

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, March 3 2015 6:30 P.M.
3200 Country Club Drive, Cameron Park, California

1.	Call to Order:			
	Roll Call:	Robert Dalton, Holly Morrison, Gerald Lillpop, Roseann Livingston, Amy Blackmon		
2.	Agenda Approval:			
	Agenda for	March 3, 2015		
	Recommended Action:	Approve agenda.		
3.	CC&R Conformed Agenda:			
	Conformed Agenda for	February 3, 2015		
	Recommended Action:	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			
	Monthly Staff Report:			
6.	Initial Notice:	Notice Sent	Unit	Complaint
A.	3685 Sheridan Road	02/20/15	Cameron Park N. #3	Boat parked on driveway
B.	3788 Cambridge Road	02/20/15	Cameron Park N. #2	R/V trailer parked on dr/way
C.	3420 Turner Circle	02/20/15	Viewpointe	Utility trailer on driveway
D.	3634 Fairway Drive	02/20/15	Cameron Park N. #1	Oak trees removal/no permit
E.	4628 Voltaire Court	02/25/15	Cambridge Oaks #1	Cargo trailer on driveway
F.	3627 Hampton Court	02/26/15	Cameron Park N. #3	Misc. materials front yard
G.	3678 Larkspur Lane	02/26/15	Cameron Park N. #2	Boat parked on driveway
H.	2803 Cambridge Road	02/26/15	Cameron Park #12	Boat parked on driveway
I.	4000 Schelin Court	02/26/15	Woodleigh Heights	R/V trailer parked on dr/way
J.	3684 Larkspur Lane	02/26/15	Cameron Park N. #2	Cargo trailer on driveway
K.	4054 Berry Road	02/26/15	Cambridge Estates	Boat parked on driveway
L.	2988 Oakleaf Drive	02/26/15	Deer Creek Estates	Utility trailer on driveway
M.	3408 Oxford Court	02/27/15	Cameron Park N. #6	Advertising sign on fence
	Recommended Action: None			
7.	Final Notice	Notice Sent	Unit	Complaint
A.	#6250 3777 Millbrae Road	02/25/15	Cameron Park N. #2	R/V trailer beside driveway
B.	#6251 3756 Millbrae Road	02/25/15	Cameron Park N. #2	R/V trailer beside driveway
	Recommended Action: None			

8.	Pre-Legal Notice	Notice Sent	Unit	Complaint
.	None			
	<i>Recommended Action:</i> None			
9.	Legal Cases	Notice Sent	Unit	Complaint
A.	#6219 3519 Montero Road	09/16/14	Bar J Ranch #2	Improper Parking On Street
	<p>Status: The homeowner at 3519 Montero Road was initially cited on July 23, 2014 for being in violation of Bar J Ranch Unit #2 CC&Rs, Clause 19 which reads in part as follows: “No automobiles, motorcycles, campers, trailers, boats or recreational vehicles of any type shall be kept or parked in the public streets in the property or outside of a garage on any lot”. The initial violation was for having a horse trailer and a boat frequently parked on the street. The boat was relocated and the horse trailer was absent for several weeks. In late August the homeowner once again began parking the horse trailer on the street and/or the driveway. A Final Notice was issued on August 28, 2014 and having received no response from the homeowner, a Pre-Legal Notice was issued on September 16, 2014. At the regular scheduled meeting of October 7, 2014 the CC&R Committee, by a vote of 4-0, approved forwarding this issue to the Board of Directors for legal action. The horse trailer is still being frequently parked on either the street or on the driveway. On October 15, 2014 the Board of Directors approved forwarding the violation to legal counsel for legal action and appropriate documents were forwarded to legal counsel accordingly. Legal counsel has sent the homeowner a letter requesting that the homeowner complies or the District will be forced to file a lawsuit. The homeowner failed to respond to the letter. Legal counsel filed a lawsuit for injunctive and declaratory relief against the homeowner and the lawsuit was served upon the homeowner on February 7, 2015. The homeowner has thirty days from the date he was served to file a response to the lawsuit. The homeowner’s response to the District’s lawsuit is due no later than March 9, 2015.</p>			
B..	#6240 2529 Country Club Drive	11/13/14	Bar J Ranch Unit #1	Neglected Landscaping
	<p>Status: The homeowner of the property at 2529 Country Club Drive was cited for being in violation of Bar J Ranch Unit #1 CC&Rs, Clause 4, which reads in part as follows: “Care of Properties: The yards and grounds in connection with all improved properties shall be at all times kept in a neat and slightly condition and shall be cultivated and planted to any extent sufficient to maintain an appearance not out of keeping with that of typical homes in the subdivision”. The dead grass in the front lawn area had become infested with a growth of small saplings. Accelerated maintenance did not resolve the problem and some kind of alternative landscaping became necessary. At the regular scheduled meeting of December 2, 2014 the CC&R Committee, by a vote of 5-0, approved forwarding this issue to the Board of Directors for legal action. On December 10, 2014 the Board of Directors, by a vote of 4-0, approved forwarding this issue to legal counsel for legal action. On January 22, 2015 the homeowner notified the district that they had contracted with a local contractor to improve the entire front of the property. The renovation began on January 24, 2015 and is scheduled to be completed by March 6, 2015.</p>			
C.	#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.</p>			

10.	Pending	Notice Sent	Unit	Complaint
A.	3801 Millbrae Road	01/28/15	Cameron Park N. #2	Boat stored on driveway
B.	2605 Knollwood Drive	01/29/15	Cameron Park N. #3	Misc. materials in yard
<i>Recommended Action:</i> None				
11.	Corrected Violations	Notice Sent	Unit	Complaint
A.	#6246 3831 Ziana Road	01/23/15	Bar J Ranch Unit #7	Utility trailer on driveway
B.	#6247 3830 Ziana Road	01/23/15	Bar J Ranch Unit #7	Utility trailer on driveway
C.	#6248 3193 Country Club	01/23/15	Cameron Park N. #1	R/V trailer beside house
D.	#6241 3801 Los Santos Dr	11/13/14	Cameron Park N. #1	Shed – side set back violation
E.	#6249 3771 Clinton Way	01/27/15	Eastwood Park #1	R/V trailer parked on dr/way
F.	4192 Valtara Road	02/11/15	Bar J Ranch Unit #2	Cargo trailer on driveway
G.	3527 Montero Road	02/04/15	Bar J Ranch Unit #2	Cargo trailer on driveway
H.	4252 Valtara Road	02/09/15	Bar J Ranch Unit #2	Camper trailer on driveway
I.	3938 Hillsborough	02/04/15	Cameron Park N. #2	Misc. debris on driveway
J.	3740 Montero Road	01/27/15	Cameron Park N. #2	Cargo trailer on driveway
K.	3242 Chasen Drive	01/23/15	Eastwood Park #5	Vehicle parked on street
L.	2642 Royal Park Dr	01/29/15	Cameron Park #11	5 th wheel trailer on driveway
M.	2685 Knollwood Dr	01/27/15	Cameron Park N. #2	Cargo trailer beside driveway
N.	3740 Millbrae Road	01/27/15	Cameron Park N. #1	Boat parked on driveway
O.	3006 Oakleaf Drive	02/09/15	Deer Creek Est. 1	Utility trailer on driveway
P.	2606 Knollwood Dr	02/04/15	Cameron Park N. #3	Boat parked beside driveway
<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:			

CC&R Complaints that could not be confirmed from February 3, 2015

RCV'D	UNIT/ADDRESS	COMPLAINT/REASON CLEARED	CLEARED
02/17/15	3408 Turner Circle	Car parked on side of roadway for 2-3 months; no applicable clause in CC&Rs; filed an abandoned vehicle report – Sheriff's Office	02/20/15
02/18/15	Hampton Court	Car parked on side of roadway for 4 months; all tires flat; no applicable clause in CC&Rs; filed an abandoned vehicle report – Sheriff's Office	02/20/15