

July
2022

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Cambridge Estates Website

CambridgeEstates.org

For information on how to log into the Homeowner Access area of the web please contact CAMCO

Please see the contact information on the next page



Newsletter

Board of Directors Meeting

Date: Tuesday, July 12, 2022

Time: Board Meeting 7PM

Place: Via Video/Teleconference

Please see the [Agenda](#) at the end of this newsletter for details on how to connect to the meeting. There is a clickable link to connect to the meeting in the agenda.

Upcoming Neighborhood Events

Green Waste curbside chipping and pick-up: May 1 – Nov 1

For more info see the [article below](#).

President's Message

I hope that you all are well and enjoying the summer that has finally arrived! This was a good winter for the trees and the Aspens are looking great, at least the ones that didn't get damaged by the heavy snow falls.

Now that everything is growing, it is time to work on fire safety. Cambridge Estates is currently included in a Firewise community. However, to maintain this status which may help with your fire insurance, we need to log our hours spent performing these tasks. Please see the information on our website: [Firewise Community | Cambridge Estates](#)

Over the last couple of years, the HOA has sponsored activities to help residents to keep their properties firesafe. This year due to the passage of "Measure T", the Town of Truckee will be doing green waste curbside chipping and pick-up for free. However, you will need to submit an online request for the service. Please see the [article below](#) for details. I have already used this service and they did a good job. They even cleaned up afterwards with a blower.

Contact Us

Community Management

CAMCO

40165 Truckee Airport
Drive, Suite 304
Truckee, California
96161

Phone: 530-587-3355

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info@camcotruckee.com

Board of Directors

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Craig Bradley
craig@craigjbradley.com

Vice President

Richard Sanzari

Treasurer

Steve Stevenson

Secretary

Rob O'Keefe

Director at Large

Ross Collins

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Over the last year the Board has been working with our attorney to develop guidelines for ADUs and JADUs. This was necessary due to changes in the State laws which override our governing documents. The ACC Guidelines needed changes to allow the HOA to make sure that any new construction provided for by the new laws would be consistent with our development, our goals and blend with the existing architecture. There have been several delays to incorporate changes, but now the final document is ready to be approved by the at the upcoming meeting.

I hope to see you at the meeting on Tuesday, remember that this is your association and the Board welcomes your comments and suggestions.

- Craig

Green Waste Chipping & Pick-up

We have been informed of the following by Truckee Fire.

Truckee Fire, is already starting to prepare for the Wildfire Prevention Season and they want to share with you their plan to start implementing "Measure T" efforts this year, 2022.

Here is a link to the green waste curbside chipping and pick-up/haul away programs that TFPD Measure T will be offering District-wide: <https://www.truckeefire.org/greenwaste>. These green waste programs will run yearly from May 1 - Nov. 1.

*Please go to their website for detailed information as **you will need to submit an online request** to receive the service. Once you are on the website you will be able to read through the information and select "**CHIPPING**" or "**PICK-UP/HAUL AWAY**" and fill out the corresponding request form. This request will be live on the website to the public mid-April.*

Bear Boxes

If you plan to install a Bear Box for your garbage can, be aware that you must get approval from the ACC before installing the box.

The Board has approved a guideline to allow homeowners to install Bear Boxes. There are restrictions on the installation and you must submit an application to the ACC before installing a Bear Box.

The ACC Guidelines required that the box be clad or covered in materials consistent with the architecture of your house.

If you have an existing Bear Box and have not updated it to comply with the new Guideline, you may be in violation. Please refer to the website or contact CAMCO if you have questions.

Utility Trailers

Utility trailers are not allowed under our CC&Rs, and cannot be stored on the property unless stored in an enclosed space such as a shed or a garage. Temporary use is fine (single digit days) but use in excess of that may result in a violation. If you are doing fire safety cleanup, construction or remodeling and need a variance, please contact CAMCO or the Board.

Information and Feedback

Newsletter

The Board commissioned this newsletter to keep homeowners informed of association matters. The newsletter also serves to inform members of the date and location for the next Board meeting and provide the meeting agenda. The newsletter will be distributed before each regularly scheduled Board of Directors meeting.

The newsletter is distributed via email to homeowners who opt in for electronic distribution and via USPS mail to those who do not. Please contact CAMCO to opt in for email distribution or if you have any suggestions for content. Please see the side bar for CAMCO's contact information. You can also send comments and suggestions to the editor at: craig@craigjbradley.com.

Board Meetings

The Board encourages homeowners to attend Board Meetings. There is a section on the agenda at the beginning of every meeting for homeowners to express any issues or comments they may have to the Board. This is the time to comment on any matters of the association that may be of concern. Due to the limited time at the meetings and extensive agenda at many meetings, homeowners may be asked to limit comments during the remainder of the meeting. If you have a specific item that requires a Board action or decision, please contact CAMCO at least 10-days before the meeting so your item can be included on the agenda. The Board cannot vote on items not on the agenda.

Comments, Suggestions and Complaints

If you have any issues regarding the association or suggestions to the Board that occur between Board meetings or cannot attend a

meeting, you may submit them to our property management company CAMCO via the contact information in the left side bar.

Website

Remember that you can visit the Association's website at CambridgeEstates.org for information on upcoming Board meetings, minutes of Board meetings, governing documents, budgets and other important information. You will need a login to view some of the information. Please contact CAMCO for the login information.

Seasonal Things to do

- ✓ **Firewise Cleanup** – Be sure to log your hours!
 - ✓ **Repair winter damage** – Check for broken fences, etc.
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Useful Information

Road Conditions and Weather
magnifeye.com

Cambridge Estates Current Weather
wunderground.com/dashboard/pws/KCATRUCK27

NWS Weather
forecast.weather.gov

Local Resources

These local business resources have been recommended by some of our neighbors within our community from their own first-hand experiences with the firms and we share those recommendations only as a service to our members. However, these businesses are not being officially endorsed by the Cambridge Estates Homeowners Association, or its Board of Directors. You should investigate all recommended firms carefully before doing business with them. If you would like to recommend other local businesses to your neighbors, please contact the Editor via the information on the left.

Landscaping and Property Maintenance – Miguel Sanchez

Tree planting, irrigation, weed whacking, snow shoveling, etc.

Phone: (775) 219-6283



Cambridge Estates Homeowners Association Board of Directors Meeting
7 p.m. Tuesday, July 12, 2022 Video/Telephone Conference Call
Meeting URL: <https://anymeeting.com/lduelrqpm1qoqp>
Optional Dial-In Number: 206-331-4836
PIN: 612-4753#

AGENDA

- I. Call to order
- II. Introductions of attendees (5 minutes)
- III. Owners' comments on items not on the agenda (5 minutes)
- IV. Approval of Minutes (10 minutes)
 - a. March 15, 2022 executive session meeting
 - b. May 12, 2022 Board of Directors meeting
 - c. May 12, 2022 executive session meeting
- V. Financial Report (5 minutes)
 - a. Review May 2022 financial statements
- VI. Property Manager's report (10 minutes)
 - a. CC&R violation update
 - b. Garage and parking enforcement discussion
 - c. Common area ownership
- VII. Architectural Control Committee (20 minutes)
 - a. Review active projects – variance requests (C-22 & B-16)
 - b. Bear box cladding – rule change request
 - c. Bear box cladding status – follow up & enforcement process
 - d. Fine Policy
- VIII. Membership (20 minutes)
 - a. Adopt requirements and restrictions for ADU's
 - b. RV & trailer restrictions
- IX. Schedule next Board of Directors meeting – Propose September 13 (5 minutes)
- X. Adjournment
- XI. Executive Session