice. Staff will be turning the case over to legal for legal notice.
- e. **CCR22 – 1005 – 6103 Connery Dr. – Cameron Valley Estates #3** – Article II Use Restrictions – 2.9.1 – Prohibited Parking. The homeowner has complied after Final notice was resent. The committee approved pre-legal if the trailer comes back for longer than staging period allows.

5. Items for Future CC&R Committee Agendas - None

6. Items to take to the Board of Directors - None

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF – SB to be out on August 5th.

ADJOURNMENT – 6:00 PM

Conformed Agenda Prepared by:

Conformed Agenda Approved by:

Jim Mog
CC&R Officer

Chair Director Bob Dutta or V. Chair Sid Bazzett
CC&R Committee

CC&R Violation Manager Case Detail Report

Case#	Status	Violation(s)	Street #	Street Name		Open Date
CCR24-1058	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Clause 3 Architectural Review Required - Open	3780	CAMBRIDGE	Rd	7/22/2024
CCR24-1057	Courtesy Notice Sent	Cameron Park North Unit No. 7 - Animals - Open	2880	CORNADA	Ct	7/16/2024
CCR24-1056	Courtesy Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3287	COUNTRY CLUB	Dr	7/15/2024
CCR24-1055	Courtesy Notice Sent	Bar J Ranch Unit 3 - Unmaintained Property - Closed Bar J Ranch Unit 3 - Unslightly Items - Open	3946	EL NORTE	Rd	7/2/2024
CCR24-1046	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3968	RUSTIC	Rd	5/20/2024
CCR24-1040	Courtesy Notice Sent	Cameron Park Unit No. 11 - Article III Property Use Restrictions - Section 5. Household Pets - Open	2592	ROYAL PARK	Dr	5/13/2024
CCR24-1027	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	2844	OSBORNE	Rd	4/22/2024
CCR24-1020	Courtesy Notice Sent	Cameron Park N. Unit 8 - Clause 11 - Vehicle Parking Restrictions - Open	3020	ESTEPA	Dr	2/26/2024
CCR24-1019	Courtesy Notice Sent	Cameron Park N. Unit 8 - Clause 11 - Vehicle Parking Restrictions - Open	3062	ESTEPA	Dr	2/26/2024
CCR23-1041	Courtesy Notice Sent	Cameron Park North Unit No. 7 - Animals - Open	3433	LA CANADA	Dr	7/10/2023
CCR19-1049	Courtesy Notice Sent	Cambridge Oaks Unit No. 3 - Vehicle Storage - Closed Cambridge Oaks Unit No. 2 - Vehicle Storage - Open	4237	CRAZY HORSE	Rd	6/3/2019
CCR24-1030	Final Notice Sent	Cameron Woods Unit No. 4 - 7. Offensive Conduct and Nuisances and Trailered Items - Open	3063	MOLINER	Dr	4/24/2024
CCR24-1014	Final Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3573	KIMBERLY	Rd	2/9/2024
CCR23-1074	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3600	MILLBRAE	Rd	10/4/2023
CCR23-1059	Final Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3801	SHERIDAN	Rd	8/28/2023
CCR23-1046	Final Notice Sent	Bar J Ranch Unit 7 - 6. Unsightly Items - Open	3560	COVELLO	Cir	7/27/2023
CCR24-1053	Initial Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	3820	CHELSEA	Rd	6/26/2024

CCR24-1042	Initial Notice Sent	Cameron Park Unit No. 12 - Improperly stored materials - Open	2684	STERLING	Way	5/17/2024
CCR24-1037	Initial Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3578	FAIRWAY	Dr	5/6/2024
CCR24-1017	Initial Notice Sent	Deer Creek Estates Unit 1 - Vehicles - Closed Deer Trail Estates - 2. Recreational Vehicle (RV) Storage - Open	2447	MELLOWDAWN	Way	2/23/2024
CCR24-1000	Initial Notice Sent	Cameron Park North Unit No. 1 - Prohibited animals kept at property - Open	3364	HACIENDA	Rd	1/9/2024
CCR23-1078	Initial Notice Sent	Cameron Park Unit No. 12 - Section 11: Improperly stored materials - Open Cameron Park Unit No. 12 - Section 10. - Open	2524	SANDPIPER	Way	#####
CCR23-1038	Initial Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Materials - Closed Cameron Park N. 7. Section 16.(f) - Property Maintenance. - Open	2871	MONTEBELLO	Way	6/26/2023
CCR22-1055	Initial Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open Cameron Park North Unit No. 1 - Failure to Obtain Architectural Review Committee Approval - Open	3505	FAIRWAY	Dr	8/18/2022
CCR23-1027	Pre-legal Notice Sent	Cameron Park Unit No. 11 - Improperly Stored Vehicle - Open	2606	ROYAL PARK	Dr	5/10/2023
CCR23-1026	Pre-legal Notice Sent	Cameron Park Unit No. 11 - Improperly Stored Vehicle - Open	2712	ROYAL PARK	Dr	5/10/2023
CCR21-1002	Pre-legal Notice Sent	Deer Trail Estates - 2. Recreational Vehicle (RV) Storage - Open	3003	WILKINSON	Rd	1/21/2021
CCR21-1001	Pre-legal Notice Sent	Deer Creek Estates Unit 1 - Vehicles - Open Deer Creek Estates Unit No. 1 - Improperly stored Materials - Closed	2431	MELLOWDAWN	Way	1/20/2021
CCR23-1042	Referred to Legal	Creekside Estates Unit No. 5 - Boat parked on street - Open	2614	JULIE	Ct	7/11/2023
CCR23-1025	Referred to Outside Agency	Cameron Park North Unit No. 1 - Failure to Obtain Architectural Review Committee Approval - Open	3931	TORONTO	Rd	4/25/2023
CCR21-1018	Referred to Outside Agency	Creekside Estates Unit Nos. 2 and 3 - II. Special Provisions - K. - Open	2781	HILLCREST	Dr	3/11/2021

Number of Cases: 50

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