

**November
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, November 9, 2021

Time: 7 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 with you and your family. It is good to see some rain and early snow to help with the fire season. Thank you again for supporting the fire suppression initiative on our common area property.

Since our last meeting we have added two members to our Architectural Control Committee. I would like to welcome both Hillary Rolf and Thomas Brown to the committee and give special thanks Paul Bradshaw and Jay Garbarino for their work on the committee over the years and their continued support. There are still two open positions. If you are interested in volunteering on the Architectural Control Committee, please contact Kim Sperlin at kim@camcotruckee.com.

Once again it is election time for Board Members. There are three Board Member positions up for election. If you would like to play a role in the future of our community, please consider volunteering to run for the Board of Directors. Contact Kim Sperlin at kim@camcotruckee.com.

Contact Us

Community Management

CAMCO

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Truckee, California 96161

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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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The Board will be meeting on Tuesday, November 9th at 7:00pm. The 2022 Budget, ADU's and Architectural Guideline modifications will be on the agenda. If you are interested in these or other agenda items, please plan on attending.

In closing, I hope you all had a great Halloween and best wishes to you and your family during the Holiday Season ahead.

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.

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

- ✓ **Get Ready for Winter**
 - Close the vents under your house.
 - Disconnect and store hoses.
 - Change the oil in your snow blower, get new gas for it and check it out.
- ✓ **Fire Hydrants** – If we get a big winter, remember to keep your nearest fire hydrant clear of snow so the fire department can find it in case of an emergency.

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
7 p.m. Tuesday, November 9, 2021 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. Board (5 minutes)
 - a. Election – Appoint Inspector of Elections
- IV. Owners' comments on items not on the agenda (10 minutes)
- V. Approval of Minutes (5 minutes)
 - a. May 11, 2021 Board of Directors meeting
 - b. September 14, 2021 Board of Directors meeting
- VI. Financial Report (10 minutes)
 - a. Review September 2021 financial statements
 - b. Review and approve 2022 budget
- VII. Property Manager's report (10 minutes)
 - a. CC&R violation update
 - b. A-36 summer variance request
 - c. Garage and parking enforcement discussion
 - d. Common area ownership
- VIII. Architectural Control Committee (5 minutes)
 - a. Review active projects
 - b. Bear box cladding status
- IX. Membership (60 minutes)
 - a. Requirements and restrictions for ADU's
 - b. Architectural guideline amendments – submittal and review procedures, variance process, etc.
 - c. Canyon Springs contribution discussion – owner request
- X. Confirm date of next Board of Directors and Annual meetings
- XI. Adjournment