

Cameron Park Community Services District
2502 Country Club Drive
Cameron Park, CA 95682



**Covenants, Conditions & Restrictions (CC&R) Committee
Meeting
Monday, February 3rd, 2025
5:30 p.m.**

**Cameron Park Community Center – Social Room
2502 Country Club Drive
Cameron Park, CA 95682**

Agenda

Members: Bob Dutta (BD), Katie Gilchrest (KG), Tim Israel (TI), Candace Hill Calvert (CHC),
Terry Eastwood (TE)
Alternate: Sid Bazett (SB)

Staff: CC&R Compliance Officer Jim Mog, General Manager Alan Gardner

CALL TO ORDER

ROLL CALL

Public testimony will be received on each agenda item as it is called. The principal party on each side of an issue is allocated 10 minutes to speak, individual comments are limited to 3 minutes except with the consent of the Committee; individuals shall be allowed to speak on an item only once. Members of the audience are asked to volunteer their name before addressing the Committee. The Committee reserves the right to waive said rules by a majority vote.

1. APPROVAL OF AGENDA

2. APPROVAL OF CONFORMED AGENDA

- a. Conformed Agenda – CC&R Meeting – January 6th, 2025

OPEN FORUM

Members of the public may speak on any item not on the agenda that falls within the responsibilities of the Committee.

DEPARTMENT MATTERS

3. Nomination of Committee Chair and Vice Chair

4. Welcome Back and Tutorial about the role of CC&R Committee members.

5. Monthly Staff Report

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report)
 - Total Cases Open = 36
 - Courtesy Notices – 8
 - Initial Notices – 6
 - Final Notices – 4
 - Pre-legal Notices – 2
 - Referred to Legal – 1
 - December Cleared Cases – 4
 - December New Cases – 5

- b. Architectural Review Projects – Period – December 2024
 - Projects Reviewed – 19
 - Projects Approved – 19

Summary of ARC Projects:

- Roofs – 9
- Solar – 1
- Tree Removals – 0
- Fences – 2
- New Home Const. – 0
- ADU/JADU – 0
- Swimming Pool – 3
- Exterior House Paint – 0
- Carport – 0
- Deck – 2
- Exterior Renovation/Room Addition – 0
- Siding Replacement – 0
- Detached Garage – 1
- Gazebo/Pergola/Patio Cover – 0
- Storage Shed – 0
- Retaining Wall – 1

6. Pre-legal/Council Pre-legal Request – Committee Action Required

- a. **CCR20-1053 – 3589 Castlebrook Rd.** – Case has been re-opened for the same trailer violation. The homeowner was at the last meeting in which they were served pre-legal notice from the CSD. The committee reviewed the process of violations with the owner that violations do not reset after abatement, but that they will re-open if the same violation appears. The owner understood this, cleared the violation for several months. The trailers came back during the Thanksgiving and Christmas holidays and have

remained in the frontage since those holidays. Staff is requesting one of the two actions available.

1. Send an additional CSD pre-legal notice with the approval to move to Counsels pre-legal notice if not abated.
2. Move directly to the Counsels pre-legal notice as described to the homeowner at the last pre-legal hearing the owner attended.

7. Items for Future CC&R Committee Agendas

8. Items to be taken to the Board of Directors

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF:

ADJOURNMENT:

Cameron Park Community Services District
2502 Country Club Drive
Cameron Park, CA 95682



**Covenants, Conditions & Restrictions (CC&R) Committee
Meeting
Monday, January 6th, 2025
5:30 p.m.**

Cameron Park Community Center – Social Room

**2502 Country Club Drive
Cameron Park, CA 95682**

Conformed Agenda

Members: Chair Bob Dutta (BD), Vice Chair Sid Bazett (SB), Tim Israel (TI), Candace Hill Calvert (CHC),
Terry Eastwood (TE)
Alternate: Dawn Wolfson (DW)

Staff: CC&R Compliance Officer Jim Mog, General Manager Alan Gardner

CALL TO ORDER - 5:31 PM

ROLL CALL – BD/SB/TI/CHC/TE – Staff JM – AG Absent

Public testimony will be received on each agenda item as it is called. The principal party on each side of an issue is allocated 10 minutes to speak, individual comments are limited to 3 minutes except with the consent of the Committee; individuals shall be allowed to speak on an item only once. Members of the audience are asked to volunteer their name before addressing the Committee. The Committee reserves the right to waive said rules by a majority vote.

- 1. APPROVAL OF AGENDA – Approved – 5-0**
- 2. APPROVAL OF CONFORMED AGENDA – Approved – 5-0 With vote tally added to item 4.a Conformed agenda.**
 - a. Conformed Agenda – CC&R Meeting – December 2nd, 2024

OPEN FORUM

Members of the public may speak on any item not on the agenda that falls within the responsibilities of the Committee.

DEPARTMENT MATTERS

3. Monthly Staff Report

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report)
 - o Total Cases Open = 31
 - Courtesy Notices – 8
 - Initial Notices – 3
 - Final Notices – 4
 - Pre-legal Notices – 1
 - Referred to Legal – 0
 - o December Cleared Cases – 3
 - o December New Cases – 0

- b. Architectural Review Projects – Period – December 2024
 - o Projects Reviewed – 25
 - o Projects Approved – 25

Summary of ARC Projects:

- o Roofs – 14
- o Solar – 2
- o Tree Removals – 1
- o Fences – 1
- o New Home Const. – 1
- o ADU/JADU – 1
- o Swimming Pool – 4
- o Exterior House Paint – 0
- o Carport – 0
- o Deck – 0
- o Exterior Renovation/Room Addition – 1
- o Siding Replacement – 0
- o Detached Garage – 0
- o Gazebo/Pergola/Patio Cover – 0
- o Storage Shed – 0
- o Window Replacement – 0

4. Staff Updates – (Not Action Items).

- a. **Neighborhood Campaigns – Cameron Park #2.** – Staff has continued the 2024 neighborhood campaigns. December included Cameron Park # 2, consisting of 607 homes. Staff found approximately 26 addresses with items for owners to focus on to avoid violation notices. Eight of those violations were found on Osborn Rd. Letters were sent to those addresses.

5. Items for Future CC&R Committee Agendas – Chair and V. Chair nominations

6. Items to be taken to the Board of Directors – Committee Assignments

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF: *All current committee members intend on attending the February Meeting.*

ADJOURNMENT: - 6:04 PM

Jim Mog
CC&R Officer

Chair Director Bob Dutta or V. Chair Sid Bazzett
CC&R Committee

CC&R Violation Manager Case Detail Report

Case#	Status	Violation(s)	Street #	Street Name		Open Date
CCR21-1002	Referred to Legal - On Monior	Deer Trail Estates - 2. Recreational Vehicle (RV) Storage - Open	3003	WILKINSON	Rd	1/21/2021
CCR25-1000	Courtesy Notice Sent	Bar J Ranch Unit 7 - Vehicle Parking - Open	3634	COVELLO	Cir	1/16/2025
CCR24-1072	Courtesy Notice Sent	Eastwood Park Unit 1 - Article 4. Architectural Control Committee - 4.02 Approval Required - Open	3230	VELD	Way	11/22/2024
CCR24-1061	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Clause 6 - Open	3051	CEDARHURST	Ct	8/12/2024
CCR24-1058	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Clause 3 Architectural Review Required - Open	3780	CAMBRIDGE	Rd	7/22/2024
CCR24-1057	Courtesy Notice Sent	Cameron Park North Unit No. 7 - Animals - Open	2880	CORNADA	Ct	7/16/2024
CCR24-1040	Courtesy Notice Sent	Cameron Park Unit No. 11 - Article III Property Use Restrictions - Section 5. Household Pets - Open	2592	ROYAL PARK	Dr	5/13/2024
CCR24-1027	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	2844	OSBORNE	Rd	4/22/2024
CCR24-1019	Courtesy Notice Sent	Cameron Park N. Unit 8 - Clause 11 - Vehicle Parking Restrictions - Open	3062	ESTEPA	Dr	2/26/2024
CCR19-1049	Courtesy Notice Sent	Cambridge Oaks Unit No. 3 - Vehicle Storage Closed Cambridge Oaks Unit No. 2 - Vehicle Storage Open	4237	CRAZY HORSE	Rd	6/3/2019
CCR24-1053	Final Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	3820	CHELSEA	Rd	6/26/2024
CCR24-1037	Final Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3578	FAIRWAY	Dr	5/6/2024
CCR23-1074	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3600	MILLBRAE	Rd	10/4/2023
CCR23-1059	Final Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3801	SHERIDAN	Rd	8/28/2023
CCR25-1002	Initial Notice Sent	Cameron Park North Unit No. 1 - Unallowed pre-constructed structure - Open	3522	FAIRWAY	Dr	1/28/2025
CCR25-1001	Initial Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3240	COUNTRY CLUB	Dr	1/28/2025

CCR24-1065	Initial Notice Sent	Airpark Estates - Recreational Vehicle Parking Restrictions - Open Airpark Estates - Improperly stored Materials - Open Airpark Estates Cameron Park North Unit #5 - section 9 - Illegal Livestock - Open	3291	FAIRWAY	Dr	9/10/2024
CCR24-1004	Initial Notice Sent	Cameron Park Unit No. 11 - Improperly Stored Vehicle - Open Cameron Park Unit No. 11 - Article III Property Use Restrictions - Section 9. Storage - Closed Cameron Park Unit No. 11 - Article IV Architectural Control - Section 1. Approval of Architectural Improvements - Open	2789	WAVERLY	Dr	1/30/2024
CCR24-1000	Initial Notice Sent	Cameron Park North Unit No. 1 - Prohibited animals kept at property - Open	3364	HACIENDA	Rd	1/9/2024
CCR23-1078	Initial Notice Sent	Cameron Park Unit No. 12 - Section 11: Improperly stored materials - Open Cameron Park Unit No. 12 - Section 10. - Open	2524	SANDPIPER	Way	10/18/2023
CCR23-1076	Pre-legal Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3605	MILLBRAE	Rd	10/4/2023
CCR20-1053	Pre-legal Notice Sent	Cameron Park North Unit No. 1 - Clause 4 - Closed Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Closed Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3589	CASTLEBROOK	Rd	12/4/2020

Number of Cases: 36

CC&R Violation Manager Case Detail Report

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