

**November
2022**

In This Issue

- [Board of Directors Meeting](#)
- [Upcoming Neighborhood Events](#)
- [President's Message](#)
- [Bear Boxes](#)
- [Utility Trailers](#)
- [Information & Feedback](#)
- [Seasonal Things to do](#)
- [Useful Information](#)
- [Local Resources](#)
- [Agenda](#)

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, November 8, 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

None at this time

President's Message

I hope that you all are well and had a great summer. With the first snow fall, winter has arrived. I hope that everyone is ready, please see the "Seasonal Things to do" section below.

The Board has been discussing the topic of updating the CC&Rs to reflect current state laws and possibly changing some of the restrictions on RVs, utility trailers, etc. Nothing has been decided yet and we are planning to do a survey of homeowner opinion in the near future. If you would like specific changes in the CC&Rs, please let us know either by contacting our management company, CAMCO (contact info in sidebar on the next page) or by attending the upcoming Board meeting. There is always a homeowner forum at the beginning of each meeting for you to express your views on any subject.

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

Contact Us

Community Management

CAMCO

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Board of Directors

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Vice President

Richard Sanzari

Treasurer

Steve Stevenson

Secretary

Rob O'Keefe

Director at Large

Ross Collins

[First Page](#)

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

- ✓ **Checkout your snowblower** – Fire it up, get new gas and change the oil if needed
- ✓ **Close the vents under your house**
- ✓ **Turn off and drain irrigation systems** – good to do before they freeze up
- ✓ **Remember to keep you local fire hydrant clear of snow this winter!**

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, November 8, 2022 Video/Telephone Conference Call
Meeting URL: <https://anymeeting.com/lduelrqpmlqoqp>
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 (5 minutes)
 - a. September 27, 2022 Board of Directors meeting
- V. Financial Report (5 minutes)
 - a. Review September 2022 financial statements
 - b. Review and approve 2023 budget
- VI. Property Manager's report (10 minutes)
 - a. CC&R violation update
 - b. Common area ownership
 - c. Truckee Donner Land Trust agreement
- VII. Architectural Control Committee (5 minutes)
 - a. Review active projects
- VIII. Membership (15 minutes)
 - a. RV & trailer restrictions/CC&R restatements
 - b. Property Maintenance
- IX. Confirm date of next meetings – Currently Tuesday 1/10/23 at 6 & 7 p.m. (5 minutes)
- X. Adjournment
- XI. Executive Session