

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, August 5, 2019
5:30 p.m.

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

Agenda

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

Staff: General Manager Jill Ritzman, CC&R Compliance Officer Kate Magoolaghan

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF CONFORMED AGENDA**
- 5. OPEN FORUM**

At this time, members of the Committee or public may speak on any item not on the agenda that falls within the jurisdiction of this Committee; however, no action may be taken unless the Committee agrees to include the matter on a subsequent agenda.

Principal party on each side of an issue (where applicable) is allocated 10 minutes to speak, individual comments are limited to four minutes and individuals representing a group allocated five minutes. Individuals shall be allowed to speak to an item only once. The Committee reserves the right to waive said rules by a majority vote.

COMMITTEE REVIEW/ACTION

- 6. MONTHLY STAFF REPORT**

Items Requiring Action:

Item #	Property Address	Unit	Parcel Number	Violation	CC&R Violation Case #	Recommended Action
6a.	611 Taraya Ct	Cambridge Oaks Unit #3	119-310-018-000	Repeat Violation- Improperly stored boat	CCR19-1057	Move from Final Notice to Pre-legal
6b.	3115 Boeing Rd	Airpark Estates	083-162-006-000	Improperly Stored Materials	CCR19-1035	Move from Final Notice to Pre-Legal
6c.	4165 Crazy Horse Rd	Cambridge Oaks Unit #1	119-294-19-100	Unmaintained Landscaping	CCR19-1032	Move from Pre-Legal to Legal
6d.	4321 Crazy Horse Rd	Cambridge Oaks Unit #3	119-310-07-100	Unmaintained Lot	CCR19-1033	Move from Pre-Legal to Legal

6e. Open Violations

- Initial Notices - 11
- Final Notices - 11
- Pre-Legal Notices - 2
- Pending - 7
- Legal Cases – 0

Note: A list of current violations will be available at the meeting. There are no violations currently in Legal status.

6f. Architectural Review

- Projects Reviewed – 31
- Approved – 24
- Denied – 4
- Held Over to August – 3

6g. Staff update

7. Items for September and Future CC&R Committee Agendas

8. Items to take to the Board of Directors

9. MATTERS TO AND FROM COMMITTEE MEMBERS

10. ADJOURNMENT

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, July 1, 2019
5:30 p.m.

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

Conformed Agenda

Members: Chair Director Ellie Wooten (EW), Vice Chair Sidney Bazett (SB), Director Felicity Carlson (FC),
Gerald Lillpop (GL), Robert Dalton (RD),
Alternate Director Holly Morrison (HM)
Staff: General Manager Jill Ritzman, CC&R Compliance Officer Kate Magoolaghan

1. **CALL TO ORDER** – 5:30pm
2. **ROLL CALL** – EW/SB/GL/RD/FC
3. **APPROVAL OF AGENDA** - *Approved*
4. **APPROVAL OF CONFORMED AGENDA** - *Approved*
5. **OPEN FORUM**

At this time, members of the Committee or public may speak on any item not on the agenda that falls within the jurisdiction of this Committee; however, no action may be taken unless the Committee agrees to include the matter on a subsequent agenda.

Principal party on each side of an issue (where applicable) is allocated 10 minutes to speak, individual comments are limited to four minutes and individuals representing a group allocated five minutes. Individuals shall be allowed to speak to an item only once. The Committee reserves the right to waive said rules by a majority vote.

COMMITTEE REVIEW/ACTION

6. **Temporary CC&R Variance for Commerical Vehicle - 3248 Chasen Dr. (K. Magoolaghan)**
 - Action: Review and Approve

- Motion to Approve the Temporary CC&R Variance for Commercial Vehicle – 3248 Chasen Drive.

RD/SB – Motion Passed

Ayes – 5

Noes – 0

Absent – 0

Abstain – 0

7. MONTHLY STAFF REPORT

Item #	Property Address	Unit	Parcel Number	Violation	CC&R Violation Case #	Recommended Action	Action
7a.	2926 Royal Park Dr	Deer Creek Estates	116-054-02-100	Improperly Stored Materials	CCR19-1026	Review and Reaffirm Legal for Limited Services	<i>Move forward with Legal for Limited Services</i>
7b.	4165 Crazy Horse Rd	Cambridge Oaks Unit #1	119-294-19-100	Unmaintained Landscaping	CCR19-1032	Move from Final Notice to Pre-Legal	<i>SB/FC - Motion to Move from Final Notice to Pre-Legal Ayes – 5 Noes – 0 Absent – 0 Abstain - 0</i>
7c.	4321 Crazy Horse Rd	Cambridge Oaks Unit #3	119-310-07-100	Unmaintained Lot	CCR19-1033	Move from Final Notice to Pre-Legal	<i>GL/SB - Motion to Move from Final Notice to Pre-Legal Ayes – 5 Noes – 0 Absent – 0 Abstain - 0</i>

7d. Open Violations

- Staff Update
- Initial Notices - 15
- Final Notices - 7
- Pre-Legal Notices - 1
- Pending - 8
- Legal Cases - 0

Note: A list of current violations will be available at the meeting. There are no violations currently in Legal status.

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

9. Items to take to the Board of Directors

10. MATTERS TO AND FROM COMMITTEE MEMBERS

RD - moving out of Cameron Park and will no longer be able to serve on the CC&R Committee.

FC – Happy Fiscal New Year to staff and committee; enjoyed working at the Summer Spectacular.

11. ADJOURNMENT – 6:18pm

CC&R Violation Manager Case Detail Report

Report Criteria:

Status **Priority** **Violation Status**
 All Open All All

Report Details

Case#	Status	Violation(s)	Street Number	Street Name	Street Type	Subdivision
CCR19-1033	Pre-legal Notice Sent	Cambridge Oaks Unit 3 - Unmaintained Lot - Open	4321	CRAZY HORSE	Rd	CAMBRIDGE OAKS #3
CCR19-1032	Pre-legal Notice Sent	Cambridge Oaks Unit No. 1 - Unmaintained Landscaping - Open	4165	CRAZY HORSE	Rd	CAMBRIDGE OAKS #1
CCR19-1059	Final Notice Sent	Cameron Park Unit No. 11 - Improperly Stored Vehicle - Open	2812	WAVERLY	Dr	CAMERON PARK #11
CCR19-1057	Final Notice Sent	Cambridge Oaks Unit No. 3 - Vehicle Storage - Open	611	TARAYA	Ct	CAMBRIDGE OAKS #3
CCR19-1043	Final Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Vehicle - Open Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	2695	COUNTRY CLUB	Dr	CAMERON PK N 2
CCR19-1040	Final Notice Sent	Bar J Ranch Unit 3 - Unmaintained Property - Open	3520	COVELLO	Cir	BAR J RANCH #3
CCR19-1038	Final Notice Sent	Cambridge Oaks Unit 3 - Unmaintained Lot - Open	305	REID	Ct	CAMBRIDGE OAKS #3
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	BAR J RANCH #2
CCR19-1035	Final Notice Sent	Airpark Estates - Improperly stored Materials - Open	3115	BOEING	Rd	AIR PARK EST AM
CCR19-1022	Final Notice Sent	Cameron Woods Unit No. 1 - Maintenance of Community Aesthetics - Open Cameron Woods Unit No. 1 - Offensive Conduct and Nuisances - Open	3322	FLAME	Ct	CAMERON WOODS #1

CCR19-1008	Final Notice Sent	Cameron Park North Unit No. 1 - Inappropriately stored materials - Open	3724	TORONTO	Rd	CAMERON PK N 1
CCR19-1007	Final Notice Sent	Cameron Park North Unit No. 1 - Inappropriately stored materials - Open	3951	LOS SANTOS	Dr	CAMERON PK N 1
CCR19-1072	Initial Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	2825	WENTWORTH	Rd	CAMERON PK N 2
CCR19-1071	Initial Notice Sent	Bar J Ranch Unit 4 - Sight Distance at Intersections - Open	4509	CALAND	Ct	BAR J RANCH #4
CCR19-1069	Initial Notice Sent	Bar J Ranch Unit 1 - Unmaintained Landscaping - Open	3025	CAMEROSA	Cir	BAR J RANCH #1
CCR19-1068	Initial Notice Sent	Bar J Ranch Unit 1 - Vehicle Restrictions - Open	3056	CAMEROSA	Cir	BAR J RANCH #1
CCR19-1067	Initial Notice Sent	Bar J Ranch Unit 1 - Vehicle Restrictions - Open	3010	CAMEROSA	Cir	BAR J RANCH #1
CCR19-1066	Initial Notice Sent	Bar J Ranch Unit 1 - Vehicle Restrictions - Open Bar J Ranch Unit 1 - Unmaintained Landscaping - Open	3698	OCASO	Ct	BAR J RANCH #1
CCR19-1065	Initial Notice Sent	Cameron Woods Unit No. 5 - Offensive Conduct and Nuisances - Open	3190	CATAWBA	Dr	CAMERON WOODS #5
CCR19-1047	Initial Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Materials - Open	3466	LA CIENEGA	Way	CAMERON PK N 7
CCR19-1039	Initial Notice Sent	Bar J Ranch Unit 3 - Improperly Parked Vehicle - Open Bar J Ranch Unit 3 - Unslightly Items - Open	4713	CASTANA	Dr	BAR J RANCH #3
CCR19-1060	Pending	Bar J Ranch Unit 1 - Unmaintained Landscaping - Open	2421	RIATA	Ct	BAR J RANCH #1
CCR19-1041	Pending	Cambridge Estates - Failure to Obtain Architectural Review Committee Approval - Open	4020	BERRY	Rd	CAMBRIDGE ESTATES
CCR19-1037	Pending	Bar J Ranch Unit 5: Unmaintained property - Open	4642	ABRIJO	Rd	BAR J RANCH #5

CCR19-1031	Pending	Cameron Park North Unit No. 8 - Failure to Obtain Architectural Review Committee Approval - Open Cameron Park North Unit No. 8 - Improper Exterior Alteration - Open	3067	CAMBRIDGE	Rd	Cameron Park North Unit 8
CCR19-1030	Pending	Cameron Park North Unit No. 8 - Failure to Obtain Architectural Review Committee Approval - Open Cameron Park North Unit No. 8 - Improper Exterior Alteration - Open	3065	CAMBRIDGE	Rd	Cameron Park North Unit 8
CCR19-1021	Pending	Cameron Woods Unit No. 1 - Maintenance of Community Aesthetics - Open Cameron Woods Unit No. 1 - Prevention of Trash Accumulation - Open Cameron Woods Unit No. 1 - Offensive Conduct and Nuisances - Open	3305	FLAME	Ct	CAMERON WOODS #1
CCR19-1020	Pending	Cameron Park Unit No. 12 - Improperly stored materials - Open	2544	SANDPIPER	Way	CAMERON PARK #12
CCR19-1019	Pending	Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	2740	ALHAMBRA	Dr	CAMERON PK N 7

CC&R Program Goals

Goals accomplished since July 2018

- ✓ Implemented new software program
- ✓ Developed Enforcement Priorities
- ✓ Created a Temporary CC&R Variance Procedure
- ✓ Established relationships with other agencies
- ✓ Held successful CC&R workshops
- ✓ Revisited Architectural Review fees and adjusted to better align with current program cost
- ✓ Restructured Architectural Review Committee to include community members
- ✓ Aligned Architectural Review Committee Agenda and meeting formats to be consistent with other CPCSD Committees

Goals for the next 12 months

- Create list of subdivisions that CPCSD does not perform CC&R enforcement and/or Architectural Review
- Create improved subdivision lookup feature on CPCSD website
- Create new compliance letters for repeat offenders, ARC violations and courtesy notices
- Develop Architectural Review guidelines
- Create new Architectural Review forms
- Develop committee member appointment process and establish committee member orientation guide and training opportunities (District initiative)
- Develop record retention policy for CC&R department
- Update current CC&R Policies and Procedures
- Integrate all Policies into the CPCSD Policy Handbook