

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

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 – 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
 - 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

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.

- 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.

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. East. – 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

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, January 8th, 2024
5:30 p.m.**

Cameron Park Community Center – Social Room

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

Conformed Agenda

Members: Tim Israel (TI), Sid Bazett (SB), Bob Dutta (BD) 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 – TI/SB/BD/CHC/TE & JM/AG (staff)

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APPROVAL OF AGENDA – Approved – 5-0

1. APPROVAL OF CONFORMED AGENDA

- a. Conformed Agenda – CC&R Meeting – December 4th, 2023

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

2. Nomination of Committee Chair and Vice Chair

Chair Bob Dutta and Vice Chair Sidney Bazett; Approved – 5-0

3. CC&R Appeal – 3900 Placitas. Transmittal Attached. *Action Item:*

Reversal of Previous Decision and Staff Recommendation of Screening. Approved – 5-0

4. Welcome Back and Tutorial about the role of CCR, responsibility, meeting dates, etc.

Presentation by staff.

5. Monthly Staff Report

a. Open Violations, CC&R Violation Manager Case Detail Report (written report)

- Total Cases Open = 39
 - Courtesy Notices – 10
 - Initial Notices – 10
 - Final Notices – 4
 - Pre-legal Notices – 3
 - Referred to Legal – 0
 - Outside Agency – 2
- Prior Month's Cleared Cases – 4
- Prior Month's New Cases – 2

b. Architectural Review Projects – Period –December 2023

- Projects Reviewed – 16
- Projects Approved – 16

Summary of ARC Projects:

- Roofs – 7
- Solar – 3
- Tree Removals – 1
- Fences – 0
- New Home Const. – 0
- ADU/JADU – 0
- Swimming Pool – 1
- Exterior House Paint – 0
- Carport – 0
- Deck – 1
- Exterior Renovation – 0
- Siding Replacement – 1
- Detached Garage – 0
- Gazebo/Pergola/Patio Cover – 1
- Storage Shed – 1

- Window Replacement – 0

6. 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.

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

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

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF – *Discussion of past and future outreach efforts including website improvements, brief introduction of new staff (General Manager and Board Clerk), and other matters.*

ADJOURNMENT – 6:35 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 | |
|------------|----------------------|---|----------|--------------|-----|
| CCR24-1006 | Courtesy Notice Sent | Cameron Park N. Unit 8 - Clause 11 - Vehicle Parking Restrictions - Open | 3266 | CAMBRIDGE | Rd |
| CCR24-1005 | Courtesy Notice Sent | Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open | 3745 | CAMBRIDGE | Rd |
| CCR24-1003 | Courtesy Notice Sent | Cambridge Estates - Article VI Fences and Screening of Materials and Vehicles -2. - Open | 3720 | HARVEY | 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 |
| CCR23-1079 | Courtesy Notice Sent | Cameron Park Unit No. 12 - Section 11: Improperly stored materials - Open | 2510 | EAGLE | LN |
| 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 |
| CCR23-1076 | Final Notice Sent | Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open | 3605 | MILLBRAE | Rd |
| CCR23-1074 | Final Notice Sent | Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open | 3600 | MILLBRAE | Rd |
| CCR22-1110 | Final Notice Sent | The Highlands Unit No. 5 - CLAUSE 7. - Closed The Highlands Unit No. 5 - CLAUSE 4.e) Building Regulations - Open | 3240 | BENTLEY | Dr |

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|------------|---------------------|---|------|-------------|-----|
| CCR22-1005 | Final Notice Sent | Cameron Valley Estates Unit No. 3 - Article II Use Restrictions - 2.9.1 - Prohibited Parking - Closed Cameron Valley Estates Unit No. 3 - Article II Use Restrictions - 2.9.1 - Prohibited Parking - Open | 6103 | CONNERY | Dr |
| CCR20-1053 | Final Notice Sent | Cameron Park North Unit No. 1 - Clause 4 - Closed Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Closed Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open | 3589 | CASTLEBROOK | Rd |
| CCR19-1007 | Final Notice Sent | Cameron Park North Unit No. 1 - Inappropriately stored materials - Open Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open Cameron Park North Unit No. 1 - Failure to Obtain Architectural Review Committee Approval - Open | 3951 | LOS SANTOS | Dr |
| CCR23-1084 | Initial 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 |
| CCR23-1078 | 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 |
| CCR23-1064 | Initial Notice Sent | Twin Canyons Article 3 - section 3.04B - Inoperable or Recreational Vehicles - Open | 4108 | PLATEAU | Cir |
| CCR23-1059 | Initial Notice Sent | Cameron Park North Unit No. 3 - Vehicle Restrictions - Open | 3801 | SHERIDAN | Rd |
| CCR23-1057 | Initial Notice Sent | Cameron Park North Unit No. 3 - Vehicle Restrictions - Open | 3759 | SHERIDAN | Rd |
| CCR23-1056 | Initial Notice Sent | Cameron Park North Unit No. 3 - Vehicle Restrictions - Open | 3758 | SHERIDAN | Rd |
| CCR23-1046 | Initial Notice Sent | Bar J Ranch Unit 7 - 6. Unsightly Items - Open | 3560 | COVELLO | Cir |

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|------------|-----------------------|---|------|--------------|-----|
| 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 |
| CCR23-1008 | Initial Notice Sent | The Highlands Unit No. 5 - CLAUSE 4.e) Building Regulations - Open | 3210 | BENTLEY | Dr |
| 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 |
| CCR22-1049 | Initial Notice Sent | Cambridge Oaks Unit 1 - Garbage and Refuse Disposal - Closed Cambridge Oaks Unit 3 - 24. Animals - Open | 4733 | THOREAU | Dr |
| CCR23-1047 | Pre-legal Notice Sent | Creekside Estates Unit 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 |
| CCR23-1023 | Pre-legal Notice Sent | Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open | 3193 | COUNTRY CLUB | 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: 48

CC&R Violation Manager Case Detail Report

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