

September  
2021

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## Cambridge Estates Website

[CambridgeEstates.org](http://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

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## Board of Directors Meeting

Date: Tuesday, Sept 14, 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.

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## Upcoming Neighborhood Events

None at this time

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## President's Message

The last few months our area has been challenged with fires, heavy smoke and rising cases of Covid. I hope you are all well during this difficult time. The Common area fire prevention work was completed in August. Thank you for your support in making this happen. As we look forward to fall, we must continue to be careful to keep our community safe.

As we approach the end of the year, the Board will be preparing for the election of Board members in January. We encourage you to volunteer to run for the Board to ensure that our HOA is in the best position to serve its members. More information will be coming available regarding the elections. There are also opportunities to volunteer to participate as a member of the Architectural Committee. Please consider these opportunities to serve your community and provide a letter of interest and brief biography to Kim Sperlin at [kim@cambotruckee.com](mailto:kim@cambotruckee.com).

The Board will be meeting on Tuesday, September 14th at 7:00 pm. ADUs will be on the agenda again this month. I would like to thank members who have participated and provided comments on this important topic. Please take a look at the agenda. If you would like to find out more or provide suggestions on any agenda items, plan

## 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](mailto:info@camcotruckee.com)

## Board of Directors

President

Richard Sanzari

Vice President

Paul Bradshaw

Treasurer

Bob French

Secretary &

Newsletter Editor

Craig Bradley

[craig@craigjbradley.com](mailto:craig@craigjbradley.com)

Director at Large

Vacant

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on attending. The meeting will be held via video conference.

Please see the agenda for details on how to connect.

One of the key things that attracted me to Cambridge Estates was its reputation as an area where the locals live and where kids can play and go to school. Schools are open again and it's great to see our youngsters out and about enjoying life. Let's all do our part to keep the streets safe for them.

All the best to you and your family. Enjoy this beautiful area we call home and stay safe.

Rich

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## 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 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.

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## 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](mailto: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](http://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.

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## Seasonal Things to do

- ✓ **Fall cleanup** – It's not too late to work on fire safety. Do you have old unused play structures that could be removed and even sold?
- ✓ **Weed whacking**
- ✓ **Fire Safety Cleanup**

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## Useful Information

Road Conditions and Weather  
[magnifeye.com](http://magnifeye.com)

Cambridge Estates Current Weather  
[wunderground.com/dashboard/pws/KCATRUCK27](http://wunderground.com/dashboard/pws/KCATRUCK27)

NWS Weather  
[forecast.weather.gov](http://forecast.weather.gov)

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## 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

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Cambridge Estates Homeowners Association Board of Directors Meeting  
7 p.m. Tuesday, September 14, 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 (10 minutes)
  - a. Board and Architectural Committee member status – appoint ACC members
  - b. Election
- IV. Owners' comments on items not on the agenda (10 minutes)
- V. Approval of Minutes (10 minutes)
  - a. July 13, 2021 Board of Directors meeting
  - b. August 2, 2021 Special Board of Directors meeting
  - c. August 17, 2021 Special Board of Directors Meeting
- VI. Financial Report (10 minutes)
  - a. Review draft August 2021 financial statements
- VII. Property Manager's report (10 minutes)
  - a. CC&R violation update
  - b. Defensible space
  - c. Common area ownership
- VIII. Architectural Control Committee (10 minutes)
  - a. Review active projects
  - b. A14 fence & bear box cladding submittal
  - c. 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. CC&Rs 4.03 discussion (10 minutes) – owner letters for review
- X. Schedule date of next Board of Directors meeting
- XI. Adjournment