

**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, April 7, 2015 6:30 P.M.  
3200 Country Club Drive, Cameron Park, California

<b>1.</b>	<b>Call to Order:</b>			
	<b>Roll Call:</b>	Robert Dalton, Holly Morrison, Gerald Lillpop, Roseann Livingston, Amy Blackmon		
<b>2.</b>	<b>Agenda Approval:</b>			
	Agenda for	April 7, 2015		
	<b>Recommended Action:</b>	Approve agenda.		
<b>3.</b>	<b>CC&amp;R Conformed Agenda:</b>			
	Conformed Agenda for	March 3, 2015		
	<b>Recommended Action:</b>	Approve Conformed agenda.		
<b>4.</b>	<b>Public Comment: Time For the Audience to Address the Committee On Non-Agenda Items</b>			
	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.			
<b>5.</b>	<b>Communications Requiring Committee Review/Action:</b>			
	None			
	<b>Monthly Staff Report:</b>			
<b>6.</b>	<b>Initial Notice:</b>	<b>Notice Sent</b>	<b>Unit</b>	<b>Complaint</b>
A.	3011 Camerosa Circle	03/26/15	Bar J Ranch Unit #1	Neglected landscaping/weeds
B.	3025 Camerosa Circle	03/26/15	Bar J Ranch Unit #1	Neglected landscaping/weeds
C.	2445 Knollwood Drive	03/26/15	Cameron Park N. #3	5 <sup>th</sup> Wheel trailer-not screened
D.	3505 Serna Court	03/26/15	Bar J Ranch Unit #7	Utility trailers not screened
E.	2905 Clemson Drive	03/20/15	Creekside Estates #2	Boat parked on driveway
F.	3323 Camerosa Circle	03/26/15	Bar J Ranch Unit #1	Neglected landscaping/weeds
G.	2539 Starbuck Road	03/19/15	The Highlands #1	Misc debris/materials /drway
H.	4030 Placitas Drive	03/26/15	Bar J Ranch Unit #1	Neglected landscaping/weeds
I.	3123 Camerosa Circle	03/26/15	Bar J Ranch Unit #1	Neglected landscaping/weeds
J.	3214 Terazza Street	03/26/15	Bar J Ranch Unit #2	Neglected landscaping/weeds
K.	3170 Oakwood Road	03/26/15	Cameron Park N. #3	Utility trailers not screened
L.	3995 El Norte Road	03/26/15	Bar J Ranch Unit #2	Neglected landscaping/weeds
M.	4524 Bocana Road	03/26/15	Bar J Ranch Unit #4	Neglected landscaping/weeds
N.	556 Crazy Horse Court	04/02/15	Cambridge Oaks #3	Neglected landscaping/weeds
O.	512 Crazy Horse Court	04/02/15	Cambridge Oaks #3	Weeds on vacant lot
P.	3704 Larkspur Lane	04/02/15	Cameron Park N. #2	C/trailer parked on driveway
	<b>Recommended Action:</b> None			
<b>7.</b>	<b>Final Notice</b>	<b>Notice Sent</b>	<b>Unit</b>	<b>Complaint</b>
A.	#6255 3540 Fairway Drive	04/02/15	Cameron Park N. #1	Cargo trailer beside driveway
B.	#6256 2527 Knollwood Dr	04/02/15	Cameron Park N. #3	U/trailer & C/trailer/ drway
C.	#6257 2988 Oakleaf Drive	04/02/15	Deer Creek Est. #1	U/trailer stored on driveway
D.	#6258 3685 Sheridan Road	04/02/15	Cameron Park N. #3	Boat stored on driveway
E.	#6259 2494 Knollwood Dr	04/03/15	Cameron Park N. #3	Boat stored on driveway
	<b>Recommended Action:</b> 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><b>Status:</b> The homeowner at 3519 Montero Road was initially cited on July 23, 2014 for being in violation of Bar J Ranch Unit #2 CC&amp;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&amp;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. The homeowner has agreed to stop parking the horse trailer on the street and driveway and to reimburse the CPCSD for legal fees. Legal counsel is currently negotiating the settlement agreement.</p>				
B.	#6228 2967 Royal Park Court	11/19/14	Royal Highlands #1	Vehicles on Property/Nuisance
<p><b>Status:</b> 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&amp;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.</p>				
10.	Pending	Notice Sent	Unit	Complaint
A.	#6251 3756 Millbrae Road	02/24/15	Cameron Park N. #2	R/V trailer beside driveway
B.	3801 Millbrae Road	03/03/15	Cameron Park N. #2	Boat parked on driveway
C.	#6254 3420 Turner Circle	03/17/15	Viewpointe	U/trailer parked on driveway
<i>Recommended Action:</i> None				

11.	Corrected Violations	Notice Sent	Unit	Complaint
A.	#6240 2529 Country Club	11/13/14	Bar J Ranch Unit #1	Neglected landscaping
B.	#6252 3522 Fairway Drive	03/05/15	Cameron Park N. #1	Horse trailer beside roadway
C.	3624 Fairway Drive	02/20/15	Cameron Park N. #1	Tree removal without permit
D.	3788 Cambridge Rd	02/20/15	Cameron Park N. #2	R/V trailer on driveway
E.	4628 Voltaire Court	02/25/15	Cambridge Oaks #1	Cargo trailer beside driveway
F.	3408 Oxford Court	02/27/15	Cameron Park N. #6	Commercial sign on property
G.	3678 Larkspur Lane	02/26/15	Cameron Park N. #2	Boat parked on driveway
H.	3684 Larkspur Lane	02/26/15	Cameron Park N. #2	Cargo trailer beside driveway
I.	4000 Schelin Court	02/26/15	Woodleigh Heights	R/V trailer on driveway
J.	2536 Rosales Street	03/10/15	Bar J Ranch Unit #3	Boat parked on driveway
K.	3627 Hampton Court	02/26/15	Cameron Park N. #3	Misc. debris/materials-yard
L.	2803 Cambridge Rd	02/26/15	Cameron Park #12	Boat parked on driveway
M.	3599 Montclair Road	03/27/15	Cameron Park N. #2	Misc. debris/materials on lot
N.	2780 Hillcrest Drive	03/06/15	Creekside Estates #2	R/V trailer beside driveway
O.	3777 Millbrae Road	02/24/15	Cameron Park N. #2	R.V trailer beside driveway
P.	4054 Berry Road	02/26/15	Cambridge Estates	Boat parked on driveway
Q.	2494 Knollwood Dr	03/06/15	Cameron Park N. #3	U/trailer parked on driveway
	<b>Recommended Action:</b> None			
<b>12.</b>	<b>Matters To and From Committee Members:</b>			
	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.			
<b>13.</b>	<b>Report Back Items:</b>			
	Feasibility of having various CC&R related subdivision maps available on the district's home page.			
<b>14.</b>	<b>Adjournment:</b>			

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

RCV'D	UNIT/ADDRESS	COMPLAINT/REASON CLEARED	CLEARED
02/23/15	4620 Voltaire Ct Cambridge Oaks #3	Large commercial tow truck frequently parking on driveway or on street; did drive-bys on six different dates; unable to verify	03/16/15
03/17/15	3168 Parkdale Lane; Cameron Park #12	Couple of vans, coming & going last two days; some kind of business being run out of garage? Monitored on 3/18, 3/19, 3/20; Unable to verify; No further complaint.	03/23/15
04/01/15	3352 Cambridge	Utility trailer parked on driveway; No applicable clause in CC&Rs	04/03/15