

January
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

Annual Meeting and Board of Directors Meeting

Date: Tuesday, January 11, 2022

Time: Board Meeting 6PM, Annual Meeting 7 PM

Place: Via Teleconference

Please see both [Agendas](#) at the end of this newsletter for details on how to connect to the meeting.

Upcoming Neighborhood Events

None at this time

President's Message

Happy New Year. I hope you all had a great Holiday and are enjoying the snow.

Another year has passed and I would like to take this time to thank our Board members, Craig Bradley, Paul Bradshaw and Bob French for their work and dedication to making Cambridge Estates a beautiful and safe place to live. In addition, I would like to recognize the members of the Architectural Control Committee, Paul Bradshaw and Jay Garbarino for their work during the year and our new members, Hillary Rolf and Thomas Brown for their recent contributions. I would also like to thank Kim Sperlin from CAMCO for her help and support again this year.

I would also like to bring you up to date on some recent changes to the Board. Paul Bradshaw has served as a Board Member since 2018 and has decided not to run for another term. Paul has been a great asset to the Board and will be missed. Paul will continue to be active as the Chair of the Architectural Control Committee.

Contact Us

Community Management

CAMCO

40165 Truckee Airport Drive, Suite 304
Truckee, California 96161

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Board of Directors

President

Richard Sanzari

Vice President

Paul Bradshaw

Treasurer

Vacant

Secretary &

Newsletter Editor

Craig Bradley

craig@craigjbradley.com

Director at Large

Vacant

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I would also like to inform you that Bob French has decided to resign from the Board effective December 7, 2021. I would like to offer special thanks to Bob, who is one of the original Board members and has continuously served on the Board since the Association was formed in 1992.

Bob your dedication, contributions and many years of service are exceptional. Thank you and best of luck in your future endeavors.

In closing, the Annual Meeting and election of new Board Members is scheduled for Tuesday, January 11. Please be sure to vote and attend the virtual meeting.

Enjoy the Winter Season,

Rich

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

- ✓ **Fire Hydrants** – Remember to keep your nearest fire hydrant clear of snow so the fire department can find it in case of an emergency. After our latest storm, many of them may be buried in the snow.
 - ✓ **Gas Meters** – Be sure to keep you gas meter clear of snow to avoid a dangerous buildup of gas in the case of any leakage.
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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, snow shoveling, etc.
Phone: (775) 219-6283



Cambridge Estates Homeowners Association Board of Directors Meeting
6 p.m. Tuesday, January 11, 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 (10 minutes)
- IV. Approval of Minutes (5 minutes)
 - a. November 9, 2021 Board of Directors meeting
 - b. December 7, 2021 special Board of Directors meeting
- V. Financial Report (10 minutes)
 - a. Review November 2021 financial statements
 - b. Board member acknowledgement
- 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 (10 minutes)
 - a. Review active projects
 - b. Bear box cladding status
- VIII. Membership (10 minutes)
 - a. Adopt Requirements and restrictions for ADU's
 - b. Adopt Architectural guideline amendment to section 4 A-D
 - c. Architectural guideline amendments – submittal and review procedures, variance process, etc.
 - d. Senate Bill 9 – lot splits
- IX. Schedule next Board of Directors meeting – Propose February 8 & March 8
- X. Adjournment



Cambridge Estates Homeowners Association Annual Membership Meeting
7 p.m. Tuesday, January 11, 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 and determination of a quorum
- II. Inspector of Election begins counting ballots
- III. Introduction of the Board of Directors, Property Managers, and Membership in Attendance
- IV. Approval of Minutes of the February 9, 2021 Annual Membership Meeting
- V. President's report
- VI. Treasurer's report and review of 2022 Budget
- VII. Vote by membership to approve Resolution 70-604
- VIII. Architectural Control Committee Report
- IX. Comments/Discussions from Members
- X. Results for the 2022 Board of Directors election
- XI. Adjournment
- XII. Organizational meeting to elect officers (& Firewise representative)