



Cameo Tidelines—

THE NEWSLETTER OF THE CAMEO COMMUNITY

PRESIDENT'S CORNER

Dear Neighbors,

Good news! the City has completed the new sidewalk on the Shores side of PCH that now extends from Cameo Shores Drive to Morning Canyon at Shorecliffs. The City anticipates extending the sidewalk along Shorecliffs next spring which will allow residents of both Cameo Shores and Cameo Highlands safe sidewalk access to the commercial center of Corona Del Mar.

The construction caused significant removal of landscaping vegetation which has revealed more noticeably the deteriorating wooden fence along Hampden Drive and the original block retaining wall along most of the stretch along PCH. The proposed Wall/Entrance project anticipates replacing the wood fence in it's entirety with an attractive new wall and plans for extensive landscaping; including the proposed New Zealand Christmas tree, that will help conceal the retaining wall. Hopefully residents will take the time to review the conceptual architectural renderings of the proposed Wall/Entrance plans and continue to give the Wall/Entrance Committee their feedback.

Spring is almost here and it brings a busy and productive time for the Association. This year's annual meeting will be held on Tuesday May 23 and is being proposed to be at a new location -- our very own Roxbury Park (under a tent), hopefully making it easier for homeowners to attend and hear about the state of the community.

For those of you who have not visited the Association's web site please do so at www.cameohoa.org. You will find it a great place to find out all kinds of pertinent information including upcoming events, meeting dates, contact information, Neighborhood Watch/security, governing documents and a great history of our community.

It is encouraging to see the community becoming more actively involved in many areas of our neighborhood. We encourage all homeowners to feel free to ask questions at any time through the web site mail option (info@cameohoa.org) or at our monthly Board meetings.

Spring is also a good time to be aware of homeowner's views. Views are one of the most important benefits of living in the Cameo community and those views are protected in our governing CC&R's. Generally speaking, please remember to keep your trees and plants at or below the roofline of your home. This will ensure that everyone will be able to enjoy the views that they are entitled to.

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REMINDERS

BOARD OF DIRECTORS:

The Board meets the fourth Tuesday of every month.

ARCHITECTURAL COMMITTEE:

The Architectural Committee meets the second Tuesday of every month.

Call the office 949-450-1515 for times and locations.

VISIT OUR WEBSITE AT:

WWW.CAMEOHOA.ORG

PCH WALL AND ENTRANCE PROJECT UPDATE

There are very few new events to report since our last *Tidelines* update. All the approvals needed from the City have been obtained and we will only need a permit from the Coastal Commission to have all the government approvals completed.

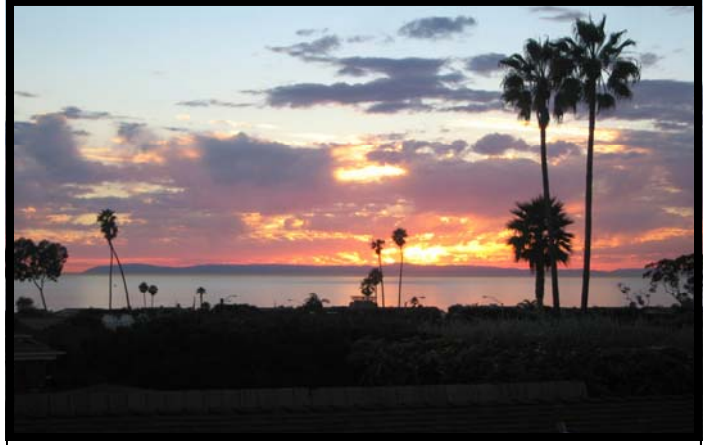
Board member John Lindgren has been putting together all the paperwork required to submit our application to the Coastal Commission. The application itself is 16 pages long and the attachments must include two complete sets of plans, stamped for approval by the City, a site map, showing the area, addresses of all homeowners within 100 feet of the project, a soil report, and a grading plan, a copy of the legal agreement with the City, a statement of environmental impact, a letter from the City stating that the City has declined to participate in the project and an "approval in Concept" form from the City Planning Department.

Cameo's President Jeff Cole and John Lindgren had an appointment with the Coastal Commission in Long Beach on Thursday, the 2nd of March, to submit Cameo's application but the appointment was cancelled by the Coastal Commission at the last minute due to the absence of a staff member. The appointment will be rescheduled as soon as possible but as of this writing, has not been rescheduled. After we submit our application, the Coastal Commission has 30 days to decide if Cameo qualifies for a de minimis waiver and can get the fast track approval or whether it will require the full application process. We expect to get approval of the fast track process and receive formal approval within 60 to 90 days.

Back in December, we had five contractors pick up bid packages for our project. Pat Murphy, Board Member and Entrance Committee Member, has been talking to the potential bidders about doing some value engineering to get the costs down on the bids.

Board members Pat Murphy, Greg Chila and Steve Zotovich are all in the real estate development business, have experience in working with contractors on large projects and are lending a hand in this phase of the project. We are expecting responses from contractors within the next month or so. The PCH Wall and Entrance Committee will meet to consider the bids and options and make a recommendation to the Board of Directors once we have received competitive bids for the project.

At this point, it is difficult to give an estimate as to when we might be able to start construction on the project as we keep running into delays that we have not expected. That said, the June-August time frame is looking like the best estimate for construction to start.



BOARD OF DIRECTOR VACANCIES

One of the primary reasons for the annual meeting is to elect three new Board members.

From Cameo's Bylaws: ***"There shall be three (3) classes of Directors, each class having three (3) Directors. One class shall be elected at each Annual Meeting and the Directors so elected shall serve for three (3) years. No person may be elected or appointed as a Director who has been a Director of the Association with ten (10) months preceding his election or appointment."***

To accomplish the task of finding new candidates for election, the Bylaws call for the selection of a Nominating Committee, which the Board accomplished at their last meeting. They named outgoing Board member Bill Caskey of the Highlands, Greg Chila, outgoing Board member from the Shores and former Board member, Sandy Luebke to the Nominating Committee.

The Committee is looking for candidates who have a willingness to serve the community for the next three years. The qualifications are pretty simple – you must be a Cameo homeowner and have a desire to assist in keeping Cameo one of the better places to live.

The new Board will have an exciting period of development coming during the next year with both the Entrance/Wall Project coming to fruition and the second phase of the Reforestation Plan being implemented.

TIDELINES

PRESIDENT'S CORNER Cont'd from Page 1

We encourage community members to attend the Board meetings at the Colony clubhouse to continue to express their thoughts and opinions. You may also e-mail to the Board through our community email address of info@cameohoa.org or write to Nadia Vaughan at Villageway Management at P.O. Box 4708, Irvine, CA 92616.

Best Regards, Jeffrey Cole

PALM TREES

Every year the Board of Directors and the Association Attorney spend valuable time (and association money) dealing with Cameo homeowners who are ignoring the CC&R's and the Architectural Guidelines and Standards regarding palm trees.

Chapter 8 of the Architectural Guidelines is titled "Landscape Design Guidelines" and should be read by any homeowner wanting to upgrade their landscaping or re-landscape their property. Paragraph 8.2 specifically states that any tree plant or shrub to be planted that is over 3 feet tall, requires the submittal of a plan and approval of the plan by the Architectural Committee.

Paragraph 8.1 states that landscaping on a lot shall not be permitted to grow to a height which exceeds the height of the roof on that lot.

Paragraph 8.4 titled "Palm Trees" states that "In general any palm tree that will achieve an ultimate height of eight feet or greater is not permitted." The Architectural Committee will consider other palm trees on a case-by-case basis.

Bottom line here is that unless you want to receive a legal notice from the Association attorney to immediately remove a palm tree planted without approval of the Architectural Committee, do not plant any palm trees. If the trees are not removed promptly, the Association will start imposing fines and will eventually take legal action against the offenders. Within the last six months we have had three homeowners plant palm trees without approval and are now facing legal action.

Cameo is a view protected community and tall growing trees are not permitted.

Trees planted prior to the adoption of the Architectural Guidelines and Landscape Standards are still subject to the CC&R's. Cameo's policy requires a complaint to be

filed with the Architectural Committee in order to begin the process of compliance. The View Impairment Policy, Architectural Guidelines & Landscape Standards and CC&Rs - as well as the View Impairment Complaint Form- are all available on the Cameo website under **Rules & Forms**.

NEIGHBORHOOD WATCH

OVERVIEW

All communities in Newport Beach have experienced a significant increase in residential burglaries and related crimes since the beginning of 2006.

Following is a brief description of the types of burglaries that have occurred in Cameo Year To Date 2006. NBPD continues to work with your Neighborhood Watch Team, Board and residents in tracking down leads. In the meantime:

Dinner-Time Burglaries

A **Shores** residence was burglarized while the occupants were out at dinner. This type of burglary is happening across Newport Beach with an increasing frequency. Be sure to lock and alarm your home whenever you leave.

Break-In Burglaries

Three Shores residences were burglarized during the evening hours. Suspect(s) broke into locked homes and took valuables and cash, some of which were in plain sight; some in secured areas.

Vehicle Burglary

Several unlocked cars were rummaged through at night in the **Highlands**. One car had property stolen from it. If you must leave your cars on the street at night, be sure they are locked and alarmed. Unlocked cars encourage burglars to return on a regular basis!

Construction Site Burglaries

We've had three construction site burglaries; one in the **Shores** and two in the **Highlands**. Personal property and construction equipment were removed from the sites. These have occurred both during the day and at night.

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TIDELINES

PELICAN POINT & PELICAN HILL GOLF COURSE TREE UPDATE

We are happy to report much progress in returning views to Cameo members lost in the growth of the trees in Pelican Point and on the golf course. The trees, installed in 1991, have now grown to a point where they severely impact both Highlands and Shores homeowner views.

Using the procedure established by the The Irvine Company and published in the *Tidelines*, all Cameo member concerns was transmitted to The Irvine Company. This is their response:

Dear Ms. Vaughan:

Thank you for contacting Pelican Hill Golf Club on behalf of Cameo Community Association. It is our goal to maintain the beauty and integrity of the golf course designed by Tom Fazio, while working closely with our neighbors to address their tree concerns. Balancing these issues can be complicated and we will do our best to come to a resolution that benefits both parties.

We have reviewed this year's individual requests and believe that our plans to trim and thin many of the trees long (soc) the golf course will help address the majority of concerns expressed by the Cameo residents. The requests fall into three different areas addressed below and our response for each area will respond to concerns for a number of homeowners in each area.

For Laura Dietz, Vanja Daley. Yoon and Yung Chung, Dr. and Mrs. Young and Betty Thompson, the concern is the height and density of trees along Cameo Shores Road. Pelican Hill Golf Club would like to offer to trim and thin all trees along Cameo Shores Road. Trimming of the trees will take place along both sides of the 14th Fairway and should increase homeowner views. The Pine trees along this road will be trimmed and thinned in a balanced manner by approximately 20%. Any additional trimming of the trees could be detrimental to tree health. Dr. and Mrs. Robert Young reference two of the tallest Eucalyptus trees they would like trimmed. However the two Eucalyptus trees referenced in their request are located in Roxbury Park and are not located on our property.

In this same location we noted six to eight trees along Cameo Shores Road that we will remove. We believe this tree removal will help address a number of homeowners view concerns.

For Dr. Nowparset, Ann and Robert Davis, David Igata. Mare and Karen Sarver. John and Laurina DePrima and Kevin Lam. the concern is the height and density of trees along Pacific Coast Highway on Fairway 14 between Cameo Shores Road and Pelican Point homes. We will trim and thin all trees in this area. Again, they will be trimmed and thinned in a balanced manner by approximately 20%.

There is also the possibility of removing and replacing several large Pine trees close to Pelican Point. some of which are specifically referenced in Anne Davis's letter as "worst offenders. Two of the trees are located on the hill near Pacific Coast Highway and two of the trees are located in front of a home in Pelican Point. We will be checking with the Pelican homeowners regarding their willingness to allow the removal of one of the trees. If they are amenable, we will remove the taller trees and replace it with a lower growing variety. We will also work closely with Tom Fazio's landscape design team about the possible removal of additional trees in this area. However, this project will be considered in the next year during the re-design of the golf course.

For George and Denny Englkc. Eldon and Linda Primrose, Richard and Mary Furtaw, Gary Sauter, Leon Skele, John Doherty, Robert Kaczmarek, and Jean Hunt the concern is the height and density of trees along Garret Drive adjacent to the 15 Tee box. The placement, location and amount number of trees in this area is significant. We plan to trim and thin the trees in this area. specifically along the cart path adjacent to Garrett Drive.

Due to the significant amount of tree-trimming we will be undertaking throughout the golf course. the pruning and removal process will be phased over three months. We will begin in February and plan to be completed by the end of April 2006.

Thank you again for taking the time to meet with us. If you have any questions or require further assistance, please call me directly at 949-650-5433.

Sincerely,

*Jill Kanzler
Community Representative*

Cameo members who have specific concerns about trees on the Pelican Hill Golf Course or Pelican Point can send them to info@cameohoa.org where it will be distributed to the Board and Cameo members working this matter.

TIDELINES

ENTRANCE PROJECT LATEST NEWS: John Lindgren advises that the application to the Coastal Commission requires the posting of notices. You will note those notices on trees at the entrances to Cameo.

Neighborhood Watch Continued From Page 3

Home Services Burglary

One burglary occurred in the **Shores** where suspects include home services providers (repairs, maintenance, and improvements).

If you plan to have workers in or around your home, be sure you take the necessary precautions by checking their credentials before hiring them. Be sure they have valid and current licenses, insurance, bonding, etc.

Calls for Service - NBPD	Highlands	Shores	2005
Abandoned Vehicle	0	0	10
Animal Control Calls	1	1	24
Burglar Alarm – Response	0	2	8
Disturbance	0	1	29
Illegal Peddling	3	0	10
Municipal Code Violation	4	4	22
Patrol Check	2	0	13
Reckless Driving	0	3	4
Suspicious Person(s)	6	2	6
Suspicious Vehicle(s)	4	0	11

(Excludes Unfounded or Cancelled Calls)

MEMBER DIRECTORY

Jeff Cole appointed Karen Tringali, Herb Lee, Bob Pastore and Nadia Vaughan to publish a new directory of members to be distributed at the Annual Meeting. In the near future you will receive a form –similar to the one below—requesting information input.

Please note that there will be an area for you to select whether or not you want certain information published in the directory. It is also planned to have a “Members Only” side to the website where this information will be included. We can accommodate three email addresses per household which will then be incorporated into our “Blast Email” list to be used to notify members of timely information between issues of the *Tidelines*.

Directory			
Yes	No	Information	
		Name	SAMPLE—DO NOT USE
		Cameo Address	
		Mailing Address	
		Phone 1	
		Phone 2	
		Email 1	
		Email 2	
		Email 3	

Information collected will be used at the sole discretion of the Board of Directors and will not be sold, traded or used for any other purpose than to contact the Cameo membership.

TIDELINES

Cameo Community Association
c/o Villageway Management
2 Ventura, Suite 500
Irvine, CA 92614

949-450-1515
Nadia Vaughan
Account Representative
Email: vaughan@villageway.com

BOARD OF DIRECTORS 2005-2006

Jeff Calentino — 2nd Year

Bill Caskey, Highlands—3rd Year

Greg Chila, Shores—3rd Year

Jeff Cole, Shores— 3rd Year

Steve Kray, Highlands — 2nd Year

John Lindgren, Highlands—1st Year

Patrick Murphy, Shores — 1st Year

Walter Wallach, Shores —2nd Year

Steve Zotovich, Shores —1st Year

OFFICERS

Jeff Cole, President

Steve Kray, Vice President

Jeff Calentino, Treasurer

Greg Chila, Secretary

Email address for any Board member or
Officer: Info@cameohoa.org

ARCHITECTURAL COMMITTEE

Steve Zotovich, Shores —Chair

Doretta Ensign, Shores

Jon Frojen, Highlands

Linda Goodman, Shores

Leon Skeie, Highlands

Email address for any Architectural
Committee member: Info@cameohoa.org

EASTER EGG HUNT

The annual Easter Egg Hunt is in
the planning stages. Look for a
flyer in your mailbox soon!

REAL ESTATE UPDATE

(As reported to Multiple Listing service)

Thanks to Bev White, Realtor & Shores Resident
As of MARCH 6, 2006

PROPERTIES LISTED

4721 Cortland Drive	\$2,195,000
4501 Surrey Drive	\$2,250,000
4607 Gorham Drive	\$3,495,000

PROPERTIES IN ESCROW

(asking price)

4531 Camden	\$5,200,000
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PROPERTIES SOLD

(Last six months comparable)

4606 Cortland Drive	\$2,062,500
4726 Cortland Drive	\$2,100,000
4512 Wayne Road	\$2,150,000
621 Rockford	\$2,200,000
4607 Dorchester Road	\$2,230,000
4512 Roxbury Road	\$2,300,000
4515 Hampden Road	\$2,775,000
4615 Surrey	\$2,795,000

It is important to note that these are the sales that have been reported to the Multiple Listing Service. There have also been so called "quiet sales" that either sold before being listed or were not listed on the Multiple Service. In addition, the reported sales price, which is now required by the Multiple Listing Service, may not reflect conditions which are factored into the final price.

ON-SITE ANNUAL ASSOCIATION MEETING

TUESDAY, MAY 23RD, 6:00 P.M.

Your Board of Directors have made THIS Annual Meeting "neighborhood friendly!" No traveling more than nine streets to the meeting this year.

A tent will be erected in Roxbury Park with all the comforts provided for a neighborhood get-together that will involve an overview of the past year's activities and committee reports. An election for the 2006-2007 Board of Directors will take place contingent upon a quorum being present.

Refreshments and light hors d'oeuvres will be served.

An April *TIDELINES* will illuminate more details for voting and the necessity for YOU to attend.

MARK THE DATE ON YOUR CALENDAR NOW!!