

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



**Covenants, Conditions & Restrictions (CC&R) Committee  
Meeting  
Monday, June 3<sup>rd</sup>, 2024  
5:30 p.m.**

**Cameron Park Community Center – Social Room**

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

## **Agenda**

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

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 – May 6<sup>th</sup>, 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 = 58
    - Courtesy Notices – 15
    - Initial Notices – 11
    - Final Notices – 8
    - Pre-legal Notices – 4
    - Referred to Legal – 0
  - o Prior Month's Cleared Cases – 23
  - o Prior Month's New Cases – 23
  
- b. Architectural Review Projects – Period –April 2024
  - o Projects Reviewed – 23
  - o Projects Approved – 23

#### Summary of ARC Projects:

- o Roofs – 8
- o Solar – 1
- o Tree Removals – 1
- o Fences – 2
- o New Home Const. – 1
- o ADU/JADU – 1
- o Swimming Pool – 2
- o Exterior House Paint – 2
- o Carport – 0
- o Deck – 4
- o Exterior Renovation – 0
- o Siding Replacement – 0
- o Detached Garage – 0
- o Gazebo/Pergola/Patio Cover – 1
- o Storage Shed – 0
- o Window Replacement – 0

### 4. Action Item – Staff is seeking approval for the following.

- a. **CCR23 - 1064 – 4108 Plateau Cir. – Twin Canyon Estates** – Improperly Stored Vehicles. A motorhome is being stored on the street frontage. Complaints come each time it returns and stays for weeks at a time except when on a trip. No permanent action has been taken to ensure it is stored off site or behind a fence line.  
**Recommendation:** Approve pre-legal action.

- b. **CCR19 – 1086 – 3559 Kimberly Rd. – Cameron Park N. #3** – Improperly Stored Materials. This case was brought back to the CC&R committee for review of the same violation that returned this year and found during inspections. The Committee decided to roll back the violations to Final Notice due to the time between the violations. No action was taken to remove the appliances, trash, and materials from the frontage.  
**Recommendation:** Approve pre-legal action.
- c. **CCR21 - 1054 – 3350 Sage Dr. – Cameron Park N. #1** – Improperly stored trailered items. The homeowner has two trailers regularly parked on the street and in the driveway. In most cases, the trailers are stored behind the fence line when notice is served but returns to the street and driveway after a few weeks of abatement.  
**Recommendation:** Approve pre-legal action.
- d. **CCR23 – 1042 – 2614 Julie Ct. – Creekside Estates Unit 5.** – Vehicle Restrictions. This case was reviewed by the committee last October. The homeowners did not put their boat into storage until the end of the boating season. The staging requirements are strict in this neighborhood with only an allowance of 2 weeks of staging within any 6-month period. Currently, they have already exceeded the 2 weeks for the season. The owners of this case continued to fight the requirement of storage and told the CC&R department they would not comply.  
**Recommendation:** Approve pre-legal action.
- e. **CCR22 – 1005 – 6103 Connery Dr. – Cameron Valley Estates #3** – Article II Use Restrictions – 2.9.1 – Prohibited Parking. The owner stores a trailer in the frontage for their side-by-side ATV. The item gets put into storage after use, but it sits in the driveway for long periods of time that exceed staging periods. Staff has received numerous complaints the moment it appears which are often copied to different board members demanding action. Staff have served several notices through to Final Notice over the past 2 years.  
**Recommendation:** Approve Pre-Legal action.

#### 5. Staff Updates – (Not an action item)

- a. Neighborhood Campaigns – Neighborhood campaigns are on hold during the beginning of this summer season. Staff have received numerous complaints regarding trailered items as well as finding additional violations from those complaints. During this busy period, staff are working the case work that comes in through regular patrols and complaints. The neighborhood campaigns will resume in the fall when we begin requesting that trailered items be returned to their storage spaces for the winter.
- b. CCR23-1014 2885 Holly Hills Ln. – Owner has complied with fence guidelines and has completed the correction of the frontage fence line.

**6. Items for Future CC&R Committee Agendas**

**7. Items to take 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, May 6<sup>th</sup>, 2024  
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), Candice Hill Calvert (CHC),  
Terry Eastwood (TE)  
Alternate: Dawn Wolfson (DW)

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

**CALL TO ORDER - 5:33 PM**

**ROLL CALL – BD/SB/TI/CHC/TE - in attendance.**

*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**
  - a. Conformed Agenda – CC&R Meeting – April 1<sup>st</sup>, 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)
  - Total Cases Open = 58
    - Courtesy Notices – 13
    - Initial Notices – 8
    - Final Notices – 7
    - Pre-legal Notices – 5
    - Referred to Legal – 0
    - Outside Agency – 3
  - Prior Month's Cleared Cases – 8
  - Prior Month's New Cases – 11
  
- b. Architectural Review Projects – Period –April 2024
  - Projects Reviewed – 26
  - Projects Approved – 25

#### Summary of ARC Projects:

- Roofs – 12
- Solar – 1
- Tree Removals – 1
- Fences – 1
- New Home Const. – 0
- ADU/JADU – 4
- Swimming Pool – 1
- Exterior House Paint – 1
- Carport – 0
- Deck – 0
- Exterior Renovation – 1
- Siding Replacement – 1
- Detached Garage – 0
- Gazebo/Pergola/Patio Cover – 0
- Storage Shed – 1
- Window Replacement – 1

### 4. Action Item – Staff is seeking approval for the following.

- a. **CCR21 - 1001 – 2431 Mellowdawn Ln. – Deer Trail Estates** – Improperly Stored Vehicles. This case originally went to pre-legal on 2/13/2023 for a boat, and commercial box dump trailer. The same violations have returned. During the Neighborhood Campaign in the area, staff found items in the same place as before.  
**Recommendation:** Typically, the violation status would pick up where it left off. Since the case is opening back up 14 months later, staff would like to reissue a pre-legal notice. The Owner is the same as in 2023. – *Pre-legal approved by committee 5-0*

**5. Staff Updates – (Not an action item)**

- a. Neighborhood Campaign – Cameron Park N. #3 on Knollwood, Kimberly and Oakwood. Campaign letters were specific to trailers. Clause 11 – Vehicle Storage. This campaign has been completed.
- b. The CC&R/ARC department publicized a new program we are calling “Site Assistance”. This program reminds residents that a ARC staff member can (by appointment) meet with a homeowner at their property to review new projects and guide them through the CC&Rs to ensure that their project meets the required CC&R criteria. We want to help our residents complete their projects without any costly corrections or removals. Since the announcement at the beginning of April, Staff has had 6 site visits assisting residents.
- c. CCR23-1014 2885 Holly Hills Ln. – Owner submitted application for fence correction in February and received approval for the fence correction to be made. Per the approval letter. This must be done by Mid-May. If not completed. The case will move forward with legal.
- d. CCR22-1099 Sheridan Rd., CCR23-1076 3605 Millbrae Rd. are on prelegal hold while neighborhood campaign time periods provide additional results on other properties in that neighborhood. Other residents are making improvements for storage and staff is working with those residents prior to moving into legal on residents.

**6. Items for Future CC&R Committee Agendas - None**

**7. Items to take to the Board of Directors - None**

**MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF – Next meeting June 3<sup>rd</sup>. No absences noted for the June 3<sup>rd</sup> meeting.**

**ADJOURNMENT – 6:05 PM**

Conformed Agenda Prepared by:

Conformed Agenda Approved by:

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Jim Mog  
CC&R Officer

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

# CC&R Violation Manager Case Detail Report

Case#	Status	Violation(s)	#	Street		Open Date
CCR24-1048	Courtesy Notice Sent	Bar J Ranch Unit 1 - Unmaintained Landscaping - Open	2421	RIATA	Ct	5/22/2024
CCR24-1046	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3968	RUSTIC	Rd	5/20/2024
CCR24-1045	Courtesy Notice Sent	Cameron Park Unit No. 12 - Section 10. - Open	2436	SANDPIPER	Way	5/20/2024
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
CCR24-1034	Courtesy Notice Sent	Cambridge Oaks Unit 2 - Part A Residential Area Covenants - A-15. Automobile, Boat and Trailer Storage - Open	5016	SAGAN	Ct	5/6/2024
CCR24-1027	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	2844	OSBORNE	Rd	4/22/2024
CCR24-1020	Courtesy Notice Sent	Cameron Park N. Unit 8 - Clause 11 - Vehicle Parking Restrictions - Open	3020	ESTEPA	Dr	2/26/2024
CCR24-1019	Courtesy Notice Sent	Cameron Park N. Unit 8 - Clause 11 - Vehicle Parking Restrictions - Open	3062	ESTEPA	Dr	2/26/2024
CCR24-1014	Courtesy Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3573	KIMBERLY	Rd	2/9/2024
CCR24-1002	Courtesy Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Materials - Open	2766	MONTEBELLO	Way	1/23/2024
CCR23-1061	Courtesy Notice Sent	The Highlands Unit No. 1 - CLAUSE 4.f) Trailer and Recreational Vehicle Storage - Open	2539	STARBUCK	Rd	8/29/2023
CCR23-1055	Courtesy Notice Sent	Cameron Ridge Unit No. 2 - Article 2 Architectural and Use Restrictions - 2.14 Animals - Open	7046	KENTFIELD	Dr	8/28/2023
CCR23-1041	Courtesy Notice Sent	Cameron Park North Unit No. 7 - Animals - Open	3433	LA CANADA	Dr	7/10/2023
CCR23-1036	Courtesy Notice Sent	Bar J Ranch Unit 7 - 6. Unsightly Items - Open	3900	PLACITAS	Dr	6/19/2023
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
CCR23-1074	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3600	MILLBRAE	Rd	10/4/2023



CCR23-1064	Final Notice Sent	Twin Canyons Article 3 - section 3.04B - Inoperable or Recreational Vehicles - Open	4108	PLATEAU	Cir	9/12/2023
CCR23-1059	Final Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3801	SHERIDAN	Rd	8/28/2023
CCR23-1046	Final Notice Sent	Bar J Ranch Unit 7 - 6. Unsightly Items - Open	3560	COVELLO	Cir	7/27/2023
CCR22-1110	Final Notice Sent	The Highlands Unit No. 5 - CLAUSE 7. - Closed The Highlands Unit No. 5 - CLAUSE 4.e) Building Regulations - Open	3240	BENTLEY	Dr	12/28/2022
CCR21-1054	Final Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3350	SAGE	Dr	8/23/2021
CCR19-1086	Final Notice Sent	Cameron Park North Unit No. 3 - Improperly Stored Materials - Open	3559	KIMBERLY	Rd	9/25/2019
CCR22-1005	Final Notice Sent	Cameron Valley Estates Unit #3 - Article II Use Restrictions - 2.9.1 - Prohibited Parking - Open	6103	Connery	Dr.	1/19/2022
CCR24-1042	Initial Notice Sent	Cameron Park Unit No. 12 - Improperly stored materials - Open	2684	STERLING	Way	5/17/2024
CCR24-1036	Initial Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	2778	KNOLLWOOD	Dr	5/6/2024
CCR24-1033	Initial Notice Sent	Cambridge Oaks Unit 2 - Part A Residential Area Covenants - A-15. Automobile, Boat and Trailer Storage - Open	4914	WHITMAN	Ct	5/6/2024
CCR24-1032	Initial Notice Sent	Cambridge Oaks Unit 2 - Part A Residential Area Covenants - A-15. Automobile, Boat and Trailer Storage - Open	5011	SAGAN	Ct	5/6/2024
CCR24-1030	Initial Notice Sent	Cameron Woods Unit No. 4 - 7. Offensive Conduct and Nuisances and Trailered Items - Open	3063	MOLINER	Dr	4/24/2024
CCR24-1021	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 - Open	2838	WAVERLY	Dr	2/26/2024
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
CCR23-1071	Initial Notice Sent	The Highlands Unit No. 5 - CLAUSE 4.e) Building Regulations - Open	3190	BENTLEY	Dr	9/25/2023
CCR23-1067	Initial Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	2859	WENTWORTH	Rd	9/20/2023
CCR23-1038	Initial Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Materials - Closed Cameron Park N. 7. Section 16.(f) - Property Maintenance. - Open	2871	MONTEBELLO	Way	6/26/2023
CCR23-1076	Pre-legal Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3605	MILLBRAE	Rd	10/4/2023
CCR23-1042	Pre-legal Notice Sent	Creekside Estates Unit No. 5 - Boat parked on street - Open	2614	JULIE	Ct	7/11/2023
CCR23-1026	Pre-legal Notice Sent	Cameron Park Unit No. 11 - Improperly Stored Vehicle - Open	2712	ROYAL PARK	Dr	5/10/2023
CCR22-1099	Pre-legal Notice Sent	Cameron Park North Unit No. 3 - Improperly Stored Materials - Open Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3831	SHERIDAN	Rd	11/14/2022

Number of Cases: 58

CC&R Violation Manager Case Detail Report

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