

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



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

Monday, March 4, 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 – February 5th, 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 = 61
 - Courtesy Notices – 15
 - Initial Notices – 8
 - Final Notices – 5
 - Pre-legal Notices – 5
 - Referred to Legal – 0
 - Outside Agency – 3
 - o Prior Month's Cleared Cases – 9
 - o Prior Month's New Cases – 19

- b. Architectural Review Projects – Period –January 2024
 - o Projects Reviewed – 9
 - o Projects Approved – 9

Summary of ARC Projects:

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

4. Pre-Legal Requests – Action Item – Staff is seeking approval of the following.

- a. CCR23-1008 – 3210 Bentley Dr. – The Highlands #5 Clause 4.e – Building Regulations – Vehicle Storage. Resident rotates trailers and a big rig in frontage side yard. 3 notices have been sent through Final Notice. The staff is requesting pre-legal approval from the CC&R Committee.

- b. CCR23-1084 – 3793 Archwood Rd. – Cameron Park N. #2 – Improperly Stored Materials. Owner has had a large pile of mulch in the driveway for nearly a year. The neighborhood has filed several complaints to the CSD and Fire department. Owner has received 4 notices through Final notice without any response. The staff is requesting pre-legal approval from the CC&R Committee.

5. Staff Updates – (Not an action item)

- a. Pre-Legal Notices sent:
CCR23-1014 – 2885 Holly Hills Lane – Cameron Park N. #2 – Clause 3 Architectural Review required for a frontage fence. Pre-Legal sent for fence not in conformance with CC&Rs and Cameron Park Fence Guidelines. The homeowner applied for a new fence with the construction meeting the CPCSD Fence Guidelines. Project was approved by Committee. Work to be done no later than May.
- b. CCR23-1053 – 3589 Castlebrook Rd. – Cameron Park N. #1 – Vehicle parking and storage. Resident has a large flatbed trailer in frontage along the Castlebrook Rd. frontage. The trailer has now been removed. This case continues each year so the case will be moved to Continue to Monitor.
- c. Neighborhood Campaign – Cameron Park N. #8 on El Tejon Rd and Estepa Dr. Campaign letters were specific to trailers. Clause 11 – Vehicle Storage.

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, February 5, 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 - 5:31 PM

ROLL CALL – BD/SB/TI/CHC/TE

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 5-0**
- 2. APPROVAL OF CONFORMED AGENDA – Approved 5-0**
 - a. Conformed Agenda – CC&R Meeting – January 8th, 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 = 48
 - Courtesy Notices – 11
 - Initial Notices – 14
 - Final Notices – 6
 - Pre-legal Notices – ~~5~~ 4 *Corrected in meeting after inspection.*
 - Referred to Legal – 0
 - Outside Agency – 3
 - o Prior Month's Cleared Cases – 3
 - o Prior Month's New Cases – 12

- b. Architectural Review Projects – Period –January 2024
 - o Projects Reviewed – 20
 - o Projects Approved – ~~18~~ 19 *Corrected in meeting after inspection.*

Summary of ARC Projects:

- o Roofs – 5
- o Solar – 3
- o Tree Removals – 1
- o Fences – 2
- o New Home Const. – 0
- o ADU/JADU – 0
- o Swimming Pool – 1
- o Exterior House Paint – 0
- o Carport – 0
- o Deck – 2
- o Exterior Renovation – 1
- o Siding Replacement – 1
- o Detached Garage – 0
- o Gazebo/Pergola/Patio Cover – 1
- o Storage Shed – 0
- o Window Replacement – 1

4. Pre-Legal Requests – Action Item – Staff is seeking approval of the following.

- a. CCR23-1076 – 3605 Millbrae Rd. – Cameron Park N. #2 – Vehicle parking and storage. Resident has a boat in the driveway and a recreational trailer on the side frontage with no screening. Resident has been sent 3 notices to date without response. Staff is requesting Pre-Legal Approval from the committee to send legal notice for abatement.

Approved 5-0

- b. CCR23-1053 – 3589 Castlebrook Rd. – Cameron Park N. #1 – Vehicle parking and storage. Resident has a large flat bed trailer in frontage along the Castlebrook Rd frontage. Staff have addressed many violations of boat in driveway, recreational trailer in driveway, jet skis and trailer in driveway. The resident removes the items upon notice and then brings them back out after a short period of storage. The case is often open and closed. This case has been worked since 2020. Staff are requesting Pre-Legal Approval from the committee to send legal notice for abatement.

Approved 5-0

5. Staff Updates – (Not an action item)

- a. Pre-Legal Notices sent:
CCR23-1014 – 2885 Holly Hills Lane – Cameron Park N. #2 – Clause 3 Architectural Review required for a frontage fence. Pre-Legal sent for fence not in conformance with CC&Rs and Cameron Park Fence Guidelines. No Action has been taken by property owner. Item sent to Legal for review.
- b. Neighborhood Campaign – Archwood Rd. West. – Staff sent out letters to all residents on Archwood Rd. to focus on Materials, Trash Cans and Trailered Items. This was just a neighborhood request before ending any violation notices to correct.

6. Items for Future CC&R Committee Agendas

- Investigate how to get case dates on CC&R report
- Discuss outreach with GM and who will manage that outside of CC&R.

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

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF – TE to be out on March 4th meeting.

ADJOURNMENT – 6:18 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	
CCR23-1025	Referred to Outside Agency	Cameron Park North Unit No. 1 - Failure to Obtain Architectural Review Committee Approval - Open	3931	TORONTO	Rd
CCR21-1018	Referred to Outside Agency	Creekside Estates Unit Nos. 2 and 3 - II. Special Provisions - K. - Open	2781	HILLCREST	Dr
CCR20-1010	Referred to Outside Agency	Cameron Park North Unit No. 2 - Improperly Stored Materials - Closed Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	2879	COUNTRY CLUB	Dr
CCR24-1023	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	3814	ARCHWOOD	Rd
CCR24-1022	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	3776	ARCHWOOD	Rd
CCR24-1021	Courtesy Notice Sent	Cameron Park Unit No. 11 - Improperly Stored Vehicle - Open	2838	WAVERLY	Dr
CCR24-1020	Courtesy Notice Sent	Cameron Park N. Unit 8 - Clause 11 - Vehicle Parking Restrictions - Open	3020	ESTEPA	Dr
CCR24-1019	Courtesy Notice Sent	Cameron Park N. Unit 8 - Clause 11 - Vehicle Parking Restrictions - Open	3062	ESTEPA	Dr
CCR24-1018	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3604	MONTCLAIR	Rd
CCR24-1017	Courtesy Notice Sent	Deer Creek Estates Unit 1 - Vehicles - Open	2447	MELLOWDAWN	Way
CCR24-1005	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3745	CAMBRIDGE	Rd
CCR24-1002	Courtesy Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Materials - Open	2766	MONTEBELLO	Way
CCR24-1000	Courtesy Notice Sent	Cameron Park North Unit No. 1 - Prohibited animals kept at property - Open	3364	HACIENDA	Rd
CCR23-1061	Courtesy Notice Sent	The Highlands Unit No. 1 - CLAUSE 4.f) Trailer and Recreational Vehicle Storage - Open	2539	STARBUCK	Rd
CCR23-1055	Courtesy Notice Sent	Cameron Ridge Unit No. 2 - Article 2 Architectural and Use Restrictions - 2.14 Animals - Open	7046	KENTFIELD	Dr
CCR23-1041	Courtesy Notice Sent	Cameron Park North Unit No. 7 - Animals - Open	3433	LA CANADA	Dr
CCR23-1036	Courtesy Notice Sent	Bar J Ranch Unit 7 - 6. Unsightly Items - Open	3900	PLACITAS	Dr

CCR19-1085	Courtesy Notice Sent	Creekside Estates Unit No. 5 - Improperly Stored Materials - Closed Creekside Estates Unit No. 5 - Section 4: Use Restrictions - 4.04 Animals - Open Creekside Estates Unit No. 5 - Section 3: Architectural Control - 3.01 General Limitation - Open	2719	JUSTIN WOODS	Ct
CCR23-1084	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Closed Cameron Park North Unit No. 2 - Clause 3 Architectural Review Required - Open Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	3793	ARCHWOOD	Rd
CCR23-1074	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3600	MILLBRAE	Rd
CCR23-1057	Final Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3759	SHERIDAN	Rd
CCR23-1008	Final Notice Sent	The Highlands Unit No. 5 - CLAUSE 4.e) Building Regulations - Open	3210	BENTLEY	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
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
CCR23-1071	Initial Notice Sent	The Highlands Unit No. 5 - CLAUSE 4.e) Building Regulations - Open	3190	BENTLEY	Dr
CCR23-1068	Initial Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	3053	KNOLLWOOD	Dr
CCR23-1059	Initial Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3801	SHERIDAN	Rd
CCR23-1046	Initial Notice Sent	Bar J Ranch Unit 7 - 6. Unsightly Items - Open	3560	COVELLO	Cir
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
CCR22-1106	Initial Notice Sent	Eastwood Park Unit #1 - Clause 3.10 Trash - Open	3282	VELD	Way
CCR22-1053	Initial Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3847	LOS SANTOS	Dr

CCR23-1076	Pre-legal Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3605	MILLBRAE	Rd
CCR23-1047	Pre-legal Notice Sent	Creekside Estates Uniit No. 5 - Boat parked on street - Open	2603	JULIE	Ct
CCR23-1026	Pre-legal Notice Sent	Cameron Park Unit No. 11 - Improperly Stored Vehicle - Open	2712	ROYAL PARK	Dr
CCR23-1014	Pre-legal Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Closed Cameron Park North Unit No. 2 - Clause 3 Architectural Review Required - Open	2885	HOLLY HILLS	Ln
CCR22-1099	Pre-legal Notice Sent	Cameron Park North Unit No. 3 - Improperly Stored Materials - Open Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3831	SHERIDAN	Rd

Number of Cases: 61

CC&R Violation Manager Case Detail Report

Generated: 2/28/2024 11:46 AM