

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, November 5, 2018
5:30 p.m.

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

Agenda

Members: Director Ellie Wooten (EW), Director Monique Scobey (MS), Gerald Lillpop (GL),
Robert Dalton (RD), Sidney Bazett (SB)
Alternate Director Margaret Mohr (MM)
Staff: General Manager Jill Ritzman, CC&R Compliance Officer Kate Magoolaghan

(Monique Scobey has a planned absence and will not be in attendance)

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF CONFORMED AGENDA**
- 5. OPEN FORUM**

At this time, members of the Committee or public may speak on any item not on the agenda that falls within the jurisdiction of this Committee; however, no action may be taken unless the Committee agrees to include the matter on a subsequent agenda.

Principal party on each side of an issue (where applicable) is allocated 10 minutes to speak, individual comments are limited to four minutes and individuals representing a group allocated five minutes. Individuals shall be allowed to speak to an item only once. The Committee reserves the right to waive said rules by a majority vote.

COMMITTEE REVIEW/ACTION

- 6. Architectural Review Fees** (Oral report, fee comparison chart attached and discussion-K.Magoolaghan)
Action: Review and forward to the Board of Directors for consideration

7. CC&R Workshop Report (Written Report- K. Magoolaghan)

8. MONTHLY STAFF REPORT

- Staff Update
- Initial Notices -20
- Final Notices - 1
- Pre-Legal Notices - 2
- Legal Cases - 0
- Pending - 1
- Corrected Violations - 9

Note: Violations requesting action are attached. A list of all other current violations will be available at the meeting. There are no violations currently in Legal status.

9. MATTERS TO AND FROM COMMITTEE MEMBERS

10. REPORT BACK ITEMS

11. ADJOURNMENT

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, October 1, 2018
5:30 p.m.

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

Conformed Agenda

Members: Director Ellie Wooten (EW), Director Monique Scobey (MS), Gerald Lillpop (GL),
Robert Dalton (RD), Sidney Bazett (SB)
Alternate Director Margaret Mohr (MM)
Staff: General Manager Jill Ritzman, CC&R Compliance Officer Kate Magoolaghan

1. **CALL TO ORDER – 5:30pm**
2. **ROLL CALL - EW, MS, RD, SB (GL was absent)**
3. **APPROVAL OF AGENDA – EW/SB**
4. **APPROVAL OF CONFORMED AGENDA – MS/SB**
5. **OPEN FORUM**

At this time, members of the Committee or public may speak on any item not on the agenda that falls within the jurisdiction of this Committee; however, no action may be taken unless the Committee agrees to include the matter on a subsequent agenda.

Principal party on each side of an issue (where applicable) is allocated 10 minutes to speak, individual comments are limited to four minutes and individuals representing a group allocated five minutes. Individuals shall be allowed to speak to an item only once. The Committee reserves the right to waive said rules by a majority vote.

6. COMMITTEE REVIEW/ACTION

- Resident appeal of Commercial Vehicle violation. (Mr. Hoover)
Action: Receive and Consider

Mr. Hoover and the CC&R Compliance Officer presented their respective findings in regards to the commercial vehicle classification. Mr. Hoover's findings maintain that the vehicle is not commercial and staff maintained that it is. Subsequently, Mr. Hoover requested a possible variance to allow his vehicle to be parked in front of his property. The Committee agreed to consider one and asked staff to draft a proposal.

Motion to create proposal for variance.

Motion by: SB, Second: EW

Ayes - 4

Noes - 0

Absent - GL

Public Comment – None

- Builder appeal of Architectural Review Denial for 3065 Country Club Drive (RPA Challenge LLC)
Action: Receive and Consider

The developers of the property requested for the committee to overturn ARC denial. Staff explained that the application had been denied due to insufficient setbacks and insufficient information regarding the removal of a heritage oak tree. The El Dorado County Planning Department was still reviewing the project and the tree removal as part of the Oak Resources Conservation Ordinance.

Motion to uphold the denial and allow the developer to re-submit an ARC application with the required setbacks and subject to the outcome from the county.

Motion by: SB, Second: MS

Ayes - 4

Noes - 0

Absent - GL

Public Comment – None

- Architectural Review Fees (Oral report, fee comparison chart attached and discussion-K.Magoolaghan)
Action: Postpone to November CC&R Committee Meeting

7. MONTHLY STAFF REPORT

- Staff Update
- Initial Notices 18
- Final Notices 8
- Pre-Legal Notices 1
- Legal Cases 0
- Pending 1
- Corrected Violations 31

Motion to move 400 Cragmont Court boat violation to Pre-Legal

Motion by: MS, Second: EW

Ayes - 4

Noes - 0

Absent - GL

Public Comment – None

Motion to move 2640 Green Glen Road violation for kept chickens to Legal subject to re-verification that chickens are still present.

Motion by: MS, Second: EW

Ayes - 4

Noes - 0

Absent - GL

Public Comment – None

Note: Final and Pre-legal violations requesting action are attached. A list of all other current violations will be available at the meeting. There are no violations currently in Legal status.

8. MATTERS TO AND FROM COMMITTEE MEMBERS

- *MS asked if weed abatement issues can be referred to CC&R staff. Staff responded that she would review for CC&R compliance violation and will refer to fire department as appropriate.*

9. REPORT BACK ITEMS

10. ADJOURNMENT – 7:12pm

*Cameron Park
Community Services District*



Agenda Transmittal

DATE: November 5, 2018

FROM: Kate Magoolaghan, CC&R Compliance Officer

AGENDA ITEM #6: **PROPOSED ARCHITECTURAL REVIEW FEE CHANGES**

RECOMMENDED ACTION: Review and Approve

BUDGET ACCOUNT: N/A

BUDGET IMPACT: N/A

In response to direction from the Board of Directors for all District fees, staff has reviewed the current Architectural Review Fees. The current fees have remain unchanged since March 2005. A survey of ARC fees at other CSDs was researched. El Dorado Hills CSD is the most similar in ARC services. As per the CC&R Committee request, staff also researched the median home prices for Cameron Park and El Dorado Hills in order to scale the fees accordingly. Additionally, fees were evaluated individually as opposed to an across the board increase. Some fees remain unchanged for many of the do-it-yourself type projects.

In addition to the proposed Architectural Review Fees, staff is also proposing a \$100 Administrative fee for CC&R Amendments. In order to ensure that CC&R Amendments are enforceable, staff currently provides assistance to property owners throughout the amendment process. The process sometimes includes obtaining legal advice.

Project	Cameron Park	EL Dorado Hills	Stallion Springs	Salton CSD	Proposed
New Home	\$270.00	\$770.00	\$600.00	\$50.00	\$600.00
Room Addition	\$100.00	\$300.00	N/A	N/A	\$200.00
Swimming Pool	\$100.00	\$195.00	N/A	N/A	\$175.00
Storage Shed	\$50.00	\$85.00	N/A	N/A	\$35.00
Roof	\$50.00	\$85.00	N/A	N/A	\$75.00
Exterior Paint	\$35.00	\$60.00	N/A	N/A	\$35.00
Deck, Porch, Patio Cover, Trellis, Gazebo	\$35.00	\$85.00	N/A	N/A	\$35.00
Fence, Retaining Wall	\$35.00	\$85.00	N/A	N/A	\$35.00
Landscaping	\$35.00	\$85.00	N/A	N/A	\$35.00
Tree Removal	\$35.00	\$60.00	N/A	N/A	\$35.00
Basketball Hoop	\$35.00	\$60.00	N/A	N/A	\$35.00
Solar Panel	\$35.00	\$85.00	N/A	N/A	\$75.00
Siding	\$35.00	\$85.00	N/A	N/A	\$75.00
Misc (Satellite Dish, Play Structure)	\$35.00	\$85.00	N/A	N/A	\$35.00

	Median Sales Price*	Median Price per Square Foot*
Cameron Park	\$496k	\$248.00
El Dorado Hills	\$698k	\$257.00
Stallion Springs	\$269k	\$165.00

*data from Realtor.com
9/27/2018

*Cameron Park
Community Services District*



Agenda Transmittal

DATE: November 5, 2018

FROM: Kate Magoolaghan, CC&R Compliance Officer

AGENDA ITEM #7: **CC&R WORKSHOP REPORT**

RECOMMENDED ACTION: Review and File

BUDGET ACCOUNT: N/A

BUDGET IMPACT: N/A

On October 23, 2018 staff hosted the second in a series of CC&R workshops. The format for this workshop encouraged residents to work in small groups to discuss topics prompted by staff. A spokesperson for each group then presented verbal responses to the collective attendees. The questions were designed to further expand on topics discussed at the first workshop in September.

When asked which CC&R Violations were of the most concern responses included:

- Weed abatement
- Landscaping
- Boat/Trailer parking
- Vehicles parked on the street
- Abandoned vehicles/Non-op
- Commercial vehicles
- Diminished house values
- Health and Safety
- Noise

When asked what preventative measures would be effective responses included:

- Neighborhood meetings
- Fines
- Re-write CC&Rs in simple terms
- Mailers
- Make it easier to identify their subdivision

- Faster response- use of resident photos for verification of violation
- List common features of CC&Rs
- More money/expand resources
- Use of volunteers

When asked how the CC&R office can communicate better the responses included:

- Public posting of violations
- Call backs with status of enforcement
- Increased use of diverse media sources including Nextdoor, Cameron Park Life, CPCSD website and monthly emailed newsletter

When asked how volunteers could assist staff in providing services in the CC&R Office responses included:

- Preparing enforcement letters
- Creating a newsletter
- Verifying some violations
- Making call backs regarding violations
- Possibly offer internships or use Sheriff's Team of Active Retirees (S.T.A.R.)

Staff is using this community feedback as guidance as improved processes and service levels are developed over the next few months. While some of these ideas are outside of the scope of CC&R enforcement, staff will be working on building closer relationships with partnering agencies in order to achieve the goal of protecting, preserving and enhancing property values in Cameron Park. Staff will hold additional workshops in 2019 to encourage a culture of “partnership” between the community and CC&R enforcement staff.

CPCSD CC+R
Violations Staff Report

Item #8

PROPERTY ADDRESS	VIOLATION	UNIT	CLAUSE #	1ST NOTICE	FINAL	PRE-LEGAL	COMMENTS	STATUS	Proposed Action
400 Cragmont Court	Boat Parked on Street	Black Oaks Estates #1	A-16	5/23/2018	6/15/2018	10/26/2018	CC&R amendment in progress L/M requesting status of amendment. 9/7- No reply from owner to emails sent 8/7 and 9/5 regarding amendment. 10/30- received copy of recorded amendment. Some signatures may be invalid. Pending response from legal to confirm.	Prelegal	return to pending
3248 Chasen Drive	Commercial Vehicle parked in front of property	Eastwood Park #5	3.04B	8/15/2018			8/14- Observed Commercial truck in front of the property parked in the wrong direction. s/w property owner. He is unable to park commercial truck in garage or behind a fence. He has requested to bring his situation to the CC&R Committee.	Initial	Review variance