

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



**Covenants, Conditions & Restrictions (CC&R) Committee  
Meeting  
Monday, September 9<sup>th</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 – August 5<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 = 44
    - Courtesy Notices – 12
    - Initial Notices – 2
    - Final Notices – 6
    - Pre-legal Notices – 3
    - Referred to Legal – 1
  - Prior Month's Cleared Cases – 8
  - Prior Month's New Cases – 5
  
- b. Architectural Review Projects – Period – August 2024
  - Projects Reviewed – 28
  - Projects Approved – 28

#### Summary of ARC Projects:

- Roofs – 16
- Solar – 0
- Tree Removals – 0
- Fences – 2
- New Home Const. – 1
- ADU/JADU – 2
- Swimming Pool – 1
- Exterior House Paint – 0
- Carport – 0
- Deck – 4
- Exterior Renovation/Room Addition – 1
- Siding Replacement – 0
- Detached Garage – 0
- Gazebo/Pergola/Patio Cover – 1
- Storage Shed – 0
- Window Replacement – 0

### 4. Pre-legal/Legal Request – (Committee Action Required).

- a. **CCR21 – 1002 – 3003 Wilkinson Rd. – Deer Trail Estates** – Section 2. Vehicle Storage. The CC&R Committee approved pre-legal on August 5<sup>th</sup>. Staff issued pre-legal notice. Staff inspected the address on 9.4.24. There was no progress on the motorhome still present on the street frontage of Mellowdawn Way. Staff is requesting additional action by Legal Notice.

- b. **CCR23 – 1039 – 306 Reid Ct. – Cambridge Oaks #3 – Vehicle Storage** – The CC&R Committee approved pre-legal in September of 2024. Staff issued that pre-legal notice. The boat was cleared after legal notice but has returned this season. Complaints have noted the boat on the street has been present for several weeks. Staff completed the inspection to verify. Staff is requesting additional action by way of additional pre-legal notice and move to legal notice if no action is taken or to move directly to Legal notice.

**5. Staff Updates – (Not Action Items).**

- a. **CCR21 – 1011 – 2431 Mellowdawn Way – Deer Creek Estates #1 – Vehicle Restrictions.** A legal notice was sent to the homeowner for trailered items. Staff completed an inspection on 9.4.24. Staff observed homeowner cleaning up areas of storage. One boat has been moved to the back behind the fence line. The dump trailer was still out. Staff will schedule an additional inspection for the week of 9.9.24 to see if the items have been cleared.
- b. **CCR23 – 1042 – 2614 Julie Ct. – Creekside Estates Unit 5. – Vehicle Restrictions.** Staff completed the inspection on 9.4.24. The boat was not present in frontage or along streets nearby. Staff will schedule the address to be re-inspected upon boating season in April of 2025.
- c. **CCR21-1017 – 2967 Royal Park Dr. – Royal Highland #1 – Various Violations.** Roof approval was provided in April of 2024 by the ARC Committee. Staff was requested by County to work with Owner to get the roof approved so the county could work with on various issues with the owner. Staff have also been advised to continue to monitor the residents for the improvements to be made. At this point. No roof work has been completed. County is working on issues through their process. CPCSD staff continues to take direction from the county when needed.

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

*- Provide examples of violation notices. (Continued to next meeting).*

**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, August 5<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 - 5:32 AM**

**ROLL CALL – BD/SB/TI/CHC/TE**

*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 – TI Motion – Approved 5-0**
  
- 2. APPROVAL OF CONFORMED AGENDA – TI Motion – Approved 5-0**
  - a. Conformed Agenda – CC&R Meeting – July 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)
  - o Total Cases Open = 50
    - Courtesy Notices – 11
    - Initial Notices – 8
    - Final Notices – 5
    - Pre-legal Notices – 4
    - Referred to Legal – 1
  - o Prior Month's Cleared Cases – 15
  - o Prior Month's New Cases – 7
  
- b. Architectural Review Projects – Period – July 2024
  - o Projects Reviewed – 22
  - o Projects Approved – 22

#### Summary of ARC Projects:

- o Roofs – 8
- o Solar – 0
- o Tree Removals – 2
- o Fences – 1
- o New Home Const. – 1
- o ADU/JADU – 1
- o Swimming Pool – 3
- o Exterior House Paint – 0
- o Carport – 0
- o Deck – 0
- o Exterior Renovation/Room Addition – 1
- o Siding Replacement – 1
- o Detached Garage – 0
- o Gazebo/Pergola/Patio Cover – 2
- o Storage Shed – 1
- o Window Replacement – 1

### 4. Pre-Legal Request – (Committee Action Required).

- a. **CCR21 – 1002 – 3003 Wilkinson Rd. – Deer Trail Estates** – Section 2. Vehicle Storage. This case went to pre-legal on 2.13.23. At that time, the owner asked CC&R staff to meet with him to determine allowance and if there was room to add additional storage. Staff worked with the owner to extend the fence to store the RV and boat together. This season, after several inspections, staff found that the owner is still storing the RV on public streets (Mellowdawn and Wilkinson). Staff is requesting that the committee determine if we issue another pre-legal notice or Final notice before additional pre-legal then to move the case to Counsel for legal notice. - *CHC Motion for approval – Approved 5-0*

**5. Staff Updates – (Not Action Items).**

- a. **CCR21 – 1011 – 2431 Mellowdawn Way – Deer Creek Estates #1** – Vehicle Restrictions. Pre-legal has been served twice. Once on 2.13.23 and once on 5.8.24. The boats are still not being put away. Staff has requested a legal letter from Counsel requesting abatement of all trailered items as required by CC&Rs.
- b. **CCR23 – 1042 – 2614 Julie Ct. – Creekside Estates Unit 5.** – Vehicle Restrictions. Homeowner had not complied after pre-legal notice. Staff has turned the case over to legal for legal notice. Current inspection showed no boat on Julie Ct. Staff will continue to monitor before clearing the case.

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

- *Royal Park Ct. Update*
- *Provide examples of violation notices.*

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

**MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF** – *Discussed the nature of complaints to CC&R and about CC&R. Minor complaints, usually with residents that are having trouble finding the correct department for their concerns. Board members confirmed no issues with CC&R department.*

**ADJOURNMENT:** - *6:31 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
CCR21-1001	Referred to Legal	Deer Creek Estates Unit 1 - Vehicles - Open Deer Creek Estates Unit No. 1 - Improperly stored Materials - Closed	2431	MELLOWDAWN	Way	1/20/2021
CCR23-1025	Referred to Outside Agency	Cameron Park North Unit No. 1 - Failure to Obtain Architectural Review Committee Approval - Open	3931	TORONTO	Rd	4/25/2023
CCR21-1018	Referred to Outside Agency	Creekside Estates Unit Nos. 2 and 3 - II. Special Provisions - K. - Open	2781	HILLCREST	Dr	3/11/2021
CCR20-1010	Referred to Outside Agency	Cameron Park North Unit No. 2 - Improperly Stored Materials - Closed Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	2879	COUNTRY CLUB	Dr	2/21/2020
CCR24-1063	Courtesy Notice Sent	Cameron Park North Unit No. 6 - Recreational Vehicle Parking - Open	3235	SUDBURY	Rd	9/4/2024
CCR24-1062	Courtesy Notice Sent	Cameron Park N. Unit 8 - Clause 11 - Vehicle Parking Restrictions - Open Cameron Park N. 8 - Section 12 - Material Storage - Open Cameron Park N. 8 Section 9 - No Advertising - Open	3281	GRANADA	Dr	9/4/2024
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
CCR24-1055	Courtesy Notice Sent	Bar J Ranch Unit 3 - Unmaintained Property - Closed Bar J Ranch Unit 3 - Unslightly Items - Open	3946	EL NORTE	Rd	7/2/2024
CCR24-1046	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3968	RUSTIC	Rd	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
CCR24-1027	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
CCR23-1041	Courtesy Notice Sent	Cameron Park North Unit No. 7 - Animals - Open	3433	LA CANADA	Dr	7/10/2023
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
CCR24-1053	Final Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	3820	CHELSEA	Rd	6/26/2024
CCR24-1017	Final Notice Sent	Deer Creek Estates Unit 1 - Vehicles - Closed Deer Trail Estates - 2. Recreational Vehicle (RV) Storage - Open	2447	MELLOWDAWN	Way	2/23/2024
CCR24-1014	Final Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3573	KIMBERLY	Rd	2/9/2024
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
CCR23-1046	Final Notice Sent	Bar J Ranch Unit 7 - 6. Unsightly Items - Open	3560	COVELLO	Cir	7/27/2023
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
CCR23-1039	Pre-legal Notice Sent	Cambridge Oaks Unit No. 2 - Vehicle Storage - Open	306	REID	Ct	5/5/2019
CCR21-1002	Pre-legal Notice Sent	Deer Trail Estates - 2. Recreational Vehicle (RV) Storage - Open	3003	WILKINSON	Rd	1/21/2021

Number of Cases: 44

CC&R Violation Manager Case Detail Report

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