

WHITNEY OAKS COMMUNITY ASSOCIATION



NEWSLETTER



March 2014

www.whitneyoaks.net

DROUGHT CHECKLIST

By John Bianco,

Bianco Landscape Management

During a severe drought, the goal for the tree, shrubs and turf irrigation is twofold; reduce water use to save precious water and money, yet use enough water to preserve your substantial investment in your landscape turf, trees and shrubs. Starting with proper maintenance, here are some additional ideas to help keep landscapes alive during server drought conditions:



- ❖ Mulch Shrub beds to help retain what water is applied.
- ❖ Mulch Turf in conjunction with mowing turf higher to help shade itself.
- ❖ Aerate the turf to help give the water that is applied a place to go and soak in before running off.
- ❖ Renovate old nozzles to the low volume nozzles
- ❖ Renovate existing “dumb” controllers to new ET base smart controllers
- ❖ Apply a product called Hydretain to help retain water in the root zones of the plants.

PCWA is recommending that all of those who maintain landscaping:

- Only water one day per week, or not at all this time of year;
- Adjust sprinklers to avoid overspray and runoff;
- Reduce irrigation proگرامing by two minutes per cycle per week;
- Water the yard early in the morning;



WHITNEY OAKS

The Management Trust

Kocal Division

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- Quickly repair leaks and broken sprinkler heads;
- Add two to three inches of mulch around trees and plants to reduce evaporation; and
- Use a broom instead of a hose to clean driveways, sidewalks and gutters.

Bianco Landscape Management has been tasked with managing the plant irrigation needs of the gate and other areas it maintains and staying compliant to PCWA irrigation recommendations. We are working very diligently to check all irrigation systems to make sure they are working properly. We have made a recommendation that the Association mulch all common areas and renovate all popup spray nozzles to the new low flow irrigation nozzles in conjunction with upgrading irrigation controllers from the existing “dumb” to the new ET smart controllers, which the association has already done in several areas. We will be aerating all turf areas again this fall. Lastly, we have recommended the application of

Hydretain to all landscape areas to help retain what water we do apply. The board is working with your Landscape Committee and will be considering all of these options as the budget permits in order to help protect the valuable asset of the Whitney Oaks Community Association landscaping.

GRAZING PROJECT

March 10th is the target arrival date for the goat and sheep herds that will graze the open areas for weed control. A contract has been approved and Lee Hazelton is working on getting the necessary permits from the city of Rocklin, and other



entities. Information on grazing, and soon, specific information as to herd location will be available on the City of Rocklin web site or can be obtained by calling the City of Rocklin. The map on the city's web site will be updated and adjusted as the work progresses. There will also be a link to the city's map posted on the WOCA web site (whitneyoaks.net).

While the grazing company will do their very best to not enter onto homeowner private property, many lot markings (delineating lot lines) are no longer in place. Homeowners are encouraged to mark their lot line within the next 10-days so that their lots lines are easily identifiable by the grazing company. We apologize for the inconvenience that may be caused by this project and thank you for your cooperation and understanding.

HOMEOWNER WEED ABATEMENT

The Association Governing Documents and the City of Rocklin Fire Department require Lot Owners to perform weed abatement on their private lots. Please feel free to contact the City of Rocklin at (916) 625-5500 for more information on private property weed abatement requirements and a list of local contractors who perform weed abatement. Information is also on the city website...

LANDSCAPING

It has been noted that many of you have had plants that have died or are in decline and have not been replaced. Please remember that the WOCA rules (B-15) include the following requirements:

- ✓ That all landscaping in the Community be maintained and cared for in a manner consistent with the standards of design and quality as originally established by the builder...
- ✓ That all landscaping be maintained in a neat and orderly condition.
- ✓ That any weeds or diseased or dead lawn, trees, ground cover or shrubbery be removed and replaced. That all lawn areas shall be neatly mowed and trees and shrubs shall be neatly trimmed.
- ✓ That irrigation systems be fully maintained in good working condition to ensure continued regular watering of landscape areas, and health and vitality of landscape materials.
- ✓ That each Owner maintain landscaping located within their lot and in the adjacent public street

right of way between the sidewalk and the back of the curb.

Thank you everyone for doing your part, in spite of the drought, to keep Whitney Oaks beautiful!

VISION ~ MISSION ~ GOALS

At its February meeting, the Board of Directors reviewed its vision statement, updated its mission statement, and adopted goals for 2014. The Vision of the Whitney Oaks Community Association is to be a premier residential community by maintaining the beauty, character and architectural integrity of the Whitney Oaks Community Association. The mission of the Board of Directors is to achieve the vision of our beautiful community by effective management, enhanced communications and unification efforts, appropriate enforcement, timely maintenance, and fiscal responsibility. **The 2014 goals are as follows:**

Physical Components

- Work with Landscape Committee to get gate entry areas remodeled/upgraded.
- Work with Controlled Access to improve problem gates for less down time.
- Accomplish all scheduled reserve projects (including asphalt slurry, street signs, bark replenish, reserve study, gate equipment, gate painting, and latent defect repairs)
- Look Into Possibility of Putting in Solar Heating System at Pools
- Look Into Possibility of Putting in Security Cameras at Pools and Recreation Area
- Look Into Possibility of Putting in Security Cameras at Gates

Finances

- Work with Allied Trustee Services to continue to bring level of bad debt down.
- Work with Homeowners requesting reasonable payment plans.
- Work with Finance Committee to maintain high rate of return on investments.

Administrative & Other

- Get Restated Governing Documents finalized, distributed, voted, and adopted.
- Begin process of revising Owner's Manual for consistency with restated documents.

- Investigate options for newsletter being outsourced with lower cost, better print, etc.
- Work with security contractor and management for tighter enforcement of parking rules.
- Improve communications with residents by establishing community-wide email database (web portal).
- Encourage unity between WOCA and Springfield residents by holding joint meetings with Springfield Board of Directors.
- Maintain appearance and property values of the community.
- Plan and start holding an annual Whitney Oaks Picnic.

BOARD MEETINGS



The next Board of Directors Meeting is scheduled for March 5, 2014 at 6:30 p.m. at the Oaks Building in Springfield. Board Meetings are held on the first

Wednesday of every month at 6:30 P.M. at the Oaks Building. Homeowners are always welcome to attend and to give input under the "Open Forum" portion of the Agenda. If you have an item that you would like to be included on the meeting Agenda, please send correspondence to Vicky at vicky@kocal.com at least 10 days prior to the meeting. Please note that meeting Agendas are posted at the Hillcrest pool bulletin board, at the Springfield computer room bulletin board and on the Whitney Oaks website at www.whitneyoaks.net four days prior to meetings. *All meeting times and locations are listed on the Whitney Oaks website at www.whitneyoaks.net.*

MARCH BOARD MEETING AGENDA

These and other items will be on the March 5th business meeting agenda for Board discussion:

- ❖ Proposed Hydretain for Plant/Turf Areas
- ❖ Mini Blinds for Gym
- ❖ Gate Painting Proposals
- ❖ Trail Maintenance Proposals
- ❖ Insurance Renewal Proposals
- ❖ Proposed Street Sign Replacements

Please remember to send all official communications to the Association to: Vicky Langer c/o The

Management Trust, Kocal Division, P.O. Box 1459, Folsom, CA 95763 or to Vicky@kocal.com

PET PEEVES

We received a complaint from a Homeowner who uses the trails that there is a lot of dog poop out there by the trails that is not getting picked up. Also it was brought to our attention that recently a Springfield resident was bit by an aggressive cat that was either stray or not under the control of its owner. This resident ended up having to get rabies shots. ☹

Rules Refresher: Section B-10: PETS:



a) Whenever **pets** are outside of the resident's lot, they must be on a leash or otherwise under full control of the owner. No dogs shall be allowed to run loose.

- b) Residents must clean up after any mishap performed by their pets.
- c) Residents shall be responsible for any personal injury or property damage caused by their pets.
- d) Pets emitting excessive noise, or in any manner unduly disturbing other residents, may be prohibited by order of the Board of Directors after notice and a hearing.
- e) No animals shall be kept, bred or maintained for any commercial purposes, or in unreasonable numbers.
- f) Residents should not leave pet food outside as it may attract wild animals from nearby natural areas.

Leaving food outside to feed your pet(s) may also attract rodents, feral cats and/or other stray animals. Violation of these governing documents could result in a fine and/or your animal being restricted from living in the Whitney Oaks community.

Thank you for being a responsible pet owner!



Happy Spring!!