

**CAMERON PARK COMMUNITY SERVICES DISTRICT**

CC&R POLICY AND ENFORCEMENT SUBCOMMITTEE  
2502 Country Club Drive, Cameron Park, CA 95682 - phone (530) 677-2231 fax (530) 677-2201

**AGENDA**  
**CC&R REGULAR SCHEDULED MEETING**  
Tuesday, February 2, 2016 6:30 P.M.  
**3200 Country Club Drive, Cameron Park, California**

<b>1.</b>	<b>Call to Order:</b>			
	<b>Roll Call:</b>	Robert Dalton, Holly Morrison, Gerald Lillpop, Roseann Livingston, Amy Blackmon		
<b>2.</b>	<b>Agenda Approval:</b>			
	Agenda for	February 2, 2016		
	<b>Recommended Action:</b>	Approve agenda.		
<b>3.</b>	<b>CC&amp;R Conformed Agenda:</b>			
	Conformed Agenda for	December 1, 2015		
	<b>Recommended Action:</b>	Approve Conformed agenda.		
<b>4.</b>	<b>Election of Committee Officers</b>			
	Article V of the CC&R Policies and Procedures Handbook requires that a Chairperson and Vice-Chairperson be elected at the January Committee Meeting. No Committee Meeting was held in January so the election of officers is scheduled for today's meeting.			
	<b>Recommended Action:</b> Elect Chairperson & Vice-Chairperson			
<b>5.</b>	<b>Public Comment: Time For the Audience to Address the Committee On Non-Agenda Items</b>			
	Public testimony will be received on each agenda item as it is called. Principal party on each side of an issue (where applicable) is allocated 10 minutes to speak, individual comments are limited to 3 minutes, and individuals representing a group are allocated 5 minutes. Matters not on the agenda may be addressed by the public during the Open Forum. Public comments during Open Forum are limited to three minutes per person. The Committee reserves the right to waive said rules by a majority vote.			
<b>6.</b>	<b>Communications Requiring Committee Review/Action:</b>			
	None			
	<b>Monthly Staff Report:</b>			
<b>7.</b>	<b>Initial Notice:</b>	<b>Notice Sent</b>	<b>Unit</b>	<b>Complaint</b>
A.	7060 Kentfield Drive	01/13/16	Cameron Ridge #2	Commercial vehicle parked/stored on driveway
B.	3170 Oakwood Road	01/14/16	Cameron Park N. #3	Utility trailers improperly parked/visible
C.	3788 Cambridge Road	01/20/16	Cameron Park N. #2	Boat parked/stored beside driveway/visible
D.	2521 Rosales Street	01/20/16	Bar J Ranch Unit #3	Utility trailer parked beside driveway/visible
E.	3831 Ziana Road	01/20/16	Bar J Ranch Unit #7	5 <sup>th</sup> wheel recreational trailer parked on driveway
F.	Granada Court	01/20/16	Cameron Park N. #8	Abandoned vehicle report/Nissan NV200 van
G.	3860 Fairway Drive	01/21/16	Cameron Park N. #1	Commercial (solar) sign/front of property
H.	3458 Fairway Drive	01/22/16	Cameron Park N. #1	Boats (2) parked on driveway/not screened
I.	3530 Fairway Drive	01/22/16	Cameron Park N. #1	Utility trailer parked on driveway/not screened
J.	3513 Fairway Drive	01/22/16	Cameron Park N. #1	Commercial (roofing) sign/ front of property
K.	3418 Fairway Drive	01/22/16	Cameron Park N. #1	Utility trailer on side of property/not screened
L.	3343 Fairway Drive	01/22/16	Cameron Park N. #1	Commercial (window) sign/front of property
M.	3008 Boeing Road	01/22/16	Air Park Estates	Misc. debris/materials on side of property
N.	2430 Knollwood Drive	01/22/16	Cameron Park N. #3	Commercial (roofing) sign/ front of property
O.	2347 Knollwood Drive	01/22/16	Cameron Park N. #3	Commercial (tree removal) sign/front of property
P.	2420 Knollwood Drive	01/22/16	Cameron Park N. #3	Commercial (Heating&Air) sign/ front of property
Q.	3019 Royal Drive	01/21/16	Cameron Park N. #2	Boat beside the house/ not screened

R.	3248 Catawba Drive	01/22/16	Cameron Woods #5	Keeping chickens on the property
S.	3884 Hillsborough Road	01/27/16	Cameron Park N. #2	Utility trailer on side of property/not screened
T.	3306 Country Club Drive	01/27/16	Cameron Park N. #1	Commercial (roofing) sign/front of property
U.	3333 Country Club Drive	01/27/16	Cameron Park N. #1	Commercial (roofing) sign/front of property
V.	2861 Royal Park Drive	01/27/16	Royal Highlands #1	Commercial (Heating&Air/Solar)signs in yard
W.	3329 Flame Court	01/28/16	Cameron Woods #1	Truck & cargo trailer parked on street
X.	3556 Montero Road	01/29/16	Bar J Ranch Unit #2	Vehicle parked on the street overnight
Y.	3410 Montero Road	01/29/16	Bar J Ranch Unit #5	Vehicle parked on the street overnight
Z.	3897 De Sabla Road	01/29/16	Cameron Park N. #1	Vehicles (2) improperly parked on property
<b>Recommended Action:</b> None				
<b>8.</b>	<b>Final Notice</b>	<b>Notice Sent</b>	<b>Unit</b>	<b>Complaint</b>
	None			
<b>Recommended Action:</b> None				
<b>9.</b>	<b>Pre-Legal Notice</b>	<b>Notice Sent</b>	<b>Unit</b>	<b>Complaint</b>
A.	#6299 3966 El Norte Road	01/26/16	Bar J Ranch Unit #3	Vehicles parked on the street overnight
<b>Recommended Action:</b> Forward Item 9A to Board of Directors for legal action.				
<b>10.</b>	<b>Legal Cases</b>	<b>Notice Sent</b>	<b>Unit</b>	<b>Complaint</b>
A.	#6228 2967 Royal Park Court	11/19/14	Royal Highlands #1	Vehicles on Property/Nuisance
<p>Status: Following several complaints of numerous vehicles stored on the property at 2967 Royal Park Court, the issue of violations associated with the property was reopened in August, 2014. The homeowner was issued a violation notice on August 14, 2014 related to the numerous vehicles stored on the property as being a nuisance to the neighborhood and additionally, the combination of weeds on the property and the large volume of vehicles presented a very potential fire hazard. No corrective action was taken and a Final Notice was sent on September 17, 2014. Although the homeowner and Compliance Officer had several phone conversations during the months of September and October, still no corrective action was taken and a Pre-Legal Notice was sent on October 17, 2014. The homeowner and Compliance Officer had a meeting at the District Office on October 30, 2014. At that time the homeowner was informed that the "Recommended Action" related to this issue, which was on the CC&amp;R Committee Agenda for the November 4, 2014 meeting, would be to hold further enforcement action in abeyance until the after the Board of Directors held their annual organizational meeting at their regular meeting in December. When the item was discussed at the committee meeting a motion was made, seconded and approved by a vote of 3-0, to forward the issue to the Board of Directors for legal action at the next regular scheduled Board meeting. On November 6, 2014 a letter was sent to the homeowner notifying him of this change. The November 19, 2014 regular Board meeting was cancelled and the item was subsequently approved for legal action at the Board meeting held on December 10, 2014. No further enforcement action has been taken pending further discussion by the Board of Directors. The District is proceeding with legal action to compel compliance. Legal counsel has sent a letter to the homeowner informing him to cease and desist from parking more than four vehicles in the front yard, multiple vehicles on the side and back yards and more than two vehicles in the front of the home. The homeowner had until May 13, 2015 to comply. The District's attorneys researched and have sent their previous letter to what appears to be valid U.S. Mail addresses for the homeowner. The District's attorney is still in the process of determining whether their letter has been sent to valid U.S. Mail addresses for the homeowner. (The U.S. Postal Office does not deliver mail to the Cameron Park home of the homeowner since the home lacks a mail box.) Upon completion of this determination the District's attorney will report to the District about whether it should proceed to the next step, which is litigation. District's legal counsel has received signed receipts from both homeowners at their new address. Homeowner contacted the CC&amp;R Compliance Officer on July 24, 2015 and stated that he would call back the following week to schedule a meeting date with legal counsel and district compliance officer. As of July 30, 2015 the homeowner has not returned the call. On August 24, 2015 the El Dorado County Tax Collector posted a notice of 'Power to Sell Tax-Defaulted Property' on the property at 2967 Royal Park Court because of nonpayment of delinquent taxes. The property will be sold at public auction on November 6, 2015. The last day to redeem the property is November 5, 2015. CPCSD legal counsel is still in the process of filing a lawsuit related to non-compliance issues. The homeowner has paid the delinquent taxes and legal counsel has filed the lawsuit. Legal counsel is in the process of attempting to personally serve the owners with the lawsuit. If legal counsel is unable to personally serve the owners, then legal counsel will request a court to serve the owners by publication. Once served, the homeowner will have 30 days to file a response.</p> <p>As of January 27, 2016, legal counsel advises that the Grant Deed lists two owners, one male and one female. Legal counsel successfully served the female owner with the lawsuit but has not been able to locate and serve the male owner. Legal counsel has verified with the post office that the male owner still receives mail at 2967 Royal Park Court and will</p>				

	make another attempt to serve him there. If they are unable to do so, legal counsel will make a motion to the court to serve him by publication. The female owner failed to respond to the lawsuit within thirty days of being served and legal counsel filed a notice of entry of default with the court for her.
B.	#6278 2850 Osborne Road 06/25/15 Cameron Park N. #2 Improper Parking-Boat
	Status: Following an email complaint the homeowner at 2850 Osborne Road was initially cited for being in violation of Cameron Park North Unit #2 CC&Rs, Clause 4g which requires that boats must be parked or stored in such a manner so as not to be visible from roadways or objectionable views to contiguous property owners. The homeowner has a boat stored on the driveway and is not screened from view. On July 7, 2015 at the regular scheduled CC&R Committee Meeting, by a vote of 5-0, the Committee approved forwarding this violation to the Board of Directors for legal action. On August 19, 2015 the Board of Directors, by a vote of 5-0, approved forwarding the case to legal counsel for further action. Accordingly, the case has been forwarded to legal counsel. On October 9, 2015 the homeowner received and signed the Certified Mail letter from legal counsel. As of November 23, 2015 the homeowner had failed to respond to the warning letter and legal counsel is proceeding with the lawsuit. On January 7, 2016 legal counsel served the homeowner with the lawsuit. The homeowner has removed the boat. and Legal counsel has filed a request for dismissal with the court.
C.	#6281 2533 Westridge Road 06/25/15 Cameron Park N. #3 Improper Parking-Boat
	Status: Following a phone call complaint the homeowner at 2533 Westridge Road was initially cited for being in violation of Cameron Park North Unit #3 CC&Rs, Clause 4f which required that boats must be parked or stored in such a manner so as not to be visible from roadways. The homeowner has a boat stored on the side of the house and is not screened from view. On July 7, 2015 at the regular scheduled CC&R Committee Meeting, by a vote of 5-0, the Committee approved forwarding this violation to the Board of Directors for legal action. On August 19, 2015 the Board of Directors, by a vote of 5-0, approved forwarding the case to legal counsel for further action. Accordingly, the case has been forwarded to legal counsel. Legal counsel has contacted the homeowner and the homeowner has agreed to construct a fence by November 15, 2015 to screen the boat from view. As of November 25, 2015 the fence had not been constructed and legal counsel is proceeding with the lawsuit. As of January 27, 2016 legal counsel has prepared the lawsuit and is attempting to serve the homeowner.
D.	#6294 3830 Hillsborough Road 10/08/15 Cameron Park N. #2 Shed Construction/No Permit
	Status: On November 18, 2015 the Board of Directors, by a vote of 5-0, approved forwarding the case to legal counsel for further action. Accordingly, the case has been forwarded to legal counsel. On January 8, 2016 legal counsel sent a letter to the owners informing them that within two weeks they must submit an application for approval by the architectural review committee along with plans and specifications for the shed or the District would be forced to proceed with legal action. As of January 27, 2016 neither legal counsel or the District has received a response from the owner and legal counsel is preparing the lawsuit.
E.	#6297 2539 Starbuck Road 10/08/15 Highlands Unit #1 Boat Parked Beside Drive/Not Screened
	Status: On November 18, 2015 the Board of Directors, by a vote of 5-0, approved forwarding the case to legal counsel for further action. Accordingly, the case has been forwarded to legal counsel. On January 8, 2016 legal counsel sent a letter to the homeowner informing him that within two weeks if he has not stored the boat in a manner so it is not visible from the roadway the District will be forced to proceed with a lawsuit. As of January 27, 2016 the homeowner has not responded and legal counsel is preparing the lawsuit.
F.	#6298 2996 Twin Oaks Road 10/08/15 Cameron Park N. #2 Pop-Up Camper Trailer/Not Screened
	Status: On November 18, 2015 the Board of Directors, by a vote of 5-0, approved forwarding the case to legal counsel for further action. Accordingly, the case has been forwarded to legal counsel. On January 8, 2016 legal counsel sent a letter to the homeowner that within two weeks if they failed to properly screen the trailer the District would have to proceed with a lawsuit. On January 27, 2016 the homeowner informed the District that the project was half finished and would be completed within a week.
G.	#6301 3051 Cedarhurst Court 10/08/15 Cameron Park N. #2 Keeping Goats On Property
	Status: On November 18, 2015 the Board of Directors, by a vote of 5-0, approved forwarding the case to legal counsel for further action. Accordingly, the case has been forwarded to legal counsel. On January 8, 2016 legal counsel sent a warning letter to the owners informing them that if they failed to cease keeping goats on the property within thirty days of the date of the letter the District would be forced to proceed with filing a lawsuit. On January 28, 2016 the CC&R Compliance visited the property, spoke with the homeowner and verified that the goats have been removed.
H.	#6305 3154 Oakwood Road 10/22/15 Cameron Park N. #3 Miscellaneous Debris/Materials
	Status: On January 20, 2016 the Board of Directors, by a vote of 5-0, approved forwarding the case to legal counsel for further action. Accordingly, the case has been forwarded to legal counsel.

<b>11.</b>	<b>Pending</b>	<b>Notice Sent</b>	<b>Unit</b>	<b>Complaint</b>
A.	#6317 3777 Millbrae Road	01/07/16	Cameron Park N. #2	R/V trailer beside driveway/not screened
B.	3428 Fernbrook Ct.	01/07/16	Cameron Park N. #3	Camper trailer on driveway not screened
C.	#6314 2786 Cambridge Rd.	01/04/16	Cameron Park #12	Recreational vehicle trailer parked on driveway
D.	#6313 3323 Turner Circle	01/04/16	Viewpointe	Motorhome parked beside the driveway
<i>Recommended Action:</i> None				
<b>12.</b>	<b>Corrected Violations</b>	<b>Notice Sent</b>	<b>Unit</b>	<b>Complaint</b>
A.	#6308 4301 Alcadar Court	11/23/15	Bar J Ranch Unit #4	Vehicles (2) improperly parked on driveway
B.	#6309 3801 Sheridan Road	11/23/15	Cameron Park N. #3	Brush/Bushes growing in drainage ditch
C.	#6310 3633 Ravenwood	11/23/15	Cameron Park N. #3	Pop-Up camper type trailer parked on driveway
D.	3793 Millbrae Road	12/15/15	Cameron Park N. #3	Boat parked/stored beside driveway
E.	3694 Larkspur Lane	12/15/15	Cameron Park N. #2	Recreational vehicle trailer parked beside dr/way
F.	4606 Castana Drive	12/12/15	Bar J Ranch Unit #4	Truck improperly parked on street overnight
G.	3792 Millbrae Road	12/15/15	Cameron Park N. #2	Utility trailer parked beside dr/way-not screened
H.	#6311 2693 LaCanada Ct	11/23/15	Cameron Park N. #7	Commercial cargo trailer parked on roadway
I.	3609 Covello Circle	11/17/15	Bar J Ranch Unit #7	Utility trailer parked on the driveway
J.	3372 Covello Circle	11/23/15	Bar J Ranch Unit #6	Recreational vehicle trailer parked on the street
K.	3400 Turner Circle	11/23/15	Viewpointe	Boat parked/stored beside the driveway
L.	2679 Country Club	11/23/15	Cameron Park N. #2	Utility trailer parked beside the driveway
M.	2517 Country Club	11/23/15	Bar J Ranch Unit #1	Cargo trailer parked beside the driveway
N.	3190 Cessna Drive	11/25/15	Air Park Estates	Abandoned vehicle report/van on side of roadway
O.	4910 Whitman Court	12/21/15	Cambridge Oaks #2	Loud truck-annoyance/nuisance in neighborhood
P.	4449 Voltaire Drive	01/05/16	Cambridge Oaks #1	Commercial trailer parked on street
Q.	Twin Oaks/Rustic	01/06/16	Cameron Park N. #2	Abandoned vehicle report/Chevy truck/roadside
R.	3540 Fairway Drive	01/13/16	Cameron Park N.#1	Cargo trailer parked beside the driveway
S.	2528 Almeria Drive	01/04/16	Cameron Woods #7	R/V trailer parked on the driveway
T.	#6278 2850 Osborne Road	01/07/16	Cameron Park N. #2	Boat stored on driveway/not properly screened
U.	#6315 3772 Archwood Rd.	01/04/16	Cameron Park N. #2	Cargo trailer parked beside roadway
V.	#6301 3051 Cedarhurst Ct.	10/18/15	Cameron Park N. #2	Keeping goats on the property
<i>Recommended Action:</i> None				
<b>13.</b>	<b>Matters To and From Committee Members:</b>			
	At this time, the Committee and staff are provided the opportunity to speak on various issues. Direction may be given, however, no action may be taken unless the Committee agrees to include the matter on a subsequent agenda.			
<b>14.</b>	<b>Report Back Items:</b>			
	None			
<b>15.</b>	<b>Adjournment:</b>			