

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
Monday, May 9, 2016 6:30 P.M.
2502 Country Club Drive, Cameron Park, California

1.	Call to Order:			
	Roll Call:	Gerald Lillpop, Holly Morrison, Roseann Livingston, Amy Blackmon, Robert Dalton		
2.	Agenda Approval:			
	Agenda for	May 9, 2016		
	Recommended Action:	Approve agenda.		
3.	CC&R Conformed Agenda:			
	Conformed Agenda for	April 11, 2016		
	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:			
	Enforcement of Cambridge Estates CC&Rs. Homeowner living at 3805 Trestle Glen Court has requested to address the Committee regarding the repetition of a recreational vehicle parking violation at 3800 Trestle Glen Court.			
	Monthly Staff Report:			
6.	Initial Notice:	Notice Sent	Unit	Complaint
A	4407 Voltaire Drive	04/29/16	Cambridge Oaks #1	Neglected landscaping; weeds in front yard
B.	4165 Crazy Horse Road	04/29/16	Cambridge Oaks #1	Neglected landscaping; weeds in front yard
C.	2581 Country Club Drive	04/29/16	Cameron Park N. #3	Utility trailer parked on driveway/not screened
D.	615 Taraya Court	04/29/16	Cambridge Oaks #3	Vacant lot/weeds
E	3314 Country Club Drive	04/29/16	Cameron Park N. #1	Boat parked on driveway/not screened
F.	3033 Granada Circle	04/29/16	Cameron Park N. #8	Miscellaneous materials front of property
G.	2988 Oakleaf Drive	04/22/16	Deer Creek Est. #1	Utility trailer parked on driveway
H.	3000 Oakleaf Drive	04/22/16	Deer Creek Est. #1	Utility trailers (2) parked on driveway
I.	4307 Gailey Circle	04/22/16	Bar J Ranch Unit #9	Neglected landscaping/yard needs to be renovated
J.	4246 Gailey Circle	04/22/16	Bar J Ranch Unit #9	Neglected landscaping/weeds on front of property
K.	3983 El Norte Road	04/22/16	Bar J Ranch Unit #2	Neglected landscaping/weeds on front of property
L.	4225 Gailey Circle	04/22/16	Bar J Ranch Unit #9	Off-road vehicle on trailer/parked on driveway
M.	2959 Oakleaf Drive	04/22/16	Deer Creek Est. #1	Utility trailer & boat parked on driveway
N.	3508 Covello Circle	05/02/16	Bar J Ranch Unit #3	Neglected landscaping/unimproved front yard
O.	3523 Covello Circle	05/02/16	Bar J Ranch Unit #3	Utility trailer parked beside the driveway
P.	3684 Larkspur Lane	05/03/16	Cameron Park N. #2	Cargo trailer parked on the side of the property
Q.	2695 Country Club Drive	05/04/16	Cameron Park N. #2	Misc. goods/materials/paraphernalia
R.	2679 Country Club Drive	05/04/16	Cameron Park N. #2	Trailer/motorcycle carrier & excessive weeds
S.	3734 Chelsea Road	05/04/16	Cameron Park N. #3	Recreational vehicle trailer parked on driveway
T.	3011 Camerosa Circle	05/04/16	Bar J Ranch Unit #1	Neglected landscaping/front yard weeds
U.	4028 Berry Road	05/05/16	Cambridge Estates	Recreational vehicle trailer parked on driveway
V.	3555 Castlebrook Road	05/05/16	Cameron Park N. #1	Utility trailer parked on corner of front lawn
	Recommended Action: None			

7.	Final Notice	Notice Sent	Unit	Complaint
A.	#6335 3800 Trestle Glen	04/25/16	Cambridge Estates	Motorhome stored on driveway
B.	#6336 3678 Cambridge Rd	04/25/16	Cameron Park N. #2	R/V trailer beside house/improperly screened
C.	#6337 2656 Knollwood Dr	04/25/16	Cameron Park N. #3	Horse trailer parked beside the driveway
D.	#6338 2527 Westridge Rd	04/27/16	Cameron Park N. #3	Commercial sign (Contractor) on front of property
E.	#6339 2527 Westridge Rd	04/27/16	Cameron Park N. #3	Miscellaneous debris/materials/top of driveway
F.	#6340 2527 Westridge Rd	04/27/16	Cameron Park N. #3	Misc trailers/equipment improperly stored
G.	#6341 3726 Antilles Road	04/28/16	Bar J Ranch Unit #7	Utility trailer parked beside driveway
H.	#6342 3842 Cambridge Rd	04/28/16	Cameron Park N. #2	Boat parked in yard and visible from street
Recommended Action: None				
8.	Pre-Legal Notice	Notice Sent	Unit	Complaint
A.	#6333 4321 Crazy Horse	04/28/16	Cambridge Oaks #3	Neglected landscaping/weeds on vacant lot
B.	#6334 4297 Crazy Horse	04/28/16	Cambridge Oaks #3	Neglected landscaping/weeds on property
Recommended Action: Forward items 8A & 8B to Board of Directors for legal action.				
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 the 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 20, 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 legal action in abeyance until after the Board of Directors held their annual reorganization 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 meeting. On November 6, 2014 a letter was sent to the homeowner informing him of this change. The November 19, 2014 regular Board meeting was cancelled and the item was subsequently approved for legal action at the next regular Board meeting held on December 10, 2014. No further enforcement action had been taken pending further discussion by the Board of Directors. At the direction of the Board of Directors the District proceeded with further legal action to compel compliance. Legal counsel 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 sent their previous letter to what appeared to be valid U.S. Mail addresses for the homeowner. The District's attorney was 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. In mid-July, 2015 legal counsel received signed receipts from both of the homeowners at their new address. The male homeowner contacted the CC&R Compliance Offer on July 24, 2015 and stated that he would call back the following week to schedule a meeting date with legal counsel and the Compliance Officer. As of July 30, 2015 the homeowner had 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 24, 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 paid the delinquent taxes and legal counsel has filed the lawsuit. Legal counsel is in the process of attempting to personally serve the owner with the lawsuit. If legal counsel is unable to personally serve the owner, then legal counsel will request a court to serve the owner by publication. Once served, the homeowner will have 30 days to file a response. As of January 27, 2016 legal counsel advises that the Grant Deed lists two owners, one male and one female. Legal counsel successfully served the female owner with the lawsuit but has not been able to locate and serve the male owner. Legal counsel has verified with the post office that the male owner now receives mail at 2967 Royal Park Court and will make another attempt to serve him there. The female owner failed to respond to the lawsuit within thirty days of being served and legal counsel filed a notice of entry with the court for her. On February 22, 2016 the court held a case management conference. Legal counsel attended telephonically. The male owner appeared in court and told the court that he would accept service of the lawsuit if it is mailed to him. The court told</p>				

	<p>legal counsel to mail the lawsuit to the male owner. The court scheduled the next case management conference for April 25, 2016. Once the male owner accepts service of the lawsuit he has 30 days to file a response. Legal counsel has successfully sub-served the male owner with the lawsuit. The male owner has 30 days from May 1, 2016 to file a response to the lawsuit. On April 25, 2016, legal counsel telephonically attended a hearing with the court to discuss the status of the lawsuit. The judge told legal counsel to complete the service of the lawsuit against the male owner and wait to see if he responds prior to filing a request for default judgment against the female owner. If the male owner fails to respond, then the judge told legal counsel to file a motion for default judgment for both owners at the same time, because only one judgment for the entire amount may be ordered by the court. If the male owner responds legal counsel will pursue the litigation against him.</p>			
B.	#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 is proceeding with the lawsuit. Legal counsel has filed a lawsuit with the Court and as of April 1, 2016 they have been in the process of trying to serve the subpoena. Once served, the homeowner has 30 days to respond. As of April 18, 2016 the necessary fence was constructed and the boat is no longer visible from the roadway.</p>			
C..	#6294 3830 Hillsborough Road 10/08/15 Cameron Park N. #2 Shed Construction/No Permit			
	<p>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. On January 8, 2016 legal counsel sent a letter to the owners informing them that within two weeks they must submit an application for approval by the architectural review committee along with plans and specifications for the shed or the District would be forced to proceed with legal action. As of January 27, 2016 neither legal counsel or the District has received a response from the owner and legal counsel is preparing the lawsuit. Legal counsel has filed a lawsuit with the Court and on April 1, 2016 legal counsel successfully served the owner with the lawsuit. The owner had 30 days to respond and his response was due May 2, 2016. The owner failed to respond in a timely manner and legal counsel will file a notice of entry of default against him.</p>			
10.	Pending	Notice Sent	Unit	Complaint
A.	3366 Fairway Drive	04//06/16	Cameron Park N. #1	R/V trailer improperly parked/not screened
B.	2885 Cambridge Road	04/11/16	Cameron Park N. #2	Fence screening of vehicle not finished
C.	4524 Bocana Road	04/14/16	Bar J. Ranch #4	Neglected landscaping/weeds
D.	512 Crazy Horse Road	04/15/16	Cambridge Oaks #3	Vacant lot/weeds
E.	3269 Cambridge Road	04/25/16	Cameron Park N. #8	Fence constructed in front yard setback area
F.	3253 Cambridge Road	04/25/16	Cameron Park N. #8	Fence constructed in front yard setback area
	Recommended Action: None			
11.	Corrected Violations	Notice Sent	Unit	Complaint
A.	#6326 3437 Montero Road	03/25/16	Bar J Ranch Unit #5	Vehicle parked on street overnight
B.	#6327 2878 Holly Hills Ln	03/24/16	Cameron Park N #1	Utility trailer parked on driveway/not screened
C.	#6328 3593 Castlebrook Rd	03/24/16	Cameron Park N #1	Cargo trailer parked beside house/visible
D.	2445 Knollwood Dr	04/06/16	Cameron Park N #3	Utility trailer parked on driveway/visible
E.	4196 Valtara Road	03/11/16	Bar J Ranch Unit#2	Barking dog creating an annoyance/nuisance
F.	2527 Knollwood Dr	04/06/16	Cameron Park N #3	Miscellaneous debris/materials end of driveway
G.	#6318 3530 Fairway Drive`	03/25/16	Cameron Park N#1	Utility trailer improperly parked/not screened
H.	3815 Millbrae Road	03/25/16	Cameron Park N #2	Utility trailer parked beside the driveway
I.	#6281 2533 Westridge Rd	06/25/15	Cameron Park N #3	Boat stored beside the house/not screened
J.	3720 Chelsea Road	04/07/16	Cameron Park N 3	Boat parked beside the driveway/not screened
K.	#6313 3323 Turner Circle	03/25/16	Viewpointe	Motorhome improperly stored/not screened
L.	2616 Alana Court	04/11/16	Bar J Ranch Unit #1	Neglected landscaping/no ground cover/planting
M.	#6330 3801 Kimberly Road	04/15/16	Cameron Park N. #3	Cargo trailer parked beside roadway
N.	4240 Crazy Horse	04/15/16	Cambridge Oaks #3	Utility trailer parked on the driveway
O.	3746 Antilles Road	04/14/16	Bar J Ranch Unit #7	Utility trailer parked beside the driveway
P.	2695 Country Club	04/13/16	Cameron Park N. #2	Boat beside driveway/visible from roadway
	Recommended Action: 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.
A.	CC&R Committee Meeting dates. At the last CC&R Committee Meeting held on April 11, 2016 the Committee reviewed and discussed the meeting dates for the remainder of calendar year 2016. The Committee agreed to have the matter included on the May 9, 2016 agenda for further review, discussion and action.
	<i>Recommended Action:</i> Review and discuss regular Committee meeting dates for the remainder of calendar year 2016 and take appropriate action.
13.	Report Back Items:
	None
14.	Adjournment: