

July 2020

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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 14, 2020

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

Annual Cambridge Estates Yard Waste Pickup

The date is TBD and will be announced soon, please have your yard waste out at the street on the pickup date.

Annual Glenshire Devonshire Yard Sale

The date has been postponed due to the COVID-19 situation, please check Glenshire Devonshire website for updates at <http://glenshiredevonshire.org/>

President's Message

I hope that everyone is enjoying the nice summer weather that has finally arrived. I have seen many homeowners out cleaning up their yards, whacking weeds and doing other activities to keep our development fire safe. The neighborhood is looking good.

As we did last year the HOA recently had weeds trimmed at the roadsides to help with fire safety. We received quite a few favorable comments about this last year and it appears that this may become an annual event.

While doing your yard cleanup, you might also look around to see if there are any items like children's play structures, swing sets, trampolines, sand boxes, etc. that the children have outgrown and no longer use. This is a good time to think about removing or selling these items.

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@craigbradley.com

Vice President

Bob French

Treasurer

Richard Sanzai

Secretary

Greg Salcido

Director at Large

Paul Bradshaw

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If you are doing or having work done for Defensible Space please keep track of your hours in performing FireWise activities as we can get credit for the time spent. You can log your hours here:

https://docs.google.com/forms/d/e/1FAIpQLSecDAuET3fRslkg5p0W3uDTL9aP_CVmyUPofBsEPZO8m8ztDw/viewform

I would also like to remind everyone that the Board is here to manage our association and is always open to suggestions and input from homeowners. As noted below, there is a section at the beginning of every Board meeting for homeowner comments. However due to the current COVID-19 situation, the Board meetings are being held via teleconferencing. Homeowners will be able to call in and participate. Please see the [agenda](#) for details on how to connect.

Stay safe & well!

- Craig

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 may need to update it to comply with the new Guideline. Please refer to the website or contact CAMCO if you have questions.

Greenhouse Guideline

The Board has approved a guideline to allow homeowners to construct greenhouses on their property. The guideline requires Board approval of the greenhouse location, then ACC approval of the structure. Please refer to the website or contact CAMCO if you have questions.

Dark Sky

The Town of Truckee has an ordinance regarding Dark Sky. This ordinance is intended to prevent light pollution. Basically, the ordinance prohibits lighting that will shine in a person's eyes or annoy neighbors but allows lighting for safety purposes. In addition, one of the benefits of living in the high Sierras is the dark sky which allows us to enjoy the stars at night. Light pollution interferes with that view. Please consider these requirements regarding exterior lighting on your property. The **Purpose** section of the ordinance is included below. For more information, please

see:

<https://www.townoftruckee.com/home/showdocument?id=8200>

Truckee Municipal Code— Title 18 Development Code

18.30.060 - Exterior Lighting and Night Sky

A. Purpose. It is the purpose and intent of this Section to balance the goals of the Town of Truckee General Plan to maintain its small town character with the need to provide for safe lighting practices and to minimize light pollution for the enjoyment of Truckee’s residents and visitors.

- 1) The use of outdoor lighting is often necessary for adequate nighttime safety and utility, but common lighting practices can also interfere with other legitimate public concerns. Principles among these concerns are:
 - a) The degradation of the nighttime visual environment by production of unsightly and dangerous glare;*
 - b) Lighting practices that interfere with the health and safety of Truckee’s residents and visitors;*
 - c) Unnecessary waste of energy and resources in the production of too much light or wasted light;*
 - d) Interference in the use or enjoyment of property which is not intended to be illuminated at night; and*
 - e) Loss of the scenic view of the night sky due to increased urban sky glow.**
- 2) The concerns of safety, utility and aesthetic appearance need not compete. Good modern lighting practices can provide adequate light for safety and utility without excessive glare or light pollution. In nearly all cases, careful attention to when, where and how much nighttime lighting is needed will lead to better lighting practices.*
- 3) It is the intent of this Section to require lighting practices and systems which will minimize light pollution, glare, light trespass and conserve energy while maintaining nighttime safety, utility, security and productivity.*

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.*
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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
7 p.m. Tuesday, July 14, 2020 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
- III. Owners' comments on items not on the agenda
- IV. Approval of Minutes
 - a. May 12, 2020 Board of Directors meeting
 - b. June 25, 2020 Special Board of Directors meeting
- V. Financial Report
 - a. Review draft June 2020 financial statements
- VI. Property Manager's report
 - a. CC&R violation update
 - b. Defensible space
- VII. Membership
 - a. Election procedures – SB323
 - b. AB670 – ADU's
 - c. Website
 - d. Dark Sky
 - e. FireWise
- VIII. Architectural Control Committee
 - a. Review active projects
 - b. B-20 Greenhouse submittal
 - c. Bear boxes
- IX. Schedule next Board of Directors Meeting
- X. Adjournment