



Architectural Review Committee Meeting

**Tuesday, August 11, 2026
8:30am**

**Cameron Park Community Center – Social Room
2502 Country Club Drive
Cameron Park, CA 95682**

Agenda

Members: Chair Jeff Heuerman (JH), Vice Chair Shayan Khales (SK), Kathi Markan (KM),
Melody Tehrani (MT)

Alternate: Sidney Bazett (SB), Board Member

Staff: 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 MINUTES

- ARC Committee Meeting – July 28th, 2026

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

COMMITTEE REVIEW/ACTION

Items Requiring Action – Review and Provide Decision

1. New Business

Item #	Property Address	Unit	APN	Project
1a.	3379 Fairway Dr.	Cameron Park N #1	082-112-005	New Home Construction
1b.	3091 Knollwood Dr.	Cameron Park N #2	082-141-002	Siding
1c.	3033 Royal Dr.	Cameron Park N #2	082-204-002	Deck Replacement
1d.	2922 Woodleigh Lane	Black Oak Estates #2	116-720-012	Patio Cover
1e.	558 Crazy Horse Ct.	Cambridge Oaks #3	119-320-025	New Home Construction

ADMINISTRATIVE APPROVALS

2. Review and Support Staff's Approvals

- Staff Approved Roofs – (4) Four
2468 Sandpiper Way, 2831 Wentworth Rd., 3623 Kimberly Rd., 3573 Santos Cir.
- Staff Approved Solar - (0) None
2697 Sterling Way
- Staff Approved Oak Trees Removals - (1) One
2666 Green Glen Rd.
- Silver Spring Releases – (6)
Lot 1-392802., Lot 2-392803., Lot 3-392804., Lot 4-392795., Lot 5-392800., Lot 6-392801.

3. Items for Future Architectural Review Committee Agendas

4. Items to take to the CC&R Committee

MATTERS TO AND FROM COMMITTEE MEMBERS AND STAFF

ADJOURNMENT



Architectural Review Committee Meeting

Tuesday, July 28, 2026
8:30am

Cameron Park Community Center – Social Room
2502 Country Club Drive
Cameron Park, CA 95682

Minutes

Members: Chair Jeff Heuerman (JH), Vice Chair Shayan Khales (SK), Kathi Markan (KM),
Melody Tehrani (MT)

Alternate: Sidney Bazett (SB), Board Member

Staff: CC&R Compliance Officer, Jim Mog

CALL TO ORDER – 8:47am

ROLL CALL – JH/MT – Staff Alternate (Mark Hornstra)

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 - Approved

APPROVAL OF MINUTES - Approved

- ARC Committee Meeting – July 14th, 2026

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

COMMITTEE REVIEW/ACTION

Items Requiring Action – Review and Provide Decision

1. New Business

Item #	Property Address	Unit	APN	Project	Status
1a.	4040 Berry Rd.	Cambridge Estates	116-651-004	Patio Cover	<i>Approved</i>
1b.	3299 Kimberly Rd.	Cameron Park N 3	082-303-005	Swimming Pool	<i>Approved</i>
1c.	3182 Fairway Dr.	Air Park Estates	083-191-004	Remodel with Roof Line Change	<i>Approved</i>
1d.	3026 Pasada Rd.	Viewpoint	116-393-001	Swimming Pool	<i>Approved</i>
1e.	2953 Boeing Rd.	Air Park Estates	083-141-004	Remodel with Roof Line Change	<i>Approved</i>
1f.	2501 Deer Trail Ln.	Cameron Park #12	116-335-005	Deck Remodel and Window Door install	<i>Approved</i>
1g.	2741 La Crescenta Dr.	Cameron Park #7	083-053-002	Detached Garage	<i>Conditional Approval</i>
1h.	3249 Baron Ct.	Air Park Estates	083-151-009	Swimming Pool	<i>Approved</i>
1i.	2517 Deer Trail Ln.	Cameron Park #12	116-335-007	Deck	<i>Approved</i>

ADMINISTRATIVE APPROVALS

2. Review and Support Staff's Approvals

- Staff Approved Roofs – (6) Six
3187 Bonanza Dr., 3468 Kimberly Rd., 3528 Sudbury Rd., 3561 Culver Ln., 3822 De Sabla Rd., 3130 Quad Ln.
- Staff Approved Solar - (1) One
2697 Sterling Way
- Staff Approved Oak Trees Removals - (1) One
3026 Pasada Rd.

3. Items for Future Architectural Review Committee Agendas

4. Items to take to the CC&R Committee

MATTERS TO AND FROM COMMITTEE MEMBERS AND STAFF – JH & MT available 8/11

ADJOURNMENT – 9:41am

Niki Garrison
Board Clerk
Architectural Review Committee
Regular Meeting

Chair J. Heuerman or Vice Chair S. Khaless

July 28, 2026
Minutes

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