

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, July 7, 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	July 7, 2015		
	Recommended Action:	Approve agenda.		
3.	CC&R Conformed Agenda:			
	Conformed Agenda for	June 2, 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.	3170 Piper Court	06/26/15	Air Park Estates	R/V improperly parked
B.	3162 Piper Court	06/26/15	Air Park Estates	R/V improperly parked
C.	615 Taraya Court	06/18/15	Cambridge Oaks #3	Vacant lot – weeds
D.	4548 Bocana Road	06/10/15	Bar J Ranch Unit #4	Boat parked on driveway
E.	4749 Castana Drive	06/24/15	Bar J Ranch Unit #3	Commercial trailer on dr/way
F.	3749 Millbrae Road	06/25/15	Cameron Park N. #2	Trailers(2) not screened
G.	2700 Wentworth Road	06/15/15	Cameron Park N. #3	R/V improperly parked
H.	3932 Los Santos Drive	06/25/15	Cameron Park N. #1	Inoperable truck on driveway
I.	2720 Wentworth Road	06/24/15	Cameron Park N. #3	5 th wheel improperly parked
J.	3752 Cambridge Road	06/23/15	Cameron Park N. #2	Boat parked in front yard
K.	3805 Bilbao Court	06/23/15	Bar J Ranch Unit #7	Boat improperly parked
L.	3392 Covello Circle	06/18/15	Bar J Ranch Unit #6	Vacant lot – weeds
M.	4321 Crazy Horse Road	06/18/15	Cambridge Oaks #3	Vacant lot – weeds
N.	3508 Montero Road	06/10/15	Bar J Ranch Unit #2	Neglected landscaping/weeds
O.	3740 Antilles Drive	06/10/15	Bar J Ranch Unit #7	Neglected landscaping/weeds
P.	4778 Castana Drive	06/23/15	Bar J Ranch Unit #2	Camper trailer on driveway
Q.	3755 Millbrae Road	06/30/15	Cameron Park N. #2	U/Trailer parked on driveway
R.	3800 Millbrae Road	06/30/15	Cameron Park N. #2	Boat parked on the driveway
S.	3956 Los Santo Drive	06/30/15	Cameron Park N. #1	Pop-up camper beside road
T.	3837 Toronto Road	06/30/15	Cameron Park N. #1	5 th wheel parked on driveway
U.	4601 Castana Drive	06/30/15	Bar J Ranch Unit #4	Motor home on driveway
V.	2527 Westridge Road	07/01/15	Cameron Park N. #3	Misc goods/materials-dr/way
	Recommended Action: None			

7.	Final Notice	Notice Sent	Unit	Complaint
A.	#6283 3793 Los Santos Dr.	06/22/15	Cameron Park N. #1	5 th wheel beside driveway
B.	#6282 2920 Boeing Road	06/23/15	Air Park Estates	Keeping poultry on parcel
C.	#6280 3504 Matador Court	06/12/15	Sierra View Estates	Boat stored on driveway
D.	#6279 3501 Matador Court	06/12/15	Sierra View Estates	Boat stored on driveway
<i>Recommended Action:</i> None				
8.	Pre-Legal Notice	Notice Sent	Unit	Complaint
A.	#6281 2533 Westridge Rd.	06/25/15	Cameron Park N. #3	Boat improperly stored
B.	#6275 2728 Wentworth Rd.	06/25/15	Cameron Park N. #3	R/V trailer improperly parked
C.	#6278 2850 Osborne Road	06/25/15	Cameron Park N. #2	Boat improperly stored
<i>Recommended Action:</i> Forward Items 8A, 8B & 8C to Board of Directors for legal action.				
9.	Legal Cases	Notice Sent	Unit	Complaint
A.	#6219 3519 Montero Road	09/16/14	Bar J Ranch #2	Improper Parking On Street
<p><i>Status:</i> 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 was 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. The homeowner had until May 8, 2015 to respond to the settlement offer to avoid further legal action. Due to inconsistent language contained in Section #17 and Section #19 of the Bar J Ranch Unit #2 CC&Rs the settlement agreement was revised and the homeowner has until July 2, 2015 to accept the District’s offer and avoid further legal action.</p>				
B.	#6228 2967 Royal Park Court	11/19/14	Royal Highlands #1	Vehicles on Property/Nuisance
<p><i>Status:</i> 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</p>				

	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 attorneys are 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.			
10.	Pending	Notice Sent	Unit	Complaint
A.	3685 Sheridan Road	07/01/15	Cameron Park N. #3	Boat stored on driveway
B.	#6270 4767 Castana Drive`	06/10/15	Bar J Ranch Unit #2	Unfinished house painting
C.	3801 Millbrae Road	05/15/15	Cameron Park N. #2	Boat not properly screened
D.	6007 Connery Drive	06/10/15	Cameron Valley Est.	Cargo trailer on driveway
E.	#6272 3846 Archwood Rd	07/01/15	Brooks Estates	Keeping chickens on parcel
F.	#6256 2527 Knollwood Rd	04/23/15	Cameron Park N. #3	Trailers (2) not screened
	<i>Recommended Action:</i> None			
11.	Corrected Violations	Notice Sent	Unit	Complaint
A.	#6259 2494 Knollwood Dr	05/01/15	Cameron Park N. #3	Boat not properly screened
B.	#6269 3474 Covello Circle	05/14/15	Bar J Ranch Unit #5	Neglected landscaping/weeds
C.	#6271 4249 Valtara Road	05/14/15	Bar J Ranch Unit #2	Neglected landscaping/weeds
D.	#6273 3063 Cambridge Rd	05/26/15	Cameron Park N. #8	Keeping chickens on parcel
E.	#6274 4111 Trinidad Drive	05/26/15	Bar J Ranch Unit #9	Neglected landscaping/weeds
F.	3613 Mallorca Court	05/26/15	Sierra View Estates	Boat parked on roadway
G.	3134 Woodleigh Ln	05/12/15	Sierra View Estates	Boat parked on driveway
H.	3140 Woodleigh Ln	05/12/15	Sierra View Estates	Boat parked on driveway
I.	3415 Cambridge Rd	05/12/15	Cameron Park #13	Storage shed – no permit
J.	3802 Chelsea Road	04/21/15	Cameron Park N. #2	U/trailer parked on driveway
K.	3410 Montero Road	06/08/15	Bar J Ranch Unit #5	Neglected landscaping/weeds
L.	#6276 3221 Oxford Road	05/29/15	Air Park Estates	Misc debris/materials/weeds
M.	3827 Los Santos Dr	06/03/15	Cameron Park N. #1	Misc debris/materials
N.	3328 Flame Court	05/08/15	Cameron Woods #1	Improper parking/truck
O.	3684 Chelsea Road	06/04/15	Cameron Park N. #3	5 th wheel trailer beside road
P.	3698 Chelsea Road	06/04/15	Cameron Park N. #3	5 th wheel 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:			
	Discuss Committee Members recommendations related to review of District's web page related to the CC&R/ARC section.			
14.	Adjournment:			