

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, January 5, 2016 6:30 P.M.
3200 Country Club Drive, Cameron Park, California

1.	Call to Order:			
	<i>Roll Call:</i>	Robert Dalton, Holly Morrison, Gerald Lillpop, Roseann Livingston, Amy Blackmon		
2.	Agenda Approval:			
	Agenda for	January 5, 2016		
	<i>Recommended Action:</i>	Approve agenda.		
3.	CC&R Conformed Agenda:			
	Conformed Agenda for	December 1, 2015		
	<i>Recommended Action:</i>	Approve Conformed agenda.		
4.	Public Comment: Time For the Audience to Address the Committee On Non-Agenda Items			
	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.			
5.	Communications Requiring Committee Review/Action:			
	None			
	<i>Monthly Staff Report:</i>			
6.	Initial Notice:	Notice Sent	Unit	Complaint
	A.			
	B.			
	C.			
	D.			
	E.			
	F.			
	G.			
	H.			
	<i>Recommended Action:</i> None			
7.	Final Notice	Notice Sent	Unit	Complaint
	A.			
	B.			
	C.			
	D.			
	<i>Recommended Action:</i> None			
8.	Pre-Legal Notice	Notice Sent	Unit	Complaint
	A.			
	<i>Recommended Action:</i>			

9.	Legal Cases	Notice Sent	Unit	Complaint
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&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&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>				
B.	#6278 2850 Osborne Road	06/25/15	Cameron Park N. #2	Improper Parking-Boat
<p>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. The homeowner has failed to respond to the warning letter and legal counsel is proceeding with the lawsuit.</p>				
C.	#6281 2533 Westridge Road	06/25/15	Cameron Park N. #3	Improper Parking-Boat
<p>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 I proceeding with the lawsuit.</p>				

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.			
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.			
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.			
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.			
10.	Pending	Notice Sent	Unit	Complaint
A.				
B.				
C.				
D.				
	<i>Recommended Action:</i> None			
11.	Corrected Violations	Notice Sent	Unit	Complaint
A.				
B.				
C.				
D.				
E.				
F.				
G.				
H.				
I.				
J.				
K.				
L.				
M.				
N.				
O.				
P.				
Q.				
R.				
S.				
T.				
	<i>Recommended Action:</i> None			
12.	Matters To and From Committee Members:			
	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.			
13.	Report Back Items:			
	None			
14.	Adjournment:			

