



The Board of Directors

are Proud to Announce the

Launch of the  Association **Website**

whitneyoaks.net

A sneak peek of the new website was recently released to the board, they are very pleased with the results. The board would like to share their excitement and invited the web designer, Jamison Mergens and his team from **GreySkyMedia**, to provide a brief presentation for the Association Members. The presentation will be held during the **APRIL 3, 2019** Board of Directors meeting. 2801 Springfield Drive, The Oaks Building. Meeting begins at 6:00 p.m.



We hope you can attend the meeting and be one of the first to see the communities updated, amazing, full of information, and user-friendly website. The community photos are fabulous, they remind you; why you moved here.



Whitney Oaks Community Association

March 2019 Newsletter



BOARD OF DIRECTORS

Bob Jones - President
Rick Jordan – Vice President
Richard Campbell – CFO
Rosalie Hayman - Secretary
Natalie Trost - Director



The Management Trust

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AFTER HOURS EMERGENCY
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ASSOCIATION MANAGEMENT STAFF

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Mail plans to The Management Trust
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ACCOUNTING

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PALADIN SECURITY

Patrol Hours: 8:00PM-5:00AM

ASSOCIATION WEBSITE

www.whitneyoaks.net



APRIL 3, 2019 and attend your community Board of Directors meeting. On the schedule is an exciting presentation for the upcoming

WEBSITE

Don't forget to look at the enclosed flyer.

If you are interested in meeting the association's goat grazers: **John Quinn • CAPRA Environmental**, will be attending the Board of Directors meeting on April 3rd. It's the perfect time for any concerns or questions to be addressed.

A representative from the Rocklin Fire Department has "tentatively" confirmed their attendance on April 3rd. We have it marked "tentative" as emergencies take precedence; should that happen we will look to reschedule.

We hope to see  you at the meeting!

Brown or Dead Spots.....Oh No!

Healthy green turf is a welcome sight as lawns spring to life after winter, but early days sometimes hold surprises. Even well-maintained lawns can yield bare or thin spots, but early spring provides excellent opportunities for corrections. Pre-blended, seeding mixtures eliminate the guesswork in spot repairs by delivering seed, mulch and fertilizer in a single, optimized product. Repairs are simplified, establishment is enhanced, and repaired areas should establish well before summer stresses arrive. Lawns with brown or dying grass will put a blight on the most beautiful of landscapes. Let's work on those lush lawns!



UGH – STOP BARKING!



Dogs left alone all day get bored and restless, and many find relief in barking. Some respond noisily to any and all activity. But nothing is as annoying as incessant barking—even for dog lovers. If your dog is a yapper or a yowler, please consider some of these bark-abatement ideas to keep the noise down in your area. Your neighbors will thank you!

- **Training**. Always the first recommendation for any behavioral problem! Help is as close as the Internet. Training not only helps your dog, you'll be surprised how much it helps you, too. You may get some insight into *why* your dog barks so much, or what it is trying to communicate.
- **Citronella collars** A humane alternative to the electric-shock, anti-barking collar and costs about the same. Available on the web and in pet stores.
- **Confinement** Sometimes simply bringing an outspoken dog indoors or confining it to a crate can cut down on the disturbance to neighbors.
- **Reduce stimulus** Close drapes to help muffle street noise or leave a radio on to mask it. Disconnect telephones and doorbells before leaving your home if they upset your dog or make it bark.
- **Companionship** Dogs are pack animals; they need companionship—a cat, bird, or another dog. Consider a mid-day visit from a pet-sitting service or drop your pooch off at a friend's place or a day-care facility once or twice a week.

What is a Reserve Study?



It is amazing how fast this year is flying by and it is almost time for the Association to start on the 2020 budget process. Soon, a request will be made to a Reserve Analyst to provide an update on the Association's components or common elements. Reserve funds are used for larger projects such as asphalt sealing, trail repairs, painting, etc. Reserves are typically set aside for elements that are replaced every 5, 10, 15, or 20 years.

Part of preparing the budget includes calculating how much money the association must set aside for the next calendar year so the Association will have the needed funds when the streets need sealing or a vehicle gate needs upgrading. To make sure the studies components is as accurate as possible, the FINANCE COMMITTEE and the BOARD work closely with a reserve specialist.

The reserve specialist will prepare a study that will provide the board with guidance on how to keep the association's physical assets from deteriorating faster than our financial assets increase.

The reserve specialist will visit the community to inspect it (every 3 years a physical inspection is performed, other years the Association is provided with an update) and prepare a written reserve study for the association. That report will include an inventory of all common area components, recommendations on what should be replaced and when, what the replacements will cost, and a plan for paying for them.

The reserve specialist retained by the board has the expertise and experience to accurately determine the life cycles of the Association's common components and will help the board estimate the cost to repair or replacement them.

The reserve specialist also has the expertise at analyzing the financial resources needed to maintain the common components over time and will advise the board how to balance the size of the reserve fund against the deterioration of the common components.

The community's physical assets (components) are constantly decaying, the guidance of a reserve specialist will always help the board protect those assets and keep the community looking its best—and that helps protect the community's property values!

