

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



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

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

**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 Kate Magoolaghan

**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. MONTHLY STAFF REPORT**

**Update on Previous Action Items:**

<b>Item #</b>	<b>Property Address</b>	<b>Unit</b>	<b>Parcel Number</b>	<b>Violation</b>	<b>CC&amp;R Violation Case #</b>	<b>Action</b>	<b>Outcome</b>
<b>6a.</b>	3115 Boeing Rd	Airpark Estates	083-162-006-000	Improperly Stored Materials	CCR19-1035	Legal Counsel has sent letter	Hold on further legal action while property owner works on removing items
<b>6b.</b>	3248 Chasen Dr	Eastwood Park Unit #1	070-410-021-000	Vehicle Parking	CCR19-1025	Temporary Variance currently in effect	Request for Temporary Variance renewal received
<b>6c.</b>	2740 Alhambra Drive	Cameron Park North Unit #7	083-072-028-000	Improperly Stored Vehicle	ARC19-1095	Consider eligibility for Temporary Variance	Property has been sold.
<b>6d.</b>	4165 Crazy Horse Rd	Cambridge Oaks Unit #3	119-274-019	<ol style="list-style-type: none"> <li>1. Garbage and Refuse Disposal</li> <li>2. Unmaintained Landscaping</li> </ol>	CCR20-1001 CCR19-1032	Legal Counsel has sent letter	Progress has been made at the property.

**Items Requiring Action:**

<b>Item #</b>	<b>Property Address</b>	<b>Unit</b>	<b>Parcel Number</b>	<b>Violation</b>	<b>CC&amp;R Violation Case #</b>	<b>Recommended Action</b>
<b>6e.</b>	2695 Country Club Dr	Cameron Park North Unit #2	082-221-003-000	<ol style="list-style-type: none"> <li>1. Inappropriately Stored Materials</li> <li>2. Vehicle Parking and Storage</li> </ol>	CCR19-1043	More to Pre-Legal

**6d. Open Violations**

- Initial Notices - 8
- Final Notices - 9
- Pre-Legal Notices – 1 (Limited Legal)
- Pending – 6
- Legal Cases – 1

**6e. Architectural Review - February**

- Projects Reviewed – 17
- Approved – 17
- Denied – 0
- Held Over to March – 0

**6f. Staff Update**

**7. Items for April 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, February 3, 2020**  
**5:30 p.m.**

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

**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 Kate Magoolaghan

**1. CALL TO ORDER – 5:30pm**

**2. ROLL CALL – GL/BD/FC/HM/SB**

*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.*

**COMMITTEE REVIEW/ACTION**

**6. MONTHLY STAFF REPORT**

**Update on Previous Action Items:**

Item #	Property Address	Unit	Parcel Number	Violation	CC&R Violation Case #	Action	Outcome
6a.	4165 Crazy Horse Rd	Cambridge Oaks Unit #3	119-274-019	Unmaintained Lot	CCR19-1032	Legal Counsel has sent letter	Additional violation notice issued for refuse accumulation
6b.	3115 Boeing Rd	Airpark Estates	083-162-006-000	Improperly Stored Materials	CCR19-1035	Legal Counsel has sent letter	30 day hold on further legal action while property owner works on removing items

**Items Requiring Action:**

Item #	Property Address	Unit	Parcel Number	Violation	CC&R Violation Case #	Recommended Action
6c.	2740 Alhambra Drive	Cameron Park North Unit #7	083-072-028-000	Improperly Stored Vehicle	ARC19-1095	Consider eligibility for a Temporary Variance

- *Motion to consider eligibility for a temporary variance for 2740 Alhambra Drive.*

*GL/BD – Motion Passed  
 Ayes – GL, SB, FC, HM, BD  
 Noes – 0  
 Absent – 0  
 Abstain – 0*

**6d. Open Violations**

- Initial Notices - 15
- Final Notices - 3
- Pre-Legal Notices – 1
- Pending – 8
- Legal Cases – 2 (1 in limited legal)

Note: A list of current violations will be available at the meeting.

**6e. Architectural Review - January**

- Projects Reviewed – 22
- Approved – 22
- Denied – 0
- Held Over to January – 0

**6f. Staff Update**

- *Staff designed and has begun mailing courtesy notices as a preliminary violation notification.*

**7. Appointment of Current Community Members, G. Lillpop, S. Bazett, B. Dutta**

**8. Discuss 2020 Committee Work Plan (all; discussion)**

**9. Items for March and Future CC&R Committee Agendas**

- *2349 Mesita Court Violations*
- *3248 Chasen Drive Variance Renewal*
- *Appointment of Current Community Members*

**10. Items to take to the Board of Directors**

**11. MATTERS TO AND FROM COMMITTEE MEMBERS**

**12. ADJOURNMENT – 6:41pm**

## CC&R Violation Manager Case Detail Report

Case#	Status	Violation(s)	Street #	Street Name	Street Type	Subdivision
CCR19-1035	Referred to Legal	Airpark Estates - Improperly stored Materials - Open	3115	BOEING	Rd	AIR PARK EST AM
CCR19-1032	Pre-legal Notice Sent	Cambridge Oaks Unit No. 1 - Unmaintained Landscaping - Open	4165	CRAZY HORSE	Rd	CAMBRIDGE OAKS #1
CCR20-1001	Final Notice Sent	Cambridge Oaks Unit 1 - Garbage and Refuse Disposal - Open	4165	CRAZY HORSE	Rd	CAMBRIDGE OAKS #1
CCR19-1086	Final Notice Sent	Cameron Park North Unit No. 3 - Improperly Stored Materials - Open	3559	KIMBERLY	Rd	CAMERON PK N 3
CCR19-1043	Final 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	CAMERON PK N 2
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
CCR20-1000	Final Notice Sent	Cameron Park North Unit No. 3 - Improperly Stored Materials - Open	3154	OAKWOOD	Rd	CAMERON PK N 3
CCR19-1102	Final Notice Sent	Air Park Estates - Architectural Committee approval required - Open	3181	WESTERN	Dr	AIR PARK EST AM
CCR19-1068	Final Notice Sent	Bar J Ranch Unit 1 - Vehicle Restrictions - Open	3056	CAMEROSA	Cir	BAR J RANCH #1
CCR19-1066	Final 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

Item #6D

CCR19-1047	Final Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Materials - Open	3466	LA CIENEGA	Way	CAMERON PK N 7
CCR20-1016	Initial Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3545	KIMBERLY	Rd	CAMERON PK N 3
CCR20-1010	Initial Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	2879	COUNTRY CLUB	Dr	CAMERON PK N 2
CCR19-1109	Initial Notice Sent	Eastwood Park Unit #2 - Clause 3.10 Trash - Open	3429	RABEN	Way	EASTWOOD PARK #2
CCR19-1107	Initial Notice Sent	Bar J Ranch Unit 9 - Vehicle Parking - Open	4291	GAILEY	Cir	BAR-J-RANCH UNIT #9
CCR19-1083	Initial Notice Sent	Air Park Estates - Commercial Vehicle Parking - Open	3182	FAIRWAY	Dr	AIR PARK EST AM
CCR19-1072	Initial Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	2825	WENTWORTH	Rd	CAMERON PK N 2
CCR19-1069	Initial Notice Sent	Bar J Ranch Unit 1 - Unmaintained Landscaping - Open	3025	CAMEROSA	Cir	BAR J RANCH #1
CCR19-1023	Initial Notice Sent	Airpark Estates - Recreational Vehicle Parking Restrictions - Open	3252	WESTERN	Dr	AIR PARK EST AM
CCR19-1094	Pending	Eastwood Park Unit 1 - Vehicle Parking - Open Eastwood Park Unit 1 - Vehicle Parking - Open	3240	VELD	Way	EASTWOOD PARK #1
CCR20-1017	Pending	Cameron Park Unit No. 12 - Failure to obtain Architectural Review Committee approval - Open	2740	STERLING	Way	CAMERON PARK #12
CCR19-1105	Pending	Deer Creek Estates Unit 1 - Vehicles - Open	2964	OAKLEAF	Dr	DEER CRK EST 1
CCR19-1067	Pending	Bar J Ranch Unit 1 - Vehicle Restrictions - Open	3010	CAMEROSA	Cir	BAR J RANCH #1



Item #6D

CCR19-1022	Pending	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
CCR19-1021	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
CCR19-1025	Appeal/ Variance Request ed	Eastwood Park Unit 1 - Article 3. Use Restrictions - 3.04B. Recreational Vehicle Parking - Open	3248	CHASEN	Dr	EASTWOOD PARK #5

CCR20-1011	Courtesy Notice Sent	Cameron Park Unit No. 12 - Failure to obtain Architectural Review Committee approval - Open	3188	GATEWAY Dr
CCR20-1008	Courtesy Notice Sent	Deer Creek Estates Unit 1 - Vehicles - Open	3000	OAKLEAF Dr
CCR20-1006	Courtesy Notice Sent	Bar J Ranch Unit 3 - Improperly Parked Vehicle - Open	3966	EL NORTE Rd
CCR20-1005	Courtesy 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
CCR20-1004	Courtesy Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3840	DE SABLE Rd
CCR20-1003	Courtesy Notice Sent	Eastwood Park Unit 5 - Article 3. Use Restrictions - 3.04 Parking Vehicles - Open	3253	CHASEN Dr
CCR20-1002	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3065	COUNTRY CLUB Dr

95682 CAMERON  
PARK #12

95682 DEER CRK  
EST 1

95762 BAR J  
RANCH #3

95682 CAMERON  
PK N 1

95682 CAMERON  
PK N 1

95682 EASTWOO  
D PARK #5

95682 CAMERON  
PK N 2