

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



**Covenants, Conditions & Restrictions (CC&R) Committee**  
**Monday, October 4, 2021**  
**5:30 p.m.**

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

**Agenda**

Members: Vice Chair Bob Dutta (BD), Patricia Rivera (PR), Kelly Kantola (KK)  
Chair Director Monique Scobey (MS), Director Ellie Wooten (EW)  
Alternate Director Sid Bazett (SB)

Staff: General Manager Jill Ritzman, CC&R Compliance Officer Jim Mog

*Director Scobey has a planned absence; therefore, Director Bazett will attend as the alternate*

**1. CALL TO ORDER**

**2. 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.*

**3. APPROVAL OF AGENDA**

**4. APPROVAL OF CONFORMED AGENDA**

**5. 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**

**6. Presentation – Revenue Enhancements (J. Ritzman; power point presentation will be provided)**

**7. Review and Support Items (J. Mog)**

- Proposed 2022 Fee Schedule

**8. MONTHLY STAFF REPORT**

7a. Open Violations, CC&R Violation Manager Case Detail Report

- Referred to Legal - 1
- Pre-Legal Notices – 0
- Final Notices - 3
- Initial Notices – 19
- Variance – 1
- 8/26/21 - 9/23/21 New Cases - 11
- 8/26/21 - 9/23/21 Cleared Cases - 9
- Total Cases Open = 73

7b. Architectural Review Projects – Period – 8/26/21 – 9/23/21

- Projects Reviewed – 23
- Approved – 23
- Held Over – 0

**9. Staff Updates**

- Annual Committee Member appointments - deadline for submitting interest is December 15, 2021 for a 2022 appointment.

**10. Items for Future CC&R Committee Agendas**

- CC&R Handbook Update (November)

**11. Items to take to the Board of Directors**

**12. MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF**

**13. ADJOURNMENT**

# COVID Procedure Updates: Social Distancing & Mandatory Use of Masks at Cameron Park Community Services District, Board of Directors Meetings

1. All community members and meeting attendees are required to wear a mask or face covering upon entering and remaining within the Community Center. The mask or face covering must cover the nose, mouth and chin.
  - a. The following persons are exempted from the requirement to wear a mask or face covering and will not be required to provide proof of such exemption:
    - i. Children under two years of age;
    - ii. Persons with medical conditions who cannot safely wear a mask or face covering (e.g. due to breathing difficulties, cognitive difficulties, hearing or communication difficulties);
    - iii. Persons who cannot wear or remove a mask or face covering without assistance;
    - iv. Employees who are in an area of the premise that is not designated for public access, or who are within or behind a physical barrier.
  - b. Temporary removal of the mask or face covering is permitted where necessary for the following purposes:
    - i. Actively engaging in an athletic or fitness activity including water-based activities;
    - ii. Consuming food or drink;
    - iii. For any emergency or medical purpose.
2. This policy will be implemented and enforced in “good faith” to primarily educate people on masks and face coverings and promote their use in enclosed public spaces.
  - a. Persons with exemptions listed under 1a) are not required to show proof of exemption.
  - b. Signs about the requirement to wear masks or face coverings shall be posted at all public entrances.
  - c. Persons entering or remaining without a mask or face covering will be given a verbal reminder of the policy’s masking requirement.
3. Social distancing is encouraged whenever possible. Chairs and tables will be spaced to support social-distancing.

Thank you for your cooperation and consideration. As individuals we can choose to help build a safe, healthy, and active community.

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



**Covenants, Conditions & Restrictions (CC&R) Committee**  
**Monday, August 2, 2021**  
**5:30 p.m.**

**TELECONFERENCE ZOOM MEETING**

<https://us02web.zoom.us/j/81452836859>

**Meeting ID: 814 5283 6859**

(Teleconference/Electronic Meeting Protocols are attached)

**Conformed Agenda**

Members: Vice Chair Bob Dutta (BD), Patricia Rivera (PR), Kelly Kantola (KK)  
Chair Director Monique Scobey (MS), Director Ellie Wooten (EW)  
Alternate Director Sid Bazett (SB)

Staff: General Manager Jill Ritzman, CC&R Compliance Officer Jim Mog

1. **CALL TO ORDER** 5:33
2. **ROLL CALL** MS/KK/BD; EW joined during item #6a; PR is absent

*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.*

3. **APPROVAL OF AGENDA** APPROVED with MS/KK/BD present
4. **APPROVAL OF CONFORMED AGENDA** APPROVED with MS/KK/BD present
5. **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**

### **6. Review and Support Items (J. Mog)**

- a. Architectural Review Committee Handbook, 2<sup>nd</sup> Review
  - *APPROVED by MS/KK/BD/EW present with following changes 1) spell check Architectural on title; 2) Include zip code on address; 3) add CC&R Committee approval date on footer; 4) include drought tolerant plants for landscaping, Section 1.5.3.*
  
- b. Consolidating CC&Rs “White Paper” Analysis – Discussion
  - *Committee members discussed SWOT and agreed that consolidating under a single CC&R may not be possible due to the number of CC&Rs and the property owner approval threshold required by CC&Rs. Staff suggested and supported by committee members was to create “Guidelines” for common requirements, such as Fencing Guidelines or RV Storing Guidelines. Consolidating CC&Rs which are similar could be accomplished to reduce the number of CC&Rs, and adding in fire safety component may be possible. Consider next steps for CC&R efficiencies when developing the 2022 Committee & District Work Plan.*

### **7. MONTHLY STAFF REPORT**

#### 7a. Open Violations, CC&R Violation Manager Case Detail Report

- Referred to Legal - 2
- Pre-Legal Notices – 0
- Final Notices - 5
- Initial Notices – 15
- Variance – 1
- Court Decision - 1
- Door Hangers – 0
- 5/26/21 - 7/6/21 New Cases - 4
- 5/26/21 - 7/6/21 Cleared Cases - 1
- Total Cases Open = 62

#### 7b. Architectural Review Projects – Period – 7/6/21 – 7/27/21

- Projects Reviewed – 17
- Approved – 16
- Held Over – 1

### **8. Staff Updates**

- a. CCR20-1049 – 3808 Archwood Rd.

**9. Items for September and Future CC&R Committee Agendas**

- *Revenue Enhancements*

**10. Items to take to the Board of Directors**

- *ARC Handbook as a consent item*

**11. MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF**

**12. ADJOURNMENT 6:32**

*Conformed Agenda Prepared by:*

*Conformed Agenda Approved by:*

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*Board Clerk  
Administrative Assistant II*

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*Director Monique Scobey, Chair  
CC&R Committee*



## **ARC Agenda Transmittal**

**DATE:** October 4, 2021

**FROM:** Jim Mog, CC&R Compliance Officer

**AGENDA ITEM #7:** **ARCHITECTURAL REVIEW PROPOSED 2022 FEE SCHEDULE**

**RECOMMENDED ACTION:** **REVIEW AND SUPPORT, FORWARD TO THE BOARD OF DIRECTORS**

### **INTRODUCTION**

ARC application fees, along with all District service, facility use and program fees, are reviewed annually by staff and recommendations for changes presented to appropriate Committees and the Board of Directors for consideration. Staff made no changes to fees during the COVID pandemic in 2021.

Staff surveyed two other Community Services District with similar services for comparison, El Dorado Hills and Auburn Trails.

On September 28, 2021, the Architecture Review Committee reviewed the proposed fees and supported advancing the item to the CC&R Committee for consideration.

### **Attachment:**

7A – Cameron Park CSD ARC Fee Increase Proposal

## Architecture Review 2022 Proposed Fee Schedule

<b>Project</b>	<b>Cameron Park 2020/2021</b>	<b>EL Dorado Hills</b>	<b>Auburn Trails CSD</b>	<b>Proposed 2022</b>
New Home	\$600.00	\$1,100.00	\$2500/1500 PB	\$750.00
Room Addition	\$200.00	\$190.00	\$1 per Sq '	\$240.00
Exterior Renovation	\$100.00	\$190.00	N/A	\$200.00
Swimming Pool	\$175.00	\$250.00	\$500.00	\$200.00
Storage Shed	\$40.00	\$105.00	\$50.00	\$50.00
Roof	\$75.00	\$105.00	\$50.00	\$80.00
Exterior Paint	\$40.00	\$105.00	\$35.00	\$50.00
Deck, Porch, Patio Cover, Trellis, Gazebo	\$40.00	\$105.00	\$50.00	\$50.00
Fence, Retaining Wall	\$40.00	\$105.00	\$50.00	\$50.00
Landscaping	\$40.00	\$100.00	\$50.00	\$50.00
Tree Removal	\$40.00	\$105.00	\$35.00	\$50.00
Basketball Hoop	\$40.00	\$105.00	\$35.00	\$50.00
Solar Panel	\$75.00	\$105.00	\$35.00	\$80.00
Siding	\$75.00	\$105.00	\$35.00	\$80.00
Misc (Satellite Dish, Play Structure)	\$40.00	\$105.00	\$35.00	\$50.00
New: Above Ground Pool or Spa	N/A	N/A	\$50.00	\$80.00
New: ADU and JADU	N/A	N/A	N/A	\$240.00



# CC&R Violation Manager Case Detail Report

Case#	Status	Violation(s)	Street #	Street Name	Street Type
CCR20-1049	Referred to Legal	Cameron Park North Unit No. 2 - Clause 4a - Open Cameron Park North Unit No. 2 - Clause 3 Architectural Review Required - Open Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3808	ARCHWOOD	Rd
CCR21-1030	Final Notice Sent	Viewpointe - Section 11. - Open Viewpointe - Section 11. - Open	3423	CHARITO	Ln
CCR21-1018	Final Notice Sent	Creekside Estates Unit Nos. 2 and 3 - II. Special Provisions - K. - Open	2781	HILLCREST	Dr
CCR21-1012	Cleared Final Notice Sent	Cameron Park North Unit No. 3 - Failure to Obtain Architectural Review Committee Approval - Open	2483	KNOLLWOOD	Dr
CCR19-1068	Final Notice Sent	Bar J Ranch Unit 1 - Vehicle Restrictions - Open	3056	CAMEROSA	Cir
CCR21-1055	Initial Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3710	SUDBURY	Rd
CCR21-1049	Initial Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open Cameron Park North Unit No. 2 - Unallowed Commercial use of property - Open	3718	CAMBRIDGE	Rd
CCR21-1047	Initial Notice Sent	Cambridge Estates - Article VII Nuisance - 1. - Open	3810	TRESTLE GLEN	Ct
CCR21-1046	Initial Notice Sent	Eastwood Park Unit 5 - Article 4. Architectural Control Committee - 4.02 Approval Required - Open	3161	CHASEN	Dr
CCR21-1045	Initial Notice Sent	Eastwood Park Unit 5 - Article 3. Use Restrictions - 3.04 Parking Vehicles - Open Eastwood Park Unit 5 - Article 4. Architectural Control Committee - 4.02 Approval Required - Open	3191	CHASEN	Dr
CCR21-1042	Cleared Initial Notice Sent	Cameron Park North Unit No. 3 - Failure to Obtain Architectural Review Committee Approval - Open	2700	KNOLLWOOD	Dr

CCR21-1037	Initial Notice Sent	Cambridge Hills - 11) Trailer, Commercial Vehicle and Recreational Vehicles - Open Cambridge Hills - 12) Unsightly Materials - Open	3371	CAMBRIDGE	Rd
CCR21-1031	Initial Notice Sent	Cameron Park North Unit No. 8 - Improper Exterior Alteration - Open	3296	CAMBRIDGE	Rd
CCR21-1014	Initial Notice Sent	Cameron Park North Unit No. 8 - Failure to Obtain Architectural Review Committee Approval - Open	3518	SANTOS	Cir
CCR21-1007	Initial Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3694	LARKSPUR	
CCR20-1053	Cleared Initial Notice Sent	Cameron Park North Unit No. 1 - Clause 4 - Closed Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3589	CASTLEBROOK	Rd
CCR20-1050	Cleared Initial Notice Sent	Cameron Park North Unit No. 1 - Inappropriately stored materials - Open	3451	FAIRWAY	Dr
CCR20-1045	Initial Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Materials - Open	2862	ALHAMBRA	Dr
CCR20-1040	Initial Notice Sent	Air Park Estates - Architectural Committee approval required - Open Air Park Estates - Architectural Committee approval required - Open Airpark Estates - Recreational Vehicle Parking Restrictions - Open	3036	BOEING	Rd
CCR20-1027	Initial Notice Sent	Cambridge Oaks Unit 3 - Unmaintaned Lot - Open	615	TARAYA	Ct
CCR20-1016	Initial Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3545	KIMBERLY	Rd
CCR20-1005	Initial Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open Cameron Park North Unit No. 1 - Inappropriately stored materials - Open	3932	LOS SANTOS	Dr
CCR20-1004	Initial Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3840	DE SABLA	Rd
CCR19-1109	Initial Notice Sent	Eastwood Park Unit #2 - Clause 3.10 Trash - Open	3429	RABEN	Way
CCR19-1083	Initial Notice Sent	Air Park Estates - Commercial Vehicle Parking - Open	3182	FAIRWAY	Dr
CCR19-1069	Initial Notice Sent	Bar J Ranch Unit 1 - Unmaintained Landscaping - Open	3025	CAMEROSA	Cir
CCR19-1058	Initial Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	2809	WENTWORTH	Rd
CCR19-1025	Appeal/Variance Requested	Eastwood Park Unit 1 - Article 3. Use Restrictions - 3.04B. Recreational Vehicle Parking - Open	3248	CHASEN	Dr

Number of Cases: 82

CC&R Violation Manager Case Detail Report

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