

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, November 7, 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	November 7, 2016		
	Recommended Action:	Approve agenda.		
3.	CC&R Conformed Agenda:			
	Conformed Agenda for	September 12, 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.	3627 Covello Circle	10/26/16	Bar J Ranch Unit #7	Utility trailer parked beside the driveway
B.	3505 Serna Court	10/26/16	Bar J Ranch Unit #7	Utility trailer parked on driveway/visible
C.	3881 Ziana Road	10/26/16	Bar J Ranch Unit #8	Utility trailer parked beside the driveway
D.	3846 Archwood Road	10/26/16	Brooks Estates	Frequently barking dogs/annoyance/nuisance
E.	3742 Cambridge Road	10/26/16	Cameron Park N.#2	Miscellaneous debris/materials/beside roadway
F.	2740 Cambridge Road	10/24/16	Cameron Park #11	House trailer parked near front of property
G.	2748 Cambridge Road	10/24/16	Cameron Park #11	House trailer parked on the side of the property
H.	7046 Sinclair Drive	10/24/16	Cameron Valley Est.	Garbage cans not properly stored
I.	7018 Sinclair Drive	10/24/16	Cameron Valley Est.	Garbage cans not properly stored
J.	6011 Connery Drive	10/24/16	Cameron Valley Est.	Utility trailer parked on driveway/not screened
K.	7032 Sinclair Drive	10/24/16	Cameron Valley Est.	Garbage cans not properly stored
L.	6017 Connery Drive	10/24/16	Cameron Valley Est.	Garbage cans not properly stored
M.	6007 Connery Drive	10/24/16	Cameron Valley Est.	Garbage cans not properly stored
N.	6056 Connery Drive	10/24/16	Cameron Valley Est.	Garbage cans not properly stored
O.	4753 Castana Drive	10/20/16	Bar J Ranch Unit #2	Motor home parked on the driveway
P.	3831 Ziana Road	10/20/16	Bar J Ranch Unit #7	Neglected front yard maintenance/no vegetation
Q.	3838 Ziana Road	10/20/16	Bar J Ranch Unit #7	Neglected front yard maintenance/no vegetation
R.	4641 Abrijo Road	10/20/16	Bar J Ranch Unit #5	Neglected front yard maintenance
S.	3759 Sheridan Road	10/20/16	Cameron Park N.#3	Recreational vehicle trailer parked beside roadway
T.	512 Donell Court	10/20/16	Cameron Valley Est.	Recreational vehicle trailer parked on driveway
U.	3086 Braemer Drive	10/20/16	Cameron Valley Est.	Utility trailer improperly parked on side of road
V.	3200 Fairway Drive	10/19/16	Air Park Estates	Motor home parked on driveway/over ten days
W.	3870 Los Santos Drive	10/17/16	Cameron Park N.#1	Utility trailer full of misc. debris/materials; dr/way
X.	3740 Los Santos Drive	10/17/16	Cameron Park N.#1	Cargo trailer parked beside the driveway/visible
Y.	3951 Los Santos Drive	10/17/16	Cameron Park N.#1	Utility trailer full of misc.debris/materials/visible

Z.	3726 Los Santos Drive	10/17/16	Cameron Park N.#1	Utility trailer parked beside the driveway
A-1.	3721 Los Santos Drive	10/17/16	Cameron Park N.#1	Utility trailer parked on side of property/visible
A-2.	3816 De Sabla Road	10/17/16	Cameron Park N.#1	Utility trailer parked on the driveway/visible
A-3.	3816 De Sabla Road	10/17/16	Cameron Park N.#1	Boat parked on front of property/covered/tarp
A-4.	3822 De Sabla Road	10/17/16	Cameron Park N.#1	R/V trailer parked on the front of the property
A-5.	3680 Toronto Road	10/17/16	Cameron Park N.#1	R/V trailer parked on the side of the property
A-6.	3708 Toronto Road	10/17/16	Cameron Park N.#1	Recreational vehicle trailer parked on side of road
A-7.	3692 Toronto Road	10/17/16	Cameron Park N.#1	Boat parked on the side of the driveway/visible
A-8.	3606 Cambridge Road	10/14/16	Cameron Park N.#2	Camper type trailer parked beside the driveway
A-9.	3424 Majar Court	10/14/16	Cameron Park N.#7	Commercial vehicle maintenance on property
A-10.	3102 Knollwood Drive	10/14/16	Cameron Park N.#2	Cargo trailer parked on side of property/visible
A-11.	4581 Castana Drive	10/12/16	Bar J Ranch Unit #4	Neglected front yard maintenance
A-12.	4761 Castana Drive	10/12/16	Bar J Ranch Unit #4	Neglected front yard maintenance
A-13.	4734 Castana Drive	10/12/16	Bar J Ranch Unit #3	Neglected front yard maintenance
A-14.	4425 Aventine Drive	10/12/16	Bar J Ranch Unit #4	Neglected front yard maintenance
A-15.	2680 Crane Way	11/01/16	Creekside Estates #6	Recreational vehicle trailer parked on driveway

Recommended Action: None

7.	Final Notice	Notice Sent	Unit	Complaint
A.	#6391 2674 Crane Way	11/01/16	Creekside Estates #6	Recreational vehicle trailer parked on driveway
B.	#6392 3355 Colina Court	11/02/16	Viewpointe	Misc materials beside driveway/trailer on street

Recommended Action: None

8.	Pre-Legal Notice	Notice Sent	Unit	Complaint
A.	#6381 3931 Toronto Road	10/25/16	Cameron Park N.#1	R/V trailer parked on driveway

Recommended Action: Forward Agenda Item 8A to Board of Directors for legal action.

9.	Legal Cases	Notice Sent	Unit	Complaint
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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 Officer 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,</p>				

	<p>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.</p> <p>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.</p> <p>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.</p> <p>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. 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. The homeowner's response was not submitted. The next steps in the lawsuit are as follows. The District's counsel is requesting the court to require the male owner to provide the District's counsel written responses to questions and requests for documents ("discovery"). The District's counsel is filing a request for a judgment against the female owner.</p>
B.	<p>#6340 2527 Westridge Drive 05/27/16 Cameron Park N. #3 Improper Storage of Trailers & Equipment</p>
	<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. As of October 17, 2016 the gate had been installed. This violation is considered as resolved.</p>
C.	<p>#6364 2535 Country Club Drive 08/01/16 Bar J Ranch Unit #1 Neglected Landscaping/Front Yard</p>
	<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. Both Certified and First Class Mail was being returned as 'unclaimed' and the homeowner finally contacted legal counsel by telephone on October 21, 2016. The homeowner has relocated to Reno, Nevada. The homeowner began the necessary maintenance work on the neglected landscaping on October 28, 2016.</p>
D.	<p>#6335 3800 Trestle Glen Ct. 06/07/16 Cambridge Estates Improper Parking - Motorhome</p>
	<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 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 motor home 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 would be forced to file a lawsuit against him. The motorhome was removed from the property on September 9, 2016. As of November 1, 2016 the motorhome has not been returned to the property. This violation is considered as resolved.</p>

E.	#6361	4280 Gailey Circle	07/25/16	Bar J Ranch Unit #9	Neglected Landscaping/Front Yard
	Status: On September 21, 2016 the Board of Directors, by a vote of 3-0, approved forwarding this case to legal counsel for further action. Accordingly, the case has been forwarded to legal counsel.				
F.	#6369	2642 Bertella Road	08/01/16	Bar J Ranch Unit #5	Neglected Landscaping/Front Yard
	Status: On September 21, 2016 the Board of Directors, by a vote of 3-0, approved forwarding this case to legal counsel for further action. Accordingly, the case has been forwarded to legal counsel.				
10.	Pending	Notice Sent	Unit	Complaint	
A.	#6386	4111 Trinidad Drive	09/08/16	Bar J Ranch Unit #9	Neglected landscaping-front yard maintenance
B.	#6379	4642 Abrijo Road	09/30/16	Bar J Ranch Unit #5	Neglected landscaping-front yard maintenance
C.		4749 Castana Drive	10/12/16	Bar J Ranch Unit #3	Neglected landscaping-front yard maintenance
D.	#6380	3214 Terazza Street	09/06/16	Bar J Ranch Unit #2	Neglected landscaping-weeds/dead lawn
E.	#6388	2606 Deer Trail Ln	10/06/16	Cameron Park #12	Miscellaneous debris/materials-front yard-dr/way
	Recommended Action: None				
11.	Corrected Violations	Notice Sent	Unit	Complaint	
A.	#6378	3056 Camerosa Cir.	10/06/16	Bar J Ranch Unit #1	Recreational vehicle trailer parked on driveway
B.	#6390	3589 Mira Loma Dr	10/07/16	Cameron Woods #6	Recreational vehicle trailer parked on street
C.	#6371	3594 Covello Circle	08.08/16	Bar J Ranch Unit #7	Neglected landscaping front yard
D.	#6385	2860 Hillcrest Drive	09/08/16	Deer Creek Estates #8	Commercial recreational vehicle beside roadway
E.	#6384	3938 Placitas Drive	09/06/16	Bar J Ranch Unit #7	Miscellaneous debris/materials on driveway
F.		4509 Caland Court	08/26/16	Bar J Ranch Unit #4	Motor home parked on the driveway
G.		4601 Castana Drive	08/26/16	Bar J Ranch Unit #4	Boat parked beside the driveway
H.		3912 De Sabla Road	08/26/16	Cameron Park N.#1	5 th wheel trailer parked on the driveway
I.		4665 Abrijo Road	09/02/16	Bar J Ranch Unit #5	Neglected landscaping/needs yard maintenance
J.		3801 Chelsea Road	09/13/16	Cameron Park N#2	Boat parked on the side of the property/visible
K.		4787 Castana Drive	09/02/16	Bar J Ranch Unit #2	Neglected landscaping/needs yard maintenance
L.		4689 Abrijo Road	09/02/16	Bar J Ranch Unit #5	Neglected landscaping/needs yard maintenance
M.	#6387	521 Crazy Horse	09/14/16	Cambridge Oaks #3	Vehicles improperly parked/overnight on street
N.		4486 Bocana Road	09/02/16	Bar J Ranch Unit #5	Neglected landscaping/needs yard maintenance
O.		4671 Abrijo Road	09/08/16	Bar J Ranch Unit #5	Unightly items/rubbish & debris/front of parcel
P.		3523 Covello Circle	09/09/16	Bar J Ranch Unit #3	Utility trailer improperly parked/not screened
Q.		3347 Bow Mar Ct	09/27/16	Cameron Park #11	Keeping chickens on the property
R.	#6340	2527 Westridge Rd	05/27/16	Cameron Park N.#3	Improper storage of trailer
S.		4574 Castana Drive	10/12/16	Bar J Ranch Unit #4	Neglected landscaping/front lawn
T.	#6375	2620 Wentworth Rd	09/02/16	Cameron Park N.#3	Recreational vehicle stored beside the house
U.	#6377	2620 Wentworth Rd	09/02/16	Cameron Park N.#3	Miscellaneous debris/materials beside the house
V.		3361/67 Turner Cir.	08/18/16	Viewpointe	Abandoned vehicle
W.		3801/09 Sheridan Rd	08/10/16	Cameron Park N #3	Abandoned vehicle
X.	#6389	2609 Deer Trail Ln	10/06/16	Cameron Park #12	Recreational vehicle trailer parked on driveway
Y.		2700 Knollwood Dr	10/05/16	Cameron Park N #3	Utility trailer parked on the driveway
Z.		3900 Placitas Drive	09/19/16	Bar J Ranch Unit #7	Barking dog causing an annoyance/nuisance
A-1.		3963 Toronto Road	10/14/16	Cameron Park N.1	Boat parked beside the driveway/no screened
A-2.		3095 Camerosa Cir.	10/14/16	Bar J Ranch Unit #1	R/V trailer parked on the street
A-3.		2708 Knollwood Dr	10/05/16	Cameron Park N#3	Camper-type vehicle equipment on front lawn
A-4.	#6335	3800 Trestle Glen Ct	06/07/16	Cambridge Estates	Improper parking of recreational vehicles
	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.				
13.	Report Back Items:				
	None				
14.	Adjournment:				