

July 2021

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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 13, 2021

Time: 6:30 PM

Place: Via Teleconference

Please see the [agenda](#) 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

Hope all is well and you had a great July 4th weekend. The message this month is about volunteering to support your HOA. There is an open position on the Cambridge Estates Homeowners Association Board of Directors for the term that ends January 2022. There are also three positions open on the Architectural Control Committee. It is important to fill these positions so that HOA is able to continue to function and have a good representation from all areas in the development. Owners who are interested in serving on the Board or Architectural Control Committee should provide a letter of interest and brief biography to Kim Sperlin at kim@cambotruckee.com. We encourage you to become involved in the Cambridge Estates Homeowners Association.

The Board will be meeting on Tuesday, July 13th at 6:30pm. Please take a look at the agenda. If you would like to find out more or provide suggestions on any agenda items, plan on attending. The meeting will be held via video conference. Please see the agenda for details on how to connect.

Contact Us

Community Management

CAMCO

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Board of Directors

President

Richard Sanzari

Vice President

Paul Bradshaw

Treasurer

Bob French

Secretary &

Newsletter Editor

Craig Bradley

craig@craigjbradley.com

Director at Large

Vacant

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Enjoy the Summer and Stay Safe

Rich

Current HOA Projects

Bear Box Guideline

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.

If you have an existing Bear Box, you will need to update it by July 2021 to comply with the new Guideline. Please refer to the website or contact CAMCO if you have questions.

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

- ✓ Summer cleanup – it's time to inspect your property for any damage and work on fire safety. Do you have old unused play structures that could be removed and even sold?
 - ✓ Weed whacking
 - ✓ Fire Safety Cleanup
-

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
6:30 p.m. Tuesday, July 13, 2021 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. Review of B15, 15430 Chelmsford Home Submittal
 - a. Owner's comments (10 minutes)
 - b. HOA member comments (10 minutes)
 - c. Board Comments and determination (10 minutes)
- IV. Board
 - a. Board and Architectural Committee member status (5 minutes)
- V. Owners' comments on items not on the agenda (10 minutes)
- VI. Approval of Minutes (5 minutes)
 - a. May 11, 2021 Board of Directors meeting
- VII. Financial Report (10 minutes)
 - a. Review May 2021 financial statements
- VIII. Property Manager's report (10 minutes – 5 minutes each)
 - a. CC&R violation update
 - b. Defensible space
- IX. Architectural Control Committee (10 minutes)
 - a. Review active projects
 - b. Bear box cladding status
- X. Membership
 - a. Requirements and restrictions for ADU's (40 minutes)
 - b. Architectural guideline amendment - Variance process (10 minutes)
- XI. Schedule date of next Board of Directors meeting
- XII. Adjournment