



2023 Annual Membership Meeting & Election

The 2023 Annual Membership Meeting and Election will be held on Wednesday, November 8, 2023 at 6:00 p.m. A candidate solicitation notice is attached to this newsletter. Please take the time to review the request and note important deadlines for submission. If you would like to submit your intent to run for a position on the Whitney Oaks Board of Directors please ensure to submit that attached candidate solicitation notice to the Association Manager, Jasmine Brinson, by email at jasmine.brinson@managementtrust.com no later than **Tuesday, September 5, 2023 at 5:00 p.m.** You may also mail the notice to P.O. Box 1459, Folsom, CA 95763, the notice will need to be received by the deadline noted above. Additional Director Election information will be posted to the Whitney Oaks website for your use and reference. <https://whitneyoaks.org/meetings/>. ■

A Chance to Win \$500!

The Whitney Oaks Board of Directors are currently hosting a raffle contest for a chance to win \$500! To enter the raffle, you will need to opt-in to receive Association documents by electronic distribution. For a second entry into the contest you will need to sign up for auto payment of your Association dues. If you are already signed up for either of these options you have automatically been entered into the raffle and do not need to submit these forms again. The Opt-In form and the ACH Payment form can be found on the Association website at <https://whitneyoaks.org/documents/>. For additional details see attached flyer. ■

Architectural Application Process

Most exterior projects on your home, including fence replacements and staining as well as painting of homes (even if you are painting the home to match existing colors), require the Architectural Committee's review and approval before work can commence. Recently, Homeowners have been completing work on their homes without going through the architectural process for approval from the Architectural Committee. Architectural applications and the Association's Architectural Guidelines can be found on the Whitney Oaks website at <https://whitneyoaks.org/documents/>. Architectural meetings are held every third Wednesday of the month, via Zoom. For additional architectural application questions please contact Jasmine Brinson via email at jasmine.brinson@managementtrust.com. ■

Etiquette

It is a perfect time of year to take our furry friend for a walk. Don't forget to bring some doggie bags on your trip. Your neighbors will appreciate the effort! ■

Text Trusty

The Whitney Oaks Community Association now has Text Trusty. Text Trusty is an artificially intelligent smart text-messaging helper who responds instantly and is available 24 hours a day, 7 days a week. You may have received a welcome text message from Text Trusty letting you know that you can now contact them to put in a work order, submit account inquiries and so much more! Give Text Trusty a try today by texting 844-387-8785. ■

BOARD OF DIRECTORS



Rick Jordan	President
Rosalie Hayman	Secretary
Richard Campbell	CFO



ASSOCIATION WEBSITE

<http://whitneyoaks.org>



ASSOCIATION MANAGEMENT



The Management Trust

P.O. Box 1459
Folsom, CA 95763
Phone: 916.985.3633

AFTER HOURS EMERGENCY
916-985-3633

ASSOCIATION MANAGER:

Jasmine Brinson: Extension – 5144
jasmine.brinson@managementtrust.com

ASSISTANT MANAGER:

Mikki Cooper: Extension-5129
mikki.cooper@managementtrust.com

ASSISTANT MANAGER:

COMPLIANCE:
Dawn Scott: Extension- 5126
dawn.scott@managementtrust.com

ACCOUNTING

Accounting Inquiries: (949) 263-4359
ext. 8825
nc-accounting@managementtrust.com

Association Vendors

The Association hires vendors to fulfill contracts approved and authorized by the Whitney Oaks Board of Directors. It is important for contractors or service providers to have clear direction and understanding on who is authorized to provide them with instructions.

To ensure the work is done according to the approved contract, Homeowners are not permitted to re-direct the vendors working for the association. If you have a maintenance item to report please do not contact the vendor directly, this applies to all vendors who are on the property working for the Association. Please contact Management directly to report your concerns. ■

Parking in the Association

Parking is not permitted on the street in the Association between the hours of 12:00 a.m. to 6:00 a.m. Short-term parking variance requests can be made via management. Please be sure that your request is made in writing and e-mailed to mikki.cooper@managementtrust.com, a minimum of 24 hours prior to your needs. Please also note that the management office hours of operation are from 9am – 4pm Monday through Friday. If you are making a request for Saturday or Sunday, please ensure that the request is received before close of business on Friday. For longer-term requests, please be sure to complete a parking variance request form at <https://whitneyoaks.org/documents/>. Please be sure to follow the instructions on the form and submit photos with your request.

Parking variances will not be permitted for boats, trucks, vans, house trailers, campers, recreation vehicles or other vehicles containing living quarters. Vehicles such as these may be parked temporarily in a driveway or in a street in front of the owner's lot for a period of not more than forty-eight (48) hours for the purposes of loading and unloading. If you have any questions regarding gate remotes and gate access please contact Mikki Cooper at mikki.cooper@managementtrust.com.

In an effort to limit parking for access to the schools surrounding the Association, parking on the private streets in the Hillcrest Community while school is in session or during a school event is not permitted. In order to enforce this restriction street parking on Hillcrest Drive, Western Way, Vivien Way, Pheasant Lane and Chasen Court shall be limited to a maximum of three (3) hours per day on school days and during school events. ■

Volunteers Needed

We currently have open positions on the Architectural Committee, Landscape Committee, Social Committee and the Board of Directors. If you are interested in joining any of these Committees or the Board of Directors please complete the volunteer form found on the Whitney Oaks website:

<https://whitneyoaks.org/assets/files/Volunteer%20Form.pdf> and return to our Association Manager, Jasmine Brinson, for more information. ■



Blue Knight Community Patrol

24/7 Dispatch: 916.299.0911

Guard Direct Line: 916-512-5144
Please note that this will be routed directly to the guard on-duty during the timeframe that guard is onsite from approximately 10:00 PM – 6:00 AM daily. ■

Blue Knight Patrol has been contracted by the Whitney Oaks Community Association to review WOCA common areas, facilities and, street parking – excluding the Springfield Association.

Please note the Association is not responsible for the safety and security of residents, invited guests or personal property. In case of a safety or security incident please call the Rocklin Police Department – 911 or non-emergency number 916-625-5400. ■



Have questions about gate remotes, keys, or other access devices? Check out some commonly asked questions and answers on the Whitney Oaks website at:

<https://whitneyoaks.org/remotes-keys-patrol/>

While you are on the site, be sure to check out the projects page for additional upcoming project information.

<https://whitneyoaks.org/projects/>





Whitney Oaks Wildlife Notes

Ed Price

There are two species of lizards that you are most likely to see in Whitney Oaks, Western fence lizards and California alligator lizards. Western fence lizards are the relatively little guys (4 to 7 inches in length) you see running around your backyard or doing “push-ups” with their front legs. Actually, it’s only males doing the push-ups. Push-ups help males show off their bright blue bellies to females. Males with the brightest blue underparts are most likely to gain the attention of females and seduce them to mate, usually between April and July. The intensity of blue is believed to be a sign of their relative health and vigor. Push-ups and head-bobs also serve to reinforce territorial rights and are a deterrent to other males nearby. I love to watch them do their push-ups. It kind of gives them some personality.

Western fence lizards are grey to brown in coloration (see photos below). Both males and females have rough scaly skin on their backs putting them in the category of spiny lizards. Females often have black horizontal stripes on their backs.

Western fence lizards are active only during the warmer months of the year (spring to fall). They feed primarily on invertebrates such as ants, beetles, grasshoppers, spiders and moths. From that standpoint they are good to have in your yard. Predators that feed on these lizards include domestic cats, birds and other reptiles. They often climb trees to escape predators.

If you don’t see them, you may notice their feces which are quarter-inch elongated dark droppings with a white cap. The white cap consists of uric acid crystals from their urine. Poop and uric acid are excreted from the same orifice (cloaca) at the same time.





RAFFLE!

HELP KEEP DUES DOWN BY LOWERING MAILING COSTS

**To enter drawing please complete
and return the following form(s) found at:**

<https://whitneyoaks.org/documents/>

- 1. Electronic Delivery of Forms (E-Mail Distribution
of Assoc Documents) = 1 Entry**
- 2. Automatic Payment Form (ACH Debits –
Direct Payments) = 1 Entry**
(Eliminates the need for a payment coupon book)

1st prize = \$500 Visa Gift Card

2nd prize = \$300 Visa Gift Card

3rd prize = \$200 Visa Gift Card

**Please return completed form(s) to:
jasmine.brinson@managementtrust.com
by October 31, 2023 - 5:00 p.m.**

*** Must be a WOCA homeowner to participate
One (1) entry per document, per address**

***Any previously submitted form(s) automatically enter you in the Raffle**

*** Drawing held at 2023 Annual Membership Meeting/November 8th
Need not be present to win**

CANDIDATE SOLICITATION ANNOUNCEMENT

WHITNEY OAKS COMMUNITY ASSOCIATION

Important Announcement #1 Regarding Upcoming Election of Directors

You are invited and encouraged to become a candidate for election to the Whitney Oaks Community Association's Board of Directors. There are three (3) seats up for election this year, currently held by Rick Jordan, Rick Campbell and a vacant seat. The three (3) candidates who receive the highest number of votes in the election will serve two-year terms.

To become a candidate, you must notify the Association in writing, by completing and submitting the enclosed Notice of Desire to be a Candidate form. Your Notice of Desire to be a Candidate must be submitted either by:

- e-mail: Jasmine.Brinson@managementtrust.com
- Mail: Whitney Oaks Community Association
PO Box 1459 Folsom, CA 95763
- Hand delivery: 160 Blue Ravine Road STE C
Folsom, CA 95630

Your Notice of Desire to be a Candidate and your optional Director Election Statement (described below) must be received by the Association prior to 5:00 p.m. on Tuesday, September 5, 2023 (the "Nomination Deadline"). Each Member who meets the qualifications set forth below and whose Notice of Desire to be a Candidate is received by the Association prior to the Nomination Deadline shall automatically be a candidate. There shall be no nominations from the floor at the Annual Meeting and votes for write-in candidates shall not be valid. It is each Member's responsibility to confirm that such Member's Notice of Desire to be a Candidate was received by the Association prior to the Nomination Deadline.

Candidate / Director Qualifications:

1. Except as provided in Section 1.D of the Election Rules, in order to be eligible to become a candidate, a person must, as of the Nomination Deadline, be a Member who is current in the payment of regular and special Assessments.
2. Except as provided in Section 1.D of the Election Rules, in order to be eligible for election to the Board, a candidate must, as of the date scheduled for close of the balloting period, be a Member who is current in the payment of regular and special Assessments.
3. Only one co-Owner of a particular Lot/Unit may serve on the Board at any time.

Director Election Statements:

Each candidate and each Member advocating a point of view may, but is not required to, submit (to the addresses listed above) a Director Election Statement that is reasonably related to the election. Director Election Statements shall not, when printed, exceed one side of a single 8½" x 11" page. Black and white copies of all Director Election Statements that are received by the Association prior to the Nomination Deadline will be included with the Ballot Packets that will be mailed to all Members and may be posted on the Association's official internet website, in accordance with the Association's Election Rules.

By submitting a Director Election Statement, you accept full responsibility for its content and agree to indemnify the Association and its agents and representatives for any and all damage arising from or related to any such content. It is each Member's responsibility to confirm that such Member's Director Election Statement was received by the Association.

Whitney Oaks Community Association Notice of Desire to be a Candidate

I desire to be a candidate for election to the Whitney Oaks Community Association's Board of Directors in the upcoming election. I am the owner of the Lot/Unit identified below within the development.

By submitting this Notice of Desire to be a Candidate, I understand and acknowledge the following:

1. I may, but am not required to, submit a Director Election Statement to the Association. The content of my Director Election Statement must be reasonably related to the election, and must not exceed one side of a single 8½" x 11" page. Black-and-white copies of all Director Election Statements that are received by the Association by 5:00PM on September 5, 2023 (the "Nomination Deadline") will be included with the ballot packets which will be mailed to all Members. Scanned copies of all Director Election Statements that are received prior to the Nomination Deadline may be posted on the Association's official internet website, in accordance with the Association's Election Rules. By submitting a Director Election Statement, I accept full responsibility for its content and agree to indemnify the Association and its agents and representatives for any and all damage arising from and related to any such content.

2. It is my responsibility to confirm that this Notice of Desire to be a Candidate and my Director Election Statement were received by the Association by the Nomination Deadline.

By submitting this Notice of Desire to be a Candidate, I attest that as of the date hereof, I meet all of the qualifications for candidacy and election to the Board.

[Print Name]

[Signature]

[Date]

[Lot/Unit# or Property Address]