



Covenants, Conditions & Restrictions (CC&R) Committee
Tuesday, November 2, 2026
5:30pm

Cameron Park Community Center – Social Room

2502 Country Club Drive
Cameron Park, CA 95682

Agenda

Members: Chair Bob Dutta (BD), Vice Chair Candace Hill Calvert (CHC),
Tim Israel (TI), Katie Gilchrest (KG), Terry Eastwood (TE)
Alternate: Sid Bazett (SB)

Staff: Mark Hornstra, General Manager; Jim Mog, CC&R Compliance Officer

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.

ADOPTION OF AGENDA

APPROVAL OF MINUTES

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

Non-Action Items:

- 1. CC&R Updates (J. Mog)**
 - a. Case Detail Report
 - b. CCR25-1070 – 3278 Country Club Dr. – Recreational Trailer Violation – Referred to legal.
 - c. CCR20-1035 – 3451 La Canada Dr. – Storable Materials – Referred to legal.
 - d. CCR25-1062 – 3415 Chasen Dr. – Livestock Violation (Chickens) – Referred to legal.

DEPARTMENT MATTERS

Action Items:

- e. CCR21-1001 – 2431 Mellowdawn Way – Trailered items Violation
- f. CCR21-1002 – 3003 Wilkinson Rd. – Trailered Items and RV Violation

2. ARC Updates (J. Mog)

3. Items for future CC&R Committee Agendas

4. Items to Take to the Board of Directors

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF

ADJOURNMENT



Covenants, Conditions & Restrictions (CC&R) Committee
Tuesday, September 8, 2026
5:30pm

Cameron Park Community Center – Social Room

2502 Country Club Drive
Cameron Park, CA 95682

Minutes

Members: Chair Bob Dutta (BD), Vice Chair Candace Hill Calvert (CHC),
Tim Israel (TI), Katie Gilchrest (KG), Terry Eastwood (TE)
Alternate: Sid Bazett (SB)

Staff: Mark Hornstra, General Manager; Jim Mog, CC&R Compliance Officer

CALL TO ORDER - 5:30 PM

ROLL CALL – BD/KG/TE/TI – CHC Absent – Staff – JM/MH

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.

ADOPTION OF AGENDA - Approved

APPROVAL OF MINUTES - Approved

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

Non-Action Items

- 1. CCR26-10 - 2881 Clemson Dr.** – (Owner to address committee regarding boat violation) – Owners attended and provided comments. The Committee reinforced the CC&Rs and advised owners to find a solution or work with the CC&R officer for improvements or amendments to the CC&Rs.
- 2. CCR25-1044 – 4028 Berry Rd.** – (Owner to address committee regarding boat violation) – Owners attended and provided comments. The Committee reinforced the CC&Rs and advised owners to find a solution or work with the CC&R officer for improvements or amendments to the CC&Rs.

3. CC&R Updates (J. Mog)

- a. Case Detail Report

DEPARTMENT MATTERS

Action Items

- b. CCR25-1070 – 3278 Country Club Dr. – Recreational Trailer Violation – *Approved (4-0) & Forwarded to Board of Directors for Legal Notice approval.*
- c. CCR20-1035 – 3451 La Canada Dr. – Storable Materials– *Approved (4-0) & Forwarded to Board of Directors for Legal Notice approval.*
- d. CCR25-1062 – 3415 Chasen Dr. – Livestock Violation (Chickens) – *Approved (3-0, 1 abstained) & Forwarded to Board of Directors for Legal Notice approval.*
- e. CCR21-1001 – 2431 Mellowdawn Way – Trailered items Violation – *CC&R Committee advised staff to resend pre-legal notice to reinstate process (4-0 approval vote).*
- f. CCR21-1002 – 3003 Wilkinson Rd. – Trailered Items and RV Violation – *CC&R Committee advised staff to resend pre-legal notice to reinstate process (4-0 approval vote).*

4. ARC Updates (J. Mog)

5. Items for future CC&R Committee Agendas - None

6. Items to Take to the Board of Directors – 3b. CCR25-1070 - 3278 Country Club Dr., 3c. CCR20-1035 – 3451 La Canada Dr., 3d. CCR25-1062 – CCR25-1062 – 3415 Chasen Dr.

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF – *TI requested photo evidence of the above violations included in the board report that will be presented to the Board of Directors.*

ADJOURNMENT – 6:28 PM

Niki Garrison
Board Clerk

Bob Dutta Chair
CC&R Committee

Cameron Park Community Services District



Staff Report

DATE: November 2, 2026

FROM: Jim Mog, CC&R Compliance Officer

AGENDA ITEM #3: CC&R STAFF UPDATES

RECOMMENDED ACTION: Review & Discuss

Introduction

Staff worked on complaints and continued case work over the past 2 months.

1a. Case Detail Report The CC&R Officer addressed complaints and worked ongoing cases throughout the Cameron Park District. The following is a breakdown of cases that are under observation for requested corrections. Case by case detail report is attached (Attachment #3A).

CC&R Summary: Total Cases Open – 32

- Courtesy Notices - 3
 - Initial Notices - 9
 - Final Notices - 4
 - Pre-legal Notices - 4
 - Referred to Legal – 3 (As approved by the Board of Directors on 9.16.26)
-
- 14 Cases were Cleared of their violations in September & October.
 - 5 new cases addresses were added for violations in September & October.

Updates Continued – Cases Referred to Legal

The following cases were referred to legal for abatement action. Legal is to prepare notices for action.

1b. CCR25-1070 – 3278 Country Club Dr. – Recreational Trailer Violation – No abatement after pre-legal notice – Board of Directors approved case for Legal Notice action on 9.16.26.

1c. CCR20-1035 – 3451 La Canada Dr. – Storable Materials, Trailered Items & Rubbish Abatement Violation– No abatement after pre-legal notice – Board of Directors approved case for Legal Notice action on 9.16.26.

1d. CCR25-1062 – 3415 Chasen Dr. – Livestock Violation (Chickens) – No abatement after pre-legal notice - Board of Directors approved case for Legal Notice action on 9.16.26.

Action Items: Request to forward to the Board of Directors for action

1e. CCR21-1001 – 2431 Mellowdawn Way – Trailered items Violation – Additional pre-legal notice has been sent per the CC&R committee. Pre-legal notice requested owner to attend this meeting or contact the CC&R department to notify staff if abatement is completed. Requesting case to be forwarded to the Board of Directors for Legal Notice action approval.

1f. CCR21-1002 – 3003 Wilkinson Rd. – Trailered Items and RV Violation – Additional pre-legal notice has been sent per the CC&R committee. Pre-legal notice requested owner to attend this meeting or contact the CC&R department to notify staff if abatement is completed. Owner contacted staff that the abatement will be completed. Staff will inspect prior to CC&R committee meeting. Requesting case to be forwarded to the Board of Directors for Legal Notice action approval.

CC&R Violation Manager Case Detail Report

Report Details

Case#	Status	Violation(s)	#	Street Name		Open Date
CCR26-25	Courtesy Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	2576	KNOLLWOOD	Dr	9/16/2026
CCR26-20	Courtesy Notice Sent	Eastwood Park Unit 1 - Article 3. Use Restrictions - 3.04B. Recreational Vehicle Parking - Open	3505	CULVER	Ln	7/15/2026
CCR24-1027	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	2844	OSBORNE	Rd	4/22/2024
CCR25-1067	Final Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	2760	KNOLLWOOD	Dr	11/21/2025
CCR25-1044	Final Notice Sent	Cambridge Estates - Article VI Fences and Screening of Materials and Vehicles -2. - Open	4028	BERRY	Rd	6/25/2025
CCR25-1008	Final Notice Sent	Bar J Ranch Unit 3 - Unmaintained Property - Open	2559	ROSALES	St	2/7/2025
CCR23-1074	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3600	MILLBRAE	Rd	10/4/2023
CCR26-28	Initial Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	2786	WENTWORTH	Rd	10/26/2026
CCR26-27	Initial Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3740	MILLBRAE	Rd	10/26/2026
CCR26-26	Initial Notice Sent	Cameron Park North Unit No. 1 - Prohibited animals kept at property - Open	3965	DE SABLA	Rd	9/28/2026
CCR26-23	Initial Notice Sent	Cambridge Estates - Article VI Fences and Screening of Materials and Vehicles -2. - Open	4000	BERRY	Rd	8/6/2026
CCR26-5	Initial Notice Sent	Cameron Park N. Unit 7 - Architectural Committee Review Approval Required - Open	2836	LA CRESCENTA	Dr	3/25/2026
CCR26-4	Initial Notice Sent	Black Oak Estates #2 - Amendment - Part A Residential Area Covenants - A-16(a) Automobile and Trailer Storage - Open	2960	WOODLEIGH	Ln	3/10/2026
CCR25-1046	Initial Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	2594	KNOLLWOOD	Dr	7/7/2025
CCR25-1020	Initial Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	2605	KNOLLWOOD	Dr	3/19/2025

CCR25-1017	Initial Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	2317	KNOLLWOOD	Dr	3/11/2025
		Cameron Park North Unit No. 7 - Improperly Stored Materials - Closed Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Closed Cameron Park North Unit No. 7 - Improperly Stored Materials - Open Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Closed Weed and Rubbish Abatement Ordinance NO. 2020.03.18 - Open				
CCR20-1035	Referred To Legal		3451	LA CANADA	Dr	9/16/2020
		Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open Cameron Park North Unit No. 1 - Inappropriately stored materials - Open				
CCR25-1070	Referred To Legal		3278	COUNTRY CLUB	Dr	12/3/2025
CCR25-1062	Referred To Legal	Eastwood Park Unit 2 - Article 3. Use Restrictions - 3.09 Animals - Open	3415	CHASEN	Dr	10/16/2025
CCR22-1043	Pre-legal Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3685	MILLBRAE	Rd	6/21/2022
CCR21-1002	Pre-legal Notice Sent	Deer Trail Estates - 2. Recreational Vehicle (RV) Storage - Open	3003	WILKINSON	Rd	1/21/2021
		Deer Creek Estates Unit 1 - Vehicles - Open Deer Creek Estates Unit No. 1 - Improperly stored Materials - Closed				
CCR21-1001	Pre-legal Notice Sent		2431	MELLOWDAWN	Way	1/20/2021

Number of Cases: 32

CC&R Violation Manager Case Detail Report

Generated: 10/28/2026 1:31 PM



ATTACHMENT 1e.

Case Review for Action on:

Andy Winn

2431 Mellowdawn Way

SITE ADDRESS: 2431 Mellowdawn Way
NEIGHBORHOOD: Deer Trail Estates Unit No. 1
VIOLATION: Deer Traile Estates Unit No. 1 - Vehicle Storage Requirement. & Unallowed Storage of Materials
APN: 116-481-001
CASE: CCR21-1001 – 2431 Mellowdawn Way

Action Request: Forward to the Board of Directors for legal notice and action if required.

Background:

District staff has been working this case since 7.22.2020. The violations that have been noted are still an issue at this property. Staff is requesting the CC&R committee forward this case to the board of directors for legal notice and action if abatement is not met. The violations include Boats, Trailered items and storable materials to be managed and stored behind a Cameron Park approved fence line. The neighborhood and section violations are noted below.

Notices Sent:

- 1.20.2021 – Courtesy Notice sent for storable items and trailered items.
- 10.25.2022 – Initial Notice sent for storable items and trailered items.
- 11.17.2022 – Final Notice sent for storable items and trailered items.
- 2.13.2023 – Pre-legal Notice sent per CC&R committee approval for storable items and trailered items.
- 5.08.2024 – Pre-legal Notice resent for storable items and trailered items.

- 10.21.2026 – Pre-legal Notice resent per the CC&R committee for trailered items and proper screening through a Cameron Park Approved fence line.

All notices have been sent through pre-legal with temporary action until they return at a later date.

Applicable CC&R Document and Clause:

Deer Creek Estates Unit 1 - Clause 13 Vehicles:

(Clause 13: Vehicles). “No boats, campers or trailer shall be stored in the open within view of public streets. Must be concealed by a six (6) foot fence or inside garage.” All items are to be behind a Cameron Park Approved fence line.

Deer Creek Estates Unit 1 – Clause 11 Storable Materials:

(Clause 11: Storable Items) “No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste shall not be kept except in sanitary containers.” All items are to be behind a Cameron Park Approved fence line.

Chronological Order (Latest to Oldest) of Noted Inspections

admin	10/21/2026 03:16:07 PM	Mog, Jim	10/21/2026	Completed additional inspection. Trailered items are still in frontages. Move case to Pre-legal and send to address requesting attendance to the hearing.
	10/21/2026 01:56:44 PM	Mog, Jim	10/21/2026	Took case to the CC&R committee for legal approval. The Committee requested that staff monitor the address and send pre-legal requesting a hearing prior to sending legal notice. Staff will continue to monitor the location for violations of the same and send pre-legal if violations continue at the end of October to request a hearing in the November meeting.

admin	10/21/2026 01:56:35 PM	Mog, Jim	10/21/2026	Took case to the CC&R committee for legal approval. The Committee requested that staff monitor the address and send pre-legal requesting a hearing prior to sending legal notice. Staff will continue to monitor the location for violations of the same and send pre-legal if violations continue at the end of October to request a hearing in the November meeting.
admin	08/26/2026 02:18:24 PM	Mog, Jim	08/26/2026	Completed additional photo inspection for CC&R review by the committee.
admin	08/25/2026 03:01:52 PM	Mog, Jim	08/25/2026	New complaint came in for the same violation noted before. This was at pre-legal. Ask CC&R committee for a new pre-legal release and forward to the board of directors for legal action. Complete a photo survey on August 26th for review with the GM.
admin	08/22/2025 01:58:26 PM	Mog, Jim	08/22/2025	Inspection completed. All items are still being stored properly. Move case to voluntary compliance but reopen if violations re-appear.
admin	12/23/2024 09:58:25 AM	Mog, Jim	12/23/2024	Inspection Completed. Items are off the street and stored. Keep monitor on for March/April review.
admin	09/10/2024 03:25:31 PM	Mog, Jim	09/10/2024	Completed additional inspection. Case is still not cleared after Legal notice. Trailer still in frontage. Discuss the next step with Kronick legal to determine direction to proceed.
admin	09/05/2024 10:56:25 AM	Mog, Jim	09/05/2024	Inspection completed. Staff saw that the boat is in the back yard behind a chain link fence. There was another boat present upon a few

inspections. Staff also saw owner cleaning up back yard to take items to dump. Possibly to make room for additional trailers. Staff is keeping case status as is while we monitor for compliance.

admin	07/02/2024 01:36:53 PM	Mog, Jim	07/02/2024	Inspection completed under continue to monitor. Boat and trailer has been moved to street down out of view from cross street. The motorhome belongs to neighbor in Deer Trail Estates and this property is in Deer Creek Estates. Both owners are in violation. Take to CC&R committee to update the committee on both cases. This case will go to Legal.
admin	05/22/2024 10:13:24 AM	Mog, Jim	05/22/2024	Inspection completed. Boat has been removed from driveway. Trailer was not seen in frontage. Moving case to Continue to Monitor.
admin	04/17/2024 01:02:34 PM	Mog, Jim	04/17/2024	Inspection completed. The Boat and the box trailer is back in the frontage. Take case back to CC&R for review and return to legal for action.
admin	04/12/2023 01:06:19 PM	Mog, Jim	04/12/2023	Inspected 4/11/2023 boat has been removed from frontage. suggest clearing case. voluntary compliance
admin	02/13/2023 02:46:24 PM	Mog, Jim	02/13/2023	Pre-legal Approved by CC&R Committee on 2.6.23
admin	12/15/2022 10:46:45 AM	Mog, Jim	12/15/2022	No Change to violations after inspection on 12.14.22. Check address on 12.28.22 for removal of boat and materials. If address is not cleaned up, take case to CC&R for pre-legal.

admin	11/17/2022 12:37:04 PM	Mog, Jim	11/17/2022	Inspection completed by Tim. No changes to violations. Move to final notice.
admin	04/27/2021 03:42:58 PM	Mog, Jim	04/27/2021	Spoke with Owner at residence. Let her know that the trailers need to be put away. I stated that I would come back around in about 10 days. If they were still out, they would get an additional notice.
admin	01/20/2021 10:39:33 AM	Mog, Jim	01/20/2021	The Deer Trail Estates CC&R is limited to just lot use, garbage collection and recreational vehicles. This Courtesy notice will use the Deer Creek CC&R for use of the letter only and modified in the letter to meet the Deer Trail CC&R's. The letter is just a request as most of these "eyesore" violations in the photos are not in the CC&R's.

Recent photos of CCR21-1001 – 2431 Mellowdawn Way.







ATTACHMENT 1f.

Case Review for Action on:
James & Teresa Graham
3003 Wilkinson Rd.

SITE ADDRESS: 3003 Wilkinson Rd.
NEIGHBORHOOD: Deer Trail Estates Unit No. 1
VIOLATION: Deer Trail Estates Unit No. 1 - Vehicle Storage Requirement.
APN: 116-484-004
CASE: CCR21-1002 – 3003 Wilkinson Rd.

Action Request: Forward to the Board of Directors for legal notice and action if required.

Background:

District staff has been working this case since 1.21.2021. The violations that have been noted are still an issue at this property. Staff is requesting the CC&R committee forward this case to the board of directors for legal notice and action if abatement is not met. The violations include trailered items and a motorhome to be managed and stored behind a Cameron Park approved fence line. The neighborhood and section violations are noted below.

Notices Sent:

- 1.25.2021 – Courtesy Notice sent for trailered items.
- 9.21.2022 – Initial Notice sent for trailered items.
- 10.25.2022 – Final Notice sent for trailered items.
- 2.13.2023 – Pre-legal Notice sent per CC&R committee approval for trailered items.
- 8.09.2024 – Pre-legal Notice resent for trailered items.

- 10.21.2026 – Pre-legal Notice resent per the CC&R committee for trailered items. All notices have been sent through pre-legal with temporary action until they return at a later date.

Applicable CC&R Document and Clause:

Deer Creek Estates Unit 1 - Clause 13 Vehicles:

(Clause 13: Vehicles). "No boats, campers or trailer shall be stored in the open within view of public streets. Must be concealed by a six (6) foot fence or inside garage." All items are to be behind a Cameron Park Approved fence line.

Chronological Order (Latest to Oldest) of Noted Inspections

	<u>Entry Date</u>	<u>Entered By</u>	<u>Action Date</u>	<u>Note</u>
<u>admin</u>	<u>10/21/2026</u> <u>02:58:26</u> <u>PM</u>	<u>Mog, Jim</u>	<u>10/21/2026</u>	<u>Completed additional inspection. Trailered items are still out and not being stored properly. Prepare pre-legal notice per committee request.</u>
<u>admin</u>	<u>10/21/2026</u> <u>01:54:30</u> <u>PM</u>	<u>Mog, Jim</u>	<u>10/21/2026</u>	<u>Took case to the CC&R committee for legal approval. The Committee requested that staff monitor the address and send pre-legal requesting a hearing prior to sending legal notice. Staff will continue to monitor the location for violations of the same and send pre-legal if violations continue at the end of October to request a hearing in the November meeting.</u>
<u>admin</u>	<u>06/10/2026</u> <u>11:13:26</u> <u>AM</u>	<u>Mog, Jim</u>	<u>06/10/2026</u>	<u>Provided case details to GM for review. This is a reoccurring issue with this property. Need GM assistance to</u>

proceed as all legal cases are now to required to be reviewed with GM.

admin	<u>04/01/2026</u> <u>09:58:46</u> <u>AM</u>	<u>Mog, Jim</u>	<u>04/01/2026</u>	<u>Receiving complaints again regarding recreational equipment on Wilkinson and Mellowdawn. Complaint is being added to the file.</u>
admin	<u>10/06/2025</u> <u>09:26:52</u> <u>AM</u>	<u>Mog, Jim</u>	<u>10/06/2025</u>	<u>Two inspections have been completed after reopening the case due to complaints. All rec vehicles appear to be managed properly is storage. Moving case back to Compliance</u>
admin	<u>08/22/2025</u> <u>02:00:34</u> <u>PM</u>	<u>Mog, Jim</u>	<u>08/22/2025</u>	<u>Inspection completed. All items were stored properly. Moving case to Continue to monitor.</u>
admin	<u>07/07/2025</u> <u>03:56:55</u> <u>PM</u>	<u>Mog, Jim</u>	<u>07/07/2025</u>	<u>Completed additional inspection after complaints. Trailer is being stored in frontage. Take to CC&R Committee to review and determine action.</u>
admin	<u>06/23/2025</u> <u>10:28:01</u> <u>AM</u>	<u>Mog, Jim</u>	<u>06/23/2025</u>	<u>Received an anonymous call (530) 614-0064. Resident said that the owner is still parking his boat and motorhome on the street at Wilkinson and around the corner. This is the same owner that received a legal notice in which he called GM Alan and Alan told him to disregard the legal action notice but to put his items away. Staff sill discuss this issue with our Current GM Mo Johnson. Take the GM lead on this case due to the previous actions by GM Alan.</u>

admin	<u>10/03/2024</u> <u>09:04:33</u> <u>AM</u>	<u>Mog, Jim</u>	<u>10/03/2024</u>	<u>Reviewed letter from Kronick Law to go to owner regarding recreational vehicles in frontage and on streets, Approved for release and mail.</u>
admin	<u>10/02/2024</u> <u>02:03:16</u> <u>PM</u>	<u>Mog, Jim</u>	<u>10/02/2024</u>	<u>Inspection completed today. Motorhome was still being stored on street. Legal has been given files and has developed a letter for legal action. Staff has approved the legal notice to be sent from Kronick.</u>
admin	<u>09/19/2024</u> <u>10:37:38</u> <u>AM</u>	<u>Mog, Jim</u>	<u>09/19/2024</u>	<u>Case files have been compiled and sent to Kronick for legal Notice. Moving case follow up to October 7th for CC&R committee update.</u>
admin	<u>09/05/2024</u> <u>11:04:17</u> <u>AM</u>	<u>Mog, Jim</u>	<u>09/05/2024</u>	<u>Additional Inspection completed after Pre-Legal. No abatement on Motorhome has taken place. Complete one more inspection before moving to legal notice. Notify CC&R Committee.</u>
admin	<u>08/09/2024</u> <u>10:14:28</u> <u>AM</u>	<u>Mog, Jim</u>	<u>08/09/2024</u>	<u>CC&R Committee approved pre-legal in August 5th meeting with direction to proceed to legal if necessary. New photo is attached for the notice.</u>
admin	<u>07/02/2024</u> <u>01:42:01</u> <u>PM</u>	<u>Mog, Jim</u>	<u>07/02/2024</u>	<u>Inspection of neighborhood found that previous violators have returned their violations. This owner has had his motorhome on the street frontage for over a month. Take case back to CC&R Committee to approve final pre-legal before moving to legal.</u>

admin	<u>05/15/2023</u> <u>11:13:13</u> <u>AM</u>	<u>Mog, Jim</u>	<u>05/15/2023</u>	<u>Owner has satisfied the request for items to be in storage. Mr. Wilkinson has submitted an application for fence extension to store the items. The application was approved and the project has been completed with all items in storage. Move case to Voluntary Compliance.</u>
admin	<u>02/13/2023</u> <u>02:39:02</u> <u>PM</u>	<u>Mog, Jim</u>	<u>02/13/2023</u>	<u>CC&R Committee approved pre-legal on 2.6.23</u>
admin	<u>01/31/2023</u> <u>11:13:42</u> <u>AM</u>	<u>Mog, Jim</u>	<u>01/31/2023</u>	<u>Final notice had been sent. Boat still remains. All other items have been removed or stored properly. Item to be taken to the CC&R committee for pre-legal approval.</u>
admin	<u>12/15/2022</u> <u>10:50:59</u> <u>AM</u>	<u>Mog, Jim</u>	<u>12/15/2022</u>	<u>Inspection completed on 12.14.22. Boat and flat bed trailer still not removed from frontage. Check location on 12.28.22. If items are not removed from frontage and stored properly, take case to CC&R committee for pre-legal approval.</u>
admin	<u>11/29/2022</u> <u>12:25:40</u> <u>PM</u>	<u>Mog, Jim</u>	<u>11/29/2022</u>	<u>Tim spoke with resident. Motorhome was removed but boat and flat bed trailer remains in front of side yard.</u>
admin	<u>10/25/2022</u> <u>12:27:33</u> <u>PM</u>	<u>Mog, Jim</u>	<u>10/25/2022</u>	<u>Inspection shows that no attempt has been made to remove motor home or boat. Move to next notice.</u>

admin	<u>09/21/2022</u>	<u>Mog, Jim</u>	<u>09/21/2022</u>	<u>Tim competed inspections around the neighborhood. Found the address still has a flat bed trailer and motor home in frontage.</u>
	<u>12:30:44</u>			
	<u>PM</u>			
admin	<u>01/21/2021</u>	<u>Mog, Jim</u>	<u>01/21/2021</u>	<u>Upon inspection, talked with neighbor. Assured him there are no fines but that we work with residents to help correct.</u>
	<u>08:50:57</u>			
	<u>AM</u>			

Recent photos of CCR21-1002 – 3003 Wilkinson Rd.

10.21.2026



8.26.2026



7.7.2025



Cameron Park Community Services District



Staff Report

DATE: November 2, 2026

FROM: Jim Mog, CC&R Compliance Officer

AGENDA ITEM #4: ARC UPDATES

RECOMMENDED ACTION: Review & Discuss

Architectural Review Committee Projects reviewed totals – September & October

- Projects Reviewed – 42
- Projects Approved – 42

Architectural Review Projects Breakdown

- Patio Cover - 1
- Swimming Pool - 1
- Deck - 3
- Exterior House Paint – 3
- New Home Construction – 2
- Room Addition – 1
- Roofs – 20
- Siding – 5
- Storage Shed – 1
- Fence – 1
- ADU – 1
- Oak Tree Removal - 3

Overview:

As the summer ended, ARC items increased in neighborhoods to prepare for the winter months ahead. The primary projects were re-roofs.

Staff will continue with ARC newsletter items to assist residents with project needs and direction to outside agencies assistance for those items that are not within the CSD jurisdiction.

Staff is still in need of ARC committee members. Our CSD website and newsletters are posting the request for residents to consider volunteering for the ARC committee.

As a reminder, the ARC committee meets on Tuesdays every other week at the CSD in the Social Room at 8:30 AM.