

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, September 12, 2016 6:30 P.M.
2502 Country Club Drive, Cameron Park, California

1.	Call to Order:			
	Roll Call:	Gerald Lillpop, Holly Morrison,, Amy Blackmon, Robert Dalton, Deborah Cole		
2.	Agenda Approval:			
	Agenda for	September 12, 2016		
	Recommended Action:	Approve agenda.		
3.	CC&R Conformed Agenda:			
	Conformed Agenda for	August 8, 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:			
	None			
	Monthly Staff Report:			
6.	Initial Notice:	Notice Sent	Unit	Complaint
A.	2572 Deer Trail Lane	08/29/16	Cameron Park #12	Motor home parked beside the street
B.	2606 Deer Trail Lane	08/29/16	Cameron Park #12	Miscellaneous debris/materials/front yard/drway
C.	3912 De Sabla Road	08/29/16	Cameron Park N #1	5 th wheel trailer parked on driveway
D.	4601 Castana Drive	08/29/16	Bar J Ranch Unit #4	Boat parked beside the driveway
E.	4509 Caland Court	08/29/16	Bar J Ranch Unit #4	Motor home parked on the driveway
F.	2860 Hillcrest Drive	08/29/16	Deer Creek Estates	Commercial trailer parked beside the roadway
G.	2609 Deer Trail Lane	08/29/16	Cameron Park #12	Recreational vehicle trailer parked on driveway
H.	4734 Castana Drive	08/31/16	Bar J Ranch Unit #3	Neg. landscaping/needs maintenance per CC&Rs
I.	4749 Castana Drive	08/31/16	Bar J Ranch Unit #3	Neg. landscaping/needs maintenance per CC&Rs
J.	4574 Castana Drive	08/31/16	Bar J Ranch Unit #4	Neg. landscaping/needs maintenance per CC&Rs
K.	4761 Castana Drive	08/31/16	Bar J Ranch Unit #3	Neg. landscaping/needs maintenance per CC&Rs
L.	4787 Castana Drive	09/02/16	Bar J Ranch Unit #2	Neg. landscaping/needs maintenance per CC&Rs
M.	4486 Bocana Road	09/02/16	Bar J Ranch Unit #5	Neg. landscaping/needs maintenance per CC&Rs
N.	4665 Abrijo Road	09/02/16	Bar J Ranch Unit #5	Neg. landscaping/needs maintenance per CC&Rs
O.	4689 Abrijo Road	09/02/16	Bar J Ranch Unit #5	Neg. landscaping/needs maintenance per CC&Rs
P.	4644 Abrijo Road	09/02/16	Bar J Ranch Unit #5	Neg. landscaping/needs maintenance per CC&Rs
Q.	4581 Castana Drive	09/02/16	Bar J Ranch Unit #4	Neg. landscaping/needs maintenance per CC&Rs
R.	4425 Aventine Road	09/02/16	Bar J Ranch Unit #4	Neg. landscaping/needs maintenance per CC&Rs
S.	3361/67 Turner Circle	08/18/16	Viewpointe	Abandoned vehicle-Range Rover
T.	3801/09 Sheridan Road	08/10/16	Cameron Park N. #3	Abandoned vehicle-Chevrolet
U.	4671 Abrijo Road	09/08/16	Bar J Ranch Unit #5	Unightly items/rubbish & debris/front of parcel
V.	3523 Covello Circle	09/09/16	Bar J Ranch Unit #3	Utility trailer improperly parked/not screened
W.	3811 Chelsea Road	09/09/16	Cameron Park N. #2	Boat improperly parked on the side of the property

	Recommended Action: None			
7.	Final Notice	Notice Sent	Unit	Complaint
A.	#6384 3938 Placitas Drive	09/06/16	Bar J Ranch Unit #7	Misc debris/materials on and beside driveway
B.	#6380 3214 Terazza Street	09/06/16	Bar J Ranch Unit #2	Neglected landscaping/weeds & dead lawn
C.	#6385 2860 Hillcrest Drive	09/08/16	Deer Creek Est. #8	Commercial trailer parked beside the roadway
D.	#6386 4111 Trinidad Drive	09/08/16	Bar J Ranch Unit #9	Neg. landscaping/needs maintenance per CC&Rs
	Recommended Action: None			
8.	Pre-Legal Notice	Notice Sent	Unit	Complaint
	None			
	Recommended Action: None			
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 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</p>			

	<p>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. The male owner has been successfully served with the lawsuit and must file a response no later than June 10, 2016. Legal counsel will wait until June 10, 2016 to see whether a response is filed. If so, legal counsel will respond to the male owner's response. If the male owner fails to respond, legal counsel will file an entry of notice of default against him. The female owner is already in default. The male owner filed an answer to the District's complaint. Legal counsel is in the process of preparing discovery requests in the form of a) form interrogatories, b) requests for admissions, and c) requests for production of documents to be served on the defendant. Once legal counsel receives defendant's responses to the discovery they will evaluate the case and discuss with the District the possibility of participating in mediation in order to resolve this matter. The female owner is already in default and Plaintiff's counsel will file a motion for default judgment against the female owner.</p> <p>The original complaint did not contain copies of some of the documents that were to be attached as exhibits. Legal counsel drafted a request to file an amended complaint to include the omitted documents which the court granted. The amended complaint and all documents were finally served on the homeowners on September 1, 2016. Their response to the amended complaint is due within thirty days.</p>			
B.	#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. The owner requested an extension of time to respond to the law suit and legal counsel allowed an extension until May 20, 2016. The homeowner requested and was sent a copy of the current invoice for attorney fees. The owner refused to pay the amount incurred by the District in attorney fees and costs. The owner then filed a response to the lawsuit in the form of a general denial. Legal counsel is preparing form interrogatories, requests for admissions and a request for production of documents in order to obtain evidence that the owner failed to comply with the CC&Rs. Once legal counsel receives defendant's responses to the discovery, they will evaluate the case and discuss with the District the possibility of participating in mediation in order to resolve this matter. On August 23, 2016 the homeowner dismantled the shed. This violation is considered as resolved.</p>			
C.	#6340	2527 Westridge Drive	05/27/16	Cameron Park N. #3 Improper Storage of Trailers & Equipment
	<p>Status: On July 20, 2016 the Board of Directors, by a vote of 5-0, approved forwarding this case to legal counsel for further action. Accordingly, the case was forwarded to legal counsel. On September 6, 2016 the homeowner contacted the CC&R Compliance Officer to notify him that the welder has prepared the gate design; the post that the gate will hang from has been installed and project should be completed by the end of September.</p>			
D.	#6335	3800 Trestle Glen Ct.	06/07/16	Cambridge Estates Improper Parking of Motorhome
	<p>Status: On July 20, 2016 the Board of Directors, by a vote of 5-0, approved forwarding this case to legal counsel for further action. Accordingly, the case was forwarded to legal counsel. On August 4, 2016 legal counsel notified the homeowner that unless within ten days he must cease and desist from parking the recreational vehicle on his driveway the District would be forced to file a lawsuit against him. The homeowner moved the vehicle from the driveway on August 15, 2016 and returned it again on August 26, 2016. On August 31, 2016 the CC&R Compliance Officer sent the homeowner a repeat offender letter. The letter informed the homeowner that by September 6, 2016 the motorhome must either be properly parked in accordance with the requirements of Article VI.2 of the Cambridge Estates CC&Rs or removed and kept removed from the property. Otherwise, the District will be forced to file a lawsuit against him.</p>			
E.	#6353	3036 Boeing Road	06/30/16	Air Park Estates Improper Parking of Motorhome
	<p>Status: On July 20, 2016 the Board of Directors, by a vote of 5-0, approved forwarding this case to legal counsel for further action. Accordingly, the case was forwarded to legal counsel. As of August 8, 2016 the motorhome had been removed from the property. This violation is considered as resolved.</p>			
F.	#6364	2535 Country Club Road	08/01/16	Bar J Ranch Unit #1 Neglected landscaping/Front Yard
	<p>Status: On August 17, 2016 the Board of Directors, by a vote of 5-0, approved forwarding this case to legal counsel for Further action. Accordingly, the case was forwarded to legal counsel.</p>			
10.	Pending	Notice Sent	Unit	Complaint
A.	#6375	2620 Wentworth Rd	09/02/16	Cameron Park N. #3 Recreational vehicle parked beside the house
B.	#6377	2620 Wentworth Rd	09/02/16	Cameron Park N. #3 Misc debris/materials beside the house

C.	3355 Colina Court	08/19/16	Viewpointe	Misc building materials on and beside driveway
D.	3801 Los Santos Dr	08/19/16	Cameron Park N. #1	Building a fence inconsistent with specifications
E.	#6369 2642 Bertella Road	08/01/16	Bar J Ranch Unit #6	Neg. landscaping/no vegetation/ground covering
F.	#6361 4280 Gailey Circle	07/25/16	Bar J Ranch Unit #9	Neg. landscaping/needs maintenance per CC&Rs
G.	#6379 4642 Abrijo Road	08/19/16	Bar J Ranch Unit #5	Neg. landscaping/no vegetation/ground covering
Recommended Action: None				
11. Corrected Violations				
	Notice Sent	Unit	Complaint	
A.	#6360 3102 Knollwood Dr	07/25/16	Cameron Park N. #2	Boat improperly parked beside the driveway
B.	#6373 3955 De Sabla Rd	08/01/16	Cameron Park N. #1	Camper type trailer parked beside the driveway
C.	#6374 2911 Clemson Dr	08/01/16	Creekside Estates #2	Recreational vehicle trailer parked on driveway
D.	3746 Toronto Road	08/03/16	Cameron Park N. #1	Recreational vehicle trailer parked beside house
E.	2809 Wentworth Rd	07/25/16	Cameron Park N. #2	Neglected landscaping/piles of dead brush
F.	2908 Pasada Court	08/02/16	Viewpointe	Boat parked on the side of the roadway
G.	4521 Bocana Road	07/28/16	Bar J Ranch Unit #4	Negative landscaping-dry brush/tree cuttings
H.	4475 Bocana Road	07/28/26	Bar J Ranch Unit #5	Neglected landscaping/weeds in front yard
I.	4767 Castana Drive	07/29/16	Bar J Ranch Unit #2	Neglected landscaping/weeds in front yard
J.	#6353 3036 Boeing Road	06/30/16	Air Park Estates	Improper parking of motorhome side of property
K.	4524 Bocana Road	04/14/16	Bar J Ranch Unit #4	Neglected landscaping/weeds in front yard area
L.	#6359 3006 Merrywood Cir	06/30/16	Cameron Park N. #2	Boats (2) improperly parked on & beside dr/way
M.	2122 Decente Court	08/15/16	Bar J Ranch Unit #3	Inoperable vehicle/expired license plate
N.	3801 Los Santos Dr	08/19/16	Cameron Park N. #1	Building a fence/expired permit
O.	#6378 3056 Camerosa Cir	08/15/16	Bar J Ranch Unit #1	Recreational vehicle trailer parked on driveway
P.	2572 Deer Trail Ln	08/26/16	Cameron Park #121	Motor home parked beside the roadway
Q.	#6381 3931 Toronto Road	08/19/16	Cameron Park N. #1	Recreational vehicle trailer parked on driveway
R.	#6294 3830 Hillsborough	06/02/16	Cameron Park N. #2	Shed was constructed without a building permit
S.	#6367 3886 Los Santos Dr	07/20/16	Cameron Park N. #1	Neglected landscaping/dead brush cuttings
T.	#3683 3683 Toronto Road	08/16/16	Cameron Park N. #1	Neglected landscaping
U.				
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.	Brown/dead lawns due to previous water restrictions.			
13. Report Back Items:				
None				
14. Adjournment:				