

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, November 2, 2020
5:30 p.m.

TELECONFERENCE ZOOM MEETING

<https://us02web.zoom.us/j/89553933478>

Meeting ID: 895 5393 3478

(Teleconference/Electronic Meeting Protocols are attached)

Agenda

Members: Chair Sidney Bazett (SB), Vice Chair Gerald Lillpop (GL), Bob Dutta (BD)
Director Felicity Wood Carlson (FC), Director Holly Morrison (HM)
Alternate Director Ellie Wooten

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

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.

COMMITTEE REVIEW/ACTION

6. Items Requiring Action:

Item #	Property Address	Unit	Violation	CC&R Violation Case #	Recommended Action
6a.	3951 Hillsborough Road	Cameron Park North Unit #2	1. Improperly Stored Materials 2. Vehicle Parking and Storage 3. Unallowed Commercial use of property 4. Visible Laundry Prohibited	CCR20-1021	Move from Final Notice to Pre-legal

7. MONTHLY STAFF REPORT

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

- Initial Notices - 2
- Final Notices - 0
- Pre-Legal Notices – 3
- Pending – 0
- Courtesy Notices Sent - 4
- Legal Cases – 1

7b. Architectural Review Projects – October

- Projects Reviewed – 19
- Approved – 19
- Denied – 0
- Held Over – 0

7c. Staff Updates

- Report Back Regarding Generator Noise

8. Items for November and Future CC&R Committee Agendas

9. Items to take to the Board of Directors

10. MATTERS TO AND FROM COMMITTEE MEMBERS

11. ADJOURNMENT



Teleconference/Electronic Meeting Protocols

Cameron Park Community Services District

(Effective April 2, 2020)

WHEREAS, on March 4, 2020, Governor Newsome proclaimed a State of Emergency to exist in California as a result of the threat of COVID-19; and

WHEREAS, March 17, 2020, Governor Newsome issued Executive Order N-29-20 suspending parts of the Brown Act that required in-person attendance of Board members and citizens at public meetings; and

WHEREAS, on March 19, 2020, Governor Newsome issued Executive Order N-33-20 directing most individuals to shelter at home or at their place of residence.

NOW, THEREFORE, the Cameron Park Community Services District will implement the following protocols for its Board and committee meetings.

The guidance below provides useful information for accessing Cameron Park Community Services District (“District”) meetings remotely and establishing protocols for productive meetings.

BOARD AND COMMITTEE MEMBERS:

- **Attendance.** Board and Committee Members should attend District meetings remotely from their homes, offices, or an alternative off-site location. As per the Governor’s updated Executive Order N-29-20, there is no longer a requirement to post agendas at or identify the address of these locations.
- **Agendas.** Agenda packages will be made available on the District’s website. They will also be sent by email to all Board and Committee Members. Note that under the circumstances, District staff may not be able to send paper packets.
- **Board and Committee Member Participation.** Meeting Chair(s) will recognize individual Board and Committee Members and unmute their device so that comments may be heard or will read comments if they are provided in writing only.

PUBLIC PARTICIPATION:

- **Attendance.** The District’s office will remain closed to the public until further notice. Members of the public will be able to hear and/or see public meetings via phone, computer, or smart device. Information about how to observe the meeting is listed on the agenda of each meeting.
- **Agendas.** Agendas will be made available on the District’s website and to any members of the public who have a standing request, as provided for in the Brown Act.
- **Public Participation.** The public can observe and participate in a meeting as follows:
 - **How to Observe the Meeting:**
 - **Telephone:** Listen to the meeting live by calling Zoom at (669) 900-6833 or (346) 248 7799. Enter the Meeting ID# listed at the top of the applicable Board or Committee agenda followed by the pound (#) key. More phone numbers can be found on Zoom’s website at <https://us04web.zoom.us/j/6699006833> if the line is busy.
 - **Computer:** Watch the live streaming of the meeting from a computer by navigating to the link listed at the top of the applicable Board or Committee agenda using a computer with internet access that meets Zoom’s system requirements (<https://support.zoom.us/hc/en-us/articles/201362023-System-Requirements-for-PC-Mac-and-Linux>)
 - **Mobile:** Log in through the Zoom mobile app on a smartphone and enter the Meeting ID# listed at the top of the applicable Board or Committee agenda.
 - **How to Submit Public Comments:**
 - **Before the Meeting:** Please email your comments to admin@cameronpark.org, with “Public Comment” in the subject line. In the body of the email, include the agenda item number and title, as well as your comments. If you would like your comment to be read aloud at the meeting (not to exceed 3 minutes at staff’s cadence), prominently write “Read Aloud at Meeting” at the top of the email. Emails running longer than the time limit will not be finished. All comments received at least 2 hours prior to the meeting on the day the meeting will be held, will be included as an agenda supplement on the District’s website

under the relevant meeting date, and provided to the Directors/Committee Members at the meeting. Comments received after that time will be treated as contemporaneous comments.

- **Contemporaneous Comments:** During the meeting, the Board President/Committee Chair or designee will announce the opportunity to make public comments. If you would like to make a comment during this time, you may do so by clicking the “raise hand” button. You will be addressed and un-muted when it is your turn to speak (not to exceed the 3 minute public comment time limit).

FOR ALL PARTICIPANTS:

- **Get Connected:** Please download Zoom application for your device and familiarize yourself with how to utilize this tool. There is no cost for using the application.
- **Ensure Quiet.** All audience members will be muted during the meeting until they are addressed by the Board/Committee as their time to speak. Please make every effort to find a location with limited ambient noise. Please turn off the ringer on your phone and other notification sounds on your devices to reduce interruptions.

We anticipate that this process of moving to remote meetings will likely include some challenges. Please bear with us as we navigate this process.

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, October 5, 2020
5:30 p.m.

TELECONFERENCE ZOOM MEETING

<https://us02web.zoom.us/j/83971140391>

Meeting ID: 839 7114 0391

(Teleconference/Electronic Meeting Protocols are attached)

Conformed Agenda

Members: Chair Sidney Bazett (SB), Vice Chair Gerald Lillpop (GL), Bob Dutta (BD)
Director Felicity Wood Carlson (FC), Director Holly Morrison (HM)
Alternate Director Ellie Wooten

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

1. **CALL TO ORDER** – 5:32pm
2. **ROLL CALL** – GL/BD/FC/SB (HM arrived late)

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*
4. **APPROVAL OF CONFORMED AGENDA** - *Approved*
5. **OPEN FORUM**

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

- *Holly Morrison arrived late at 5:49pm*

COMMITTEE REVIEW/ACTION

6. Appeal of Architectural Review Committee's Approval for Fencing Project at 2969 Mount View Court (J. Mog)

- Action: Review and Discuss

Item #	Property Address	Unit	APN	Project
6.	2969 Mount View Court	Deer Creek Estates Unit #B	116-382-007-000	Fence

- *Motion to approve the decision of the Architectural Review Committee.*

*GL/HM – Motion Passed
Ayes – SB, GL, BD, FC, HM
Noes – None
Absent – None
Abstain – None*

7. MONTHLY STAFF REPORT

7a. Open Violations – August & September

- Initial Notices - 13
- Final Notices - 4
- Pre-Legal Notices – 3 (*approved in July; pending staff review of current property conditions*)
- Pending – 6
- Legal Cases – 1

7b. Architectural Review Month of September

- Projects Reviewed – 25
- Approved – 19
- Denied – 0
- Held Over – 0
- ARC Review Not Required - 1

7c. Staff Update

- New CC&R Officer training continues

8. Items for November and Future CC&R Committee Agendas

- *Report back on noise nuisance issue.*

9. Items to take to the Board of Directors

10. MATTERS TO AND FROM COMMITTEE MEMBERS

11. ADJOURNMENT – 6:47pm



Agenda Transmittal

DATE: November 2, 2020

FROM: Jim Mog, CC&R Compliance Officer

AGENDA ITEM #6A: **3951 HILLSBOROUGH ROAD, CAMERON PARK**

RECOMMENDED ACTION: **MOVE FROM FINAL NOTICE TO PRE-LEGAL**

OVERVIEW

This case was opened on May 29, 2020, by Kate Magoolaghan. Several notices have been sent to the property owner: HPA Borrower 2016 DE LLC in Chicago IL. According to case notes, there has been no attempt made by the property owner to contact the Cameron Park CC&R staff. The property continues to build in violations with no recourse or attempt to comply with the Cameron Park North Unit #2 CC&Rs. We have many verified complaints from the neighborhood. Staff recommends that the CC&R Committee review the case photos at the meeting and proceed to Pre-Legal Notice.

CC&R Violation Manager Case Detail Report

Case#	Status	Violation(s)	Street #	Street Name	Street Type
CCR19-1068	Final Notice Sent	Bar J Ranch Unit 1 - Vehicle Restrictions - Open	3056	CAMEROSA	Cir
CCR19-1036	Final Notice Sent	Bar J Ranch Unit 2 - Unmaintained Landscaping - Open Bar J Ranch Unit 2 - Unmaintained Lot - Open	2349	EL MESITA	Ct
CCR19-1072	Final Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	2825	WENTWORTH	Rd
CCR20-1021	Final Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open Cameron Park North Unit No. 2 - Unallowed Commercial use of property - Open Cameron Park North Unit No. 2 - Visible Laundry Prohibited - Open	3951	HILLSBOROUGH	Rd
CCR19-1083	Initial Notice Sent	Air Park Estates - Commercial Vehicle Parking - Open	3182	FAIRWAY	Dr
CCR19-1023	Initial Notice Sent	Airpark Estates - Recreational Vehicle Parking Restrictions - Open	3252	WESTERN	Dr
CCR19-1069	Initial Notice Sent	Bar J Ranch Unit 1 - Unmaintained Landscaping - Open	3025	CAMEROSA	Cir
CCR20-1027	Initial Notice Sent	Cambridge Oaks Unit 3 - Unmaintained Lot - Open	615	TARAYA	Ct
CCR20-1004	Initial Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3840	DE SABLA	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
CCR20-1010	Initial Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	2879	COUNTRY CLUB	Dr
CCR20-1016	Initial Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3545	KIMBERLY	Rd
CCR20-1045	Initial Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Materials - Open	2862	ALHAMBRA	Dr

CCR20-1035	Initial Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Materials - Open Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open Cameron Park North Unit No. 7 - Improperly Stored Materials - Open Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	3451	LA CANADA	Dr
CCR20-1038	Initial Notice Sent	Deer Creek Estates Unit B - Architectural Committee Approval Required - Open Deer Creek Estates Unit B - Special Provisions - 12) - Open	2832	HILLCREST	Dr
CCR19-1109	Initial Notice Sent	Eastwood Park Unit #2 - Clause 3.10 Trash - Open	3429	RABEN	Way
CCR20-1034	Initial Notice Sent	Other - Open Abandoned Vehicle - Open Cameron Park Unit No. 12 - Section 10. - Open	3303	ROLLS	Dr
CCR20-1039	Initial Notice Sent	Twin Canyons Article 3 - section 3.04B - Inoperable or Recreational Vehicles - Open	4066	PLATEAU	Cir
CCR20-1000	Pre-legal Notice Sent	Cameron Park North Unit No. 3 - Improperly Stored Materials - Open	3154	OAKWOOD	Rd
CCR19-1043	Pre-legal Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	2695	COUNTRY CLUB	Dr
CCR19-1086	Pre-legal Notice Sent	Cameron Park North Unit No. 3 - Improperly Stored Materials - Open	3559	KIMBERLY	Rd
CCR19-1035	Referred to Legal	Airpark Estates - Improperly stored Materials - Open	3115	BOEING	Rd

Number of Cases: 76



Medium High

Violation
 Abandoned Vehicle
 Air Park Estates - Architectural Committee approval require
 Air Park Estates - Commercial Vehicle Parking
 Airpark Estates - Recreational Vehicle Parking Restrictions
 Airpark Estates - Improperly stored Materials

Status Show All Open

Fire District -- Select --

Color Code By: Follow up date

Search Clear Save settings

8 cases found
 Follow Up Date

- 30+ days past due
- 15-29 days past due (2 cases)
- 4-14 days past due (3 cases)
- 1-3 days past due
- Due Today
- 1-3 days away (1 cases)
- More than 4 days away
- No follow up date (2 cases)

[Change map layers >>](#)

Case Number	Date	Location	Status	Violations
1. CCR20-1042	10/06/2020	3215 BOEING Rd Cameron Park, CA 95682	Courtesy Notice Sent	Airpark Estates - Recreational Vehicle Parking Restrictions
2. CCR20-1039	09/28/2020	4066 PLATEAU Cir Cameron Park, CA 95682	Initial Notice Sent	Twin Canyons Article 3 - section 3.04B - Inoperable or Recreational Vehicles
3. CCR20-1043	10/06/2020	3151 BOEING Rd Cameron Park, CA 95682	Courtesy Notice Sent	Airpark Estates - Recreational Vehicle Parking Restrictions
4. CCR20-1040	10/05/2020	3036 BOEING Rd Cameron Park, CA 95682	Complaint Filed	Air Park Estates - Architectural Committee approval required
5. CCR20-1044	10/06/2020	3008 BOEING Rd Cameron Park, CA 95682	Courtesy Notice Sent	Airpark Estates - Recreational Vehicle Parking Restrictions, Airpark Estates - Improperly stored Materials
6. CCR20-1038	09/22/2020	2832 HILLCREST Dr Cameron Park, CA 95682	Initial Notice Sent	Deer Creek Estates Unit B - Architectural Committee Approval Required, Deer Creek Estates Unit B - Special Provisions - 12)
7. CCR20-1041	10/06/2020	2990 BOEING Rd Cameron Park, CA 95682	Courtesy Notice Sent	Airpark Estates - Recreational Vehicle Parking Restrictions
8. CCR20-1045	10/08/2020	2862 ALHAMBRA Dr Cameron Park, CA 95682	Initial Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Materials



Agenda Transmittal

DATE: November 2, 2020

FROM: Jim Mog, CC&R Compliance Officer

AGENDA ITEM #7C: STAFF UPDATE ON GENERATOR NOISE

RECOMMENDED ACTION: RECEIVE AND DISCUSS

CC&R Committee requested a review of CC&Rs in Cameron Park to verify if any of the existing CC&Rs address generator use and noise. After searching through the CC&R's, there are no specific sections that speak of generator noise in reference to individual residence. There are references to machinery noise at time of construction as allowed to complete construction. In most CC&Rs there is also reference to nuisance noise which some residents may complain about generators with this section reference; however, generators specifically and even transfer switches (which most people are installing for their generator hook ups) are not referenced in our CC&Rs.

On October 26th, staff met with Deputy Director of Planning Robert Peters with El Dorado County. The County at this time does not specifically reference in code generators for individual residential use. The County will include a new ordinance requiring an application for permanent generator use (such as a Generac) and transfer switches but not for mobile generators. They have no plans to restrict the private use of generators for the several reasons including:

- Medical devices,
- Assisted Living,
- Water and sewer,
- Home security and home accessibility.

Staff feels consistency with County ordinances regarding generators is important. Generators provide power for important equipment and appliances, including medical devices, during PG&Es Public Safety Power Shut-offs. Restricting or regulating use would not be in the best interests of residents at this time.