

June
2023

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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



Newsletter

Board of Directors Meeting

Date: Monday, June 5, 2023

Time: Board Meeting 6PM

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 survived this heavy winter in good shape. Now that the snow is gone and the daffodils are blooming, we can survey the results and plan our spring cleanup. Please see some of the items regarding cleanup in this newsletter. If you need to hire help, check the [Local Recourses](#) at the end of this newsletter.

The Board has asked our attorney to update the CC&Rs and Bylaws to reflect current state laws and incorporate all of the amendments into one document. There have been many changes to the Davis-Stirling Act since the original documents were written by the developer. Some of these changes supersede the current documents. With all of the amendments to the CC&Rs, we have had a lot of confusion as to what is permitted and what is not. The new documents will simplify the understanding of the HOAs restrictions. This will be a restatement of the governing documents and will require a vote of the membership to be adopted.

The Board will be working on a survey of homeowner opinion at the upcoming meeting. 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

Please see the contact information on the next page

Contact Us

Community Management

CAMCO

40165 Truckee Airport Drive, Suite 304
Truckee, California 96161

Phone: 530-587-3355

Fax: 530-587-3337

info@camcotruckee.com

Board of Directors

President &
Newsletter Editor

Craig Bradley
craig@craigjbradley.com

Vice President

Ross Collins

Treasurer

Steve Stevenson

Secretary

Rob O'Keefe

Director at Large

Rich Sanzari

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 Monday, June 5th, remember that this is your association and the Board welcomes your comments and suggestions.

- Craig

Yard Cleanup and Fire Safe

Cambridge Estates is part of the larger Glenshire FireWise Community. To retain this certification as a FireWise Community, Cambridge members need to log their defensible space hours. Logging your hours is very easy and quick - just go to glenshiredevonshire.org/your-community/firewise. Eligible activities include limbing trees, cutting dead grass, moving firewood away from your home, raking pine needles and leaves, removing pine needles and leaves from your roof, and "hardening" your home (e.g. installing metal screens over vents). Any time spent by a contractor you hire can also be entered.

The Truckee Fire Protection District offers curbside green waste pickup and dumpster rebates. Additional information for these programs, and to request scheduling, can be found at the links that follow.

<https://www.areyoufiresafe.com/programs/chipping-program>

<https://www.truckeefire.org/greenwaste>

Fences

Following the heavy winter, now is a good time to start reviewing all winter damage and begin cleaning properties. Many properties in the Association were noted to have broken or damaged fencing. Some were previously broken while others are the result of damage from this last winter. Owners are urged to clean properties and repair all damaged fencing.

Pet Cleanup

The Board has received numerous complaints regarding people walking their dog and not picking up their deposits. Please pickup after your pet!

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

- ✓ **Store your snowblower** – Drain the gas or add a preservative
- ✓ **Open the vents under your house**

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
6 p.m. Monday, June 5, 2023 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
- III. Owners' comments on items not on the agenda
- IV. Membership
 - a. Governing document restatements/Survey
- V. Adjournment
- VI. Executive Session