



El Dorado Hills Community Services District
CC&R Citizens Advisory Committee
Tuesday, February 23, 2010
7:00 p.m.

Pavilion
1021 Harvard Way, El Dorado Hills, CA 95762

A G E N D A

- 7:00 p.m. Call to Order/Roll Call - Committee: initial by your name on the roster.
1. Approval of the Agenda for February 23, 2010.
 2. Approval of the Minutes for November 30, 2009.
 3. Oral/Written Communication: None
Recommended Action: None.
 4. Policy & Process changes
 - A. Comcate Update
 - Staff is still reviewing enforcement levels for all villages and has no recommendation at this time.
 - B. Imposing additional fines or fees to property owners upon the issuance of a third and final notice.
 - On December 2, 2009, legal counsel presented their research information for imposing additional fines or fees upon the issuance of a third and final notice. Staff was advised the property owners would have to vote to approve imposing additional fines or fees. Legislation cannot be changed. Staff will update this committee as more information is provided.
 5. Communication (*Opportunity for members of the public to address the Committee on Items not on the agenda.*)
 6. Special Agenda Item(S):
 - A. UPDATE: CE09-49, Steve Murray, 5038 Klondike Way, Bass Lake Village. Staff continues to work with this resident to amend their CC&Rs with regards to parking vehicles. The resident indicates the neighbor's are receptive to signing the amendment and is almost done getting signatures.

- B. Stop Work Orders Issued since August 2009 = 5
 - a. Bancroft Drive – DRC denied improvements and have given deadline to have improvements already completed removed.
 - b. Kensington Drive – DRC approved
 - c. Summer Drive – resident restored to original condition
 - d. Whistlers Bend Way – In process of submitting to DRC
 - e. Halifax – No response, 1st notice issued, reported to County – 2nd notice pending.
- C. Open Cases Total = 142
 - a. Complaints = 19
 - b. Warning = 43
 - c. 1st Notice = 44
 - d. 2nd Notice = 5
 - e. Temporary Arrangements = 20
 - f. Hold-Pending Circumstance = 5
 - g. Stop Work Order = 2
 - h. Legally Pursuing = 4
 - i. 1 case I'm waiting for attorney to approve as complied on Platt Circle.
- D. Postcard mailing to Bass Lake Village (The Hills and Woodridge) regarding vehicle parking.

VEHICLE PARKING

Dear Bass Lake Residents:

The El Dorado Hills Community Services District strives to meet your expectations with enforcement of covenants, conditions and restrictions (CC&Rs) for your village. Recently more and more vehicles are parking in the street. Overcrowding is a concern that can create problems for emergency vehicles responding to a situation.

Please remember long term parking or storage of a vehicle(s) in the street or driveway is in violation of the CC&Rs. Your understanding and assistance in complying with your CC&Rs is greatly appreciated.

Beginning February 15, 2010, enforcement efforts are increasing for vehicles in violation of the CC&Rs and residents will be cited for non-compliance. If you have any special circumstances, please contact the District at (916) 614-3203 or email jmcgrath@edhcsd.org.

If you would like a copy of the CC&Rs, please visit our website at <http://www.edhcsd.org/ccrs.html>.

- 7. Hearings: None.
- 8. Review Last Months Hearings: None.
- 9. Adjourn: CC&R Compliance Officer recommends the CAC Committee adjourn to **Monday, March 29, 2010**, at 7:00 p.m., in the Pavilion Meeting Room.

ADJOURNMENT TO: Monday, March 29, 2010 at 7:00 p.m. Notes to Public: Support material is available for public inspection at the receptionist counter in the District Office. 1021 Harvard Way, EDH, Bldg. #C.

**El Dorado Hills Community Services District
CC&R Citizens Advisory Committee**

**November 30, 2009
Minutes**

CALL TO ORDER

The meeting was called to order at 7:05pm. The following committee members were in attendance: Matthew Orlosky, Steve Warden, Ellison Rumsey, Dave Howald, and Hal Erpenbeck. Also present were Assistant General Manager Sandi Kukkola and staff member Janice McGrath.

1. Approval of Agenda for November 30, 2009.

MOTION 1. ELLISON RUMSEY MADE A MOTION AND MATTHEW ORLOUSKY SECONDED THE MOTION TO APPROVE THE AGENDA FOR NOVEMBER 30, 2009. MOTION CARRIED. 5-0

2. Approval of the Minutes for September 28, 2009.

MOTION 2. ELLISON RUMSEY MADE A MOTION AND DAVE HOWALD SECONDED THE MOTION TO APPROVE THE MINUTES FOR SEPTEMBER 28, 2009. MOTION CARRIED. 5-0

3. Oral and Written Communication. - None
Recommended Action: None

4. Policy and Process Changes

A. Process – Bank Owned Properties – staff researched County options on bank owned properties that pose a health or safety concern.

The research reflects that bank owned properties are exempt from liability for any repairs/cleanup, fine or forfeiture that is imposed by state or local statute, regulation or ordinance for hazardous material.

Staff recommended suspending CC&R enforcement with action on properties that are bank owned. Exception to this rule would be if a public health or safety hazard exists on the property.

The committee discussed this recommendation and revised the recommendation to include:

Suspending CC&R enforcement after an initial notification has been sent to the bank on properties that are bank owned. Exception to this rule would be if a public health or safety hazard exists on the property.

MOTION 3. ELLISON RUMSEY MADE A MOTION AND HAL ERPENBECK SECONDED THE MOTION TO APPROVE THE REVISED RECOMMENDATION FOR SUSPENDING CC&R ENFORCEMENT ON BANK OWNED PROPERTIES.

MOTION CARRIED. 5-0

Additionally, staff will amend the CC&R enforcement procedure to incorporate the option of submitting privately owned properties with violations of the Solid Waste Management Ordinance to the County for enforcement in lieu of sending to the District's legal counsel for compliance.

- B. Comcate Update

Staff provided statistical information to the committee. Staff has determined at most in a month only 16 villages can be inspected given the time constraints controlled by the budget for the CC&R enforcement position. The District currently enforces 29 villages.

The committee discussed budget, current assessment collections and imposing fines or fees on violations. The committee also discussed the idea of volunteers assisting with enforcement. There were mixed comments with regards to the extent of volunteer involvement. The committee gave staff direction to research what it would take to perform enforcement in all villages properly and provide an update at the next meeting in January 2010.

- C. Steve Warden and Sandi Kukkola provided an update on the exploration of imposing additional fines or fees to property owners. Legal counsel has been asked to research options and will be making a presentation to the CC&R Committee on December 2, 2009. This information will be provided to the CAC and Board in the near future.
5. Communication (*Opportunity for members of the public to address the Committee on Items not on the agenda.*)
6. Special Agenda Item(S):
 - A. UPDATE: Stacy Rotondo, 3420 Alyssum Circle, El Dorado Hills CA, Bass Lake Village. Stacy Rotondo addressed the committee in September with regards to the commercial truck being allowed to park in the driveway. At the September meeting she agreed to proceed with the CC&R amendment process for her unit to allow commercial vehicles to be parked in driveways. The amendment process was not completed as neighbors did not support the change to the CC&Rs. Stacy is now parking the commercial vehicle behind the fence so it is not visible from the street. Staff considers this case resolved and recommends to the committee closing this issue.
Staff revised this update by deleting the reference to commercial vehicles. The revision should be, "Stacy is now parking the vehicle behind the fence so it is not visible from the street."
 - B. UPDATE: CE09-49, Steve Murray, 5038 Klondike Way, Bass Lake Village. Staff continues to work with this resident to amend their CC&Rs with regards to commercial vehicles. The resident indicates the neighbor's are receptive to signing the amendment and is almost done getting signatures.
Staff is still working with this resident for CC&R amendment.
7. Hearings:
 - A. Owner: David and Nina Hegeman
Site: 7106 Cinnamon Teal Way
Village: Bass Lake Woodridge, Unit 8, Lot 38, APN 116-780-24
Violation: Boat parked in the driveway.
UPDATE: After the hearing notice was mailed the property owner contacted the District to advise he has moved the boat to storage. Staff is recommending canceling this hearing and closing the case.
8. Review Last Months Hearings: None.
9. Adjourn at 7:45 p.m.: CC&R Compliance Officer recommends the CAC Committee adjourn to Monday, January 25, 2010, at 7:00 p.m., in the Pavilion Meeting Room.

ADJOURNMENT TO: Monday, January 25, 2010, at 7:00 p.m. Notes to Public: Support material is available for public inspection at the receptionist counter in the District Office. 1021 Harvard Way, EDH, Bldg. #C.