

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



**Covenants, Conditions & Restrictions (CC&R) Committee
Meeting
Monday, December 4th, 2023
5:30 p.m.**

Cameron Park Community Center – Social Room

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

Agenda

Members: Chair, Eric Aiston (EA) V. Chair, Bob Dutta (BD) Candice Hill Calvert (CHC)
Director Dawn Wolfson (DW), Kristen Wiederhold (KW)
Alternate: Tim Israel (TI)

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

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.

APPROVAL OF AGENDA

1. APPROVAL OF CONFORMED AGENDA

- a. Conformed Agenda – CC&R Meeting – November 6th, 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. Monthly Staff Report

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report)
 - Total Cases Open = 37
 - Courtesy Notices – 8
 - Initial Notices – 12
 - Final Notices – 4
 - Pre-legal Notices – 3
 - Referred to Legal – 0
 - Outside Agency – 2
 - Prior Month's Cleared Cases – 30
 - Prior Month's New Cases – 7

- b. Architectural Review Projects – Period – November 2023
 - Projects Reviewed – 21
 - Projects Approved – 21

Summary of ARC Projects:

- Roofs – 9
- Solar – 2
- Tree Removals – 1
- Fences – 1
- New Home Const. – 1
- ADU/JADU – 1
- Swimming Pool – 2
- Exterior House Paint – 0
- Carport – 0
- Deck – 1
- Exterior Renovation – 0
- Siding Replacement – 0
- Detached Garage – 1
- Gazebo/Pergola/Patio Cover – 0
- Storage Shed – 1
- Window Replacement – 1

3. Pre-Legal Request – Review and Provide Decision

- a. CCR23-1014 – 2885 Holly Hills Ln. -Cameron Park N. Unit 2 – Architectural Review Approval not procured to construct a fence across frontage. The fence that was installed exceeds the maximum height of 40" for a closed construction design.

4. Staff Updates – (Not an action item)

- a. An appeal request for a shed removal at 3900 Placitas Dr. has been submitted by the owner. As per policy, this appeal will be forwarded and presented to the Board of Directors.
- b. Staff investigated all the Bar J Ranch communities for illegal steel structures that were discussed during review of a non-compliant shed installation. Staff has found 6 large steel storage structures over 120 sq. feet that would require both a CPCSD ARC approval and EDC County Permit. Staff will review these structures with the County to determine a direction to proceed.
- c. Staff has updated the ARC Application and the increased fees for release in 2024 through 2025. The ARC department updates these items bi-annually using neighboring CSD's rate sheets to be in line with our neighboring CSD. Rates are still less than EDHCSD but within reason. The new application and fee increase has been approved by the ARC Committee and will be forwarded to the Board of Directors for approval and release.
- d. The Neighborhood Campaigns.
Staff have completed the Cameron Park N. #2 Campaign and are currently working the violations. Sections of Cameron Park #12 campaign are completed, and staff is working those violations. Cameron Park N. #3 Campaign is still underway. This community is scheduled to be completed by end of December.

5. Items for Future CC&R Committee Agendas

6. 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, November 6th, 2023

5:30 p.m.

Cameron Park Community Center – Social Room

2502 Country Club Drive

Cameron Park, CA 95682

Conformed Agenda

Members: Chair, Eric Aiston (EA) V. Chair, Bob Dutta (BD) Candice Hill Calvert (CHC)

Director Dawn Wolfson (DW), Kristen Wiederhold (KW)

Alternate: Tim Israel (TI)

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

CALL TO ORDER - 5:30 PM

ROLL CALL – EA/BD/CHC/DW/KW

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APPROVAL OF AGENDA - Motion BD/Second CHC – 5-0 Approved

1. APPROVAL OF CONFORMED AGENDA - Motion DW/Second KW – 5-0 Approved

a. Conformed Agenda – CC&R Meeting – October 2nd, 2023

OPEN FORUM

Members of the public may speak on any item not on the agenda that falls within the responsibilities of the Committee.

2. District Update – Oral Report, Power Point Presentation (J. Ritzman)

DEPARTMENT MATTERS

3. Monthly Staff Report

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report)
 - Total Cases Open = 60
 - Courtesy Notices – 17
 - Initial Notices – 11
 - Final Notices – 8
 - Pre-legal Notices – 4
 - Referred to Legal – 0
 - Outside Agency – 2
 - Prior Month's Cleared Cases – 4
 - Prior Month's New Cases – 14

- b. Architectural Review Projects – Period – October 2023
 - Projects Reviewed – 32
 - Projects Approved – 32

Summary of ARC Projects:

- Roofs – 20
- Solar – 2
- Tree Removals – 1
- Fences – 3
- New Home Const. – 0
- ADU/JADU – 0
- Swimming Pool – 3
- Exterior House Paint – 0
- Carport – 0
- Deck – 0
- Exterior Renovation – 0
- Siding Replacement – 2
- Detached Garage – 0
- Gazebo/Pergola/Patio Cover – 1
- Storage Shed – 0
- Window Replacement - 0

4. Staff Updates – (Not an action item)

- a. Pre-Legal Notices sent:
 - CCR22 - 1099 – 3831 Sheridan Rd.
 - CCR23 – 1047 – 2603 Julie Ct.
 - CCR23 – 1042 – 2614 Julie Ct.
 - CCR23 – 1026 – 2712 Royal Park Dr.

- b. Staff are working on ideas for advertising the ARC review requirements as requested by the CC&R committee.

- c. Website improvements are being made to the CC&R tab of the home page. The intent is to provide a “One Click” action for visitors to find the desired page, documents, and directions. For example, the drop down will have “Neighborhood CC&Rs” to click on taking the visitor straight to the CC&R document page.
- d. The Neighborhood Campaigns continue.
Staff has completed the CPK #3. Staff did complete violation notices on Sheridan Rd. for all trailered items. The response from those that received notices to store the items has been positive with nearly all working toward compliance.
Inspections for CPK #2 are being conducted with violation notices being sent out.
Staff worked on a Neighborhood Campaign in sections of CPK #12. These are now being inspected after the campaign.

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 - None

ADJOURNMENT- *Motion BD/Second DW – 5-0 Adjourn at 5:32 PM.*

Conformed Agenda Prepared by:

Conformed Agenda Approved by:

Jim Mog
CC&R Officer

Chair Director Eric Aiston or V. Chair Bob Dutta
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
CCR23-1080	Courtesy Notice Sent	Cameron Park North Unit No. 1 - Failure to Obtain Architectural Review Committee Approval - Open	3541	CASTLEBROOK	Rd
CCR23-1079	Courtesy Notice Sent	Cameron Park Unit No. 12 - Section 11: Improperly stored materials - Open	2510	EAGLE	Lane
CCR23-1078	Courtesy Notice Sent	Cameron Park Unit No. 12 - Section 11: Improperly stored materials - Open Cameron Park Unit No. 12 - Section 10. - Open	2524	SANDPIPER	Way
CCR23-1061	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
CCR23-1029	Final Notice Sent	Air Park Estates - Architectural Committee approval required - Open Airpark Estates - Improperly stored Materials - Open	3281	OXFORD	Rd
CCR23-1014	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open Cameron Park North Unit No. 2 - Clause 3 Architectural Review Required - Open	2885	HOLLY HILLS	Lane

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
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
CCR23-1076	Initial Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3605	MILLBRAE	Rd
CCR23-1074	Initial Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3600	MILLBRAE	Rd
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
CCR23-1057	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
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
CCR22-1049	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

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
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Number of Cases: 37

CC&R Violation Manager Case Detail Report

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