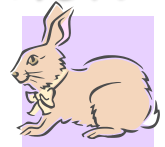


WHITNEY OAKS COMMUNITY ASSOCIATION



NEWSLETTER



April 2014

www.whitneyoaks.net

PROPOSED REVISED GOVERNING DOCS

Thank you to all of you who took the time to read through the drafts and bring comments and suggested changes to the January Town Hall Meeting! On February 26th the WOCA Board of




Directors discussed and agreed on certain changes that

were requested by members. The most recent version of the proposed revised CC&Rs and Bylaws, draft minutes of the February 26th meeting, and a summary/list of changes are available for your review on the whitneyoaks.net web site. Please take a minute to look over the changes and submit any written input to vicky@kocal.com before April 28th. The Board will review any further input at its May 7th meeting, and the draft documents will be mailed to all Homeowners for a vote shortly thereafter!

POISON OAK/IVY

The Landscape Committee has asked that we urge all residents to be very cautious of blooming poison oak near the trails this time of year. Please stick to the trails when you are in the open areas and keep your pets from wandering into the open areas.



The Management Trust
Kocal Division
P.O. Box 1459
Folsom, CA 95763-1459
Phone: 985-3633x 121 | Fax: 248-8015

BOARD OF DIRECTORS

President: Bob Jones
Vice President: Eva McLain
CFO: Rick Jordan
Secretary: Sharon Theofelis
Director: Bonnie Laderman
Comm. Mgr.: Vicky Langer, CCAM
vicky@kocal.com
Assistant: Nicole Ross
Nicole.ross@managementtrust.com
Accounting: accounting@kocal.com
Security: 416-5123

ELECTRONIC DELIVERY OF NEWSLETTERS

If you are a Whitney Oaks Homeowner, like reading your news on line, want to save your Association money, and would like receive your newsletters by Email rather than US Postal Service, please take a minute to go onto the Management Trust web portal at:

<https://weblink.managementtrust.com>

If you need a login account number and password to get started, please contact the management



office. One you get logged in, click on the tab that says "User Profile" which will bring you to a screen where you can click on another tab that says "Email Options". Enter your email address (or make sure it is correct).

Then check the box that says "send allowed correspondences via email".



To ensure you are receiving the correct documents via email, you need to ensure that 'opt out of information' is NEVER checked. Thank you for helping to save money and trees! Also, if you are more internet savvy than your neighbor(s), please help them sign up for this option if they are interested! Thanks everyone!

APRIL AGENDA

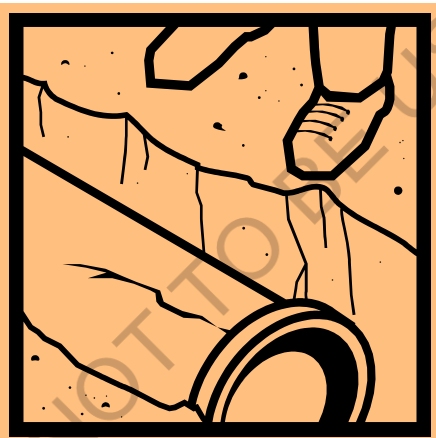
These and other items will be on the April 2nd Board Meeting Agenda for discussion:

- ❖ Maintenance Items
 - Fire access gate at 2817 Hillcrest
 - Broken deco drain at Hillcrest pool
 - Caulk, trim and paint at gym building
 - Leaning pillar at Live Oak entry gate
- ❖ Gate Equipment Accessibility
- ❖ Street Sign Replacement Proposals
- ❖ Bark Replenishment Proposals
- ❖ Latent Defect Project Update
- ❖ Request for red curb at 2864 Hillcrest
- ❖ Request for "No Parking" zone from Gate 23 to Mariella
- ❖ Landscape Requests/Proposals
- ❖ Year-End CPA Draft Financial Review

Please remember to send all official communications to: Vicky Langer c/o The Management Trust, Kocal Division, P.O. Box 1459, Folsom, CA 95763 or to Vicky@kocal.com

DEFECT REPAIRS

We are pleased to announce that the board members have chosen an Engineer Consultant to work with them and to move forward the latent defect repair project. Rick



Holsinger, a registered Civil and Geotechnical Engineer, will soon be taking a look at the problem areas and making

recommendations to the Board regarding prioritizing necessary work. If you see someone snooping around looking at drainage areas, it may be him! Rick will be helping to iron out a specification for the repairs, to solicit proposals, and to oversee any work that the Board approves having done.

THANK YOU VOLUNTEERS!

We would like to take this opportunity to thank each and every one of the homeowners who graciously volunteer numerous hours of their

personal time and share their knowledge and expertise to serve on the Board of Directors and Committees of your Association. Many decisions have to be made to properly run the Association and these wonderful volunteers are all too frequently unappreciated. When you next see one of these hard-working, generous neighbors, take a moment to chat and say "thank you." It would mean a lot! A big THANK YOU goes out to all of the volunteers that help make Whitney Oaks such a beautiful community! Recently, new volunteers were appointed, and existing ones were reappointed as follows:



Architectural Committee

Eric King, Chair
Carol Tomlin
Paul Marcillac
Rick Held
Patrick Quarry

Landscape Committee

Reinhold Gedeit, Chair
Diane Castle
Jim Cheap
Melanie Cook
Bryon Schrum
Carla Wolfe

Finance Committee

Bill Jarrett, Chair
Don Biddle
Bill Twelker
Bill Erickson

In addition to the current board members (listed in the center box on page 1), and the committee members listed above who are currently serving, volunteers who have recently served include past Board member Stan Laderman, past Architectural Committee members Bonnie Laderman and Bob Sackerson (who have graciously agreed to attend some meetings and assist in the transition), and past Landscape Committee members Kim Storm and Robert Ramirez. *Thank you everyone for supporting and encouraging our volunteers!*

GRAZING PROJECT & HOMEOWNER WEED ABATEMENT

The Association's eco-friendly vegetation control (grazing project) is underway!! Please see the grazing map link at the bottom of the "Weed Control and Grazing" page on the City of Rocklin website if you are interested in seeing the plan:

http://www.rocklin.ca.gov/depts/publicsafety/fire/prevention/weed_controll.asp

All vacant parcels must be abated on a year-round basis per the City's Standards for Maintenance of Vacant Parcels. Please see the above website or feel free to contact the City of Rocklin at (916) 625-5500 for more information on private property weed abatement requirements.

Please remember that although at one time the grazing company was willing to graze homeowner private lots as a courtesy, because of complications with delineating lot lines and to avoid trespassing or damage to private property, the grazing company no longer performs weed abatement (grazing) on private lots. Homeowners should make their own arrangements to have weed abatement performed on their private lots. Thank you for your understanding and cooperation!



INSURANCE RENEWED

The Association's insurance, including Property (pool houses, signage, gates, etc.), General Liability, Fidelity Bond, Umbrella, and Directors & Officers policies, have been renewed with the Russo

Insurance Agency. A summary will be mailed to you with the budget package in the fall, but if you need a summary of insurance or certificate of insurance for your lender, or if you have any Association Insurance questions, please contact the Russo Insurance Agency at 916-791-1901. Thank you!



RULES REMINDERS

Please don't ever dump or let your landscapers dump anything into the wetland areas or open spaces.

ALL ABOUT APRIL



- April comes from the Latin word "aperire" which means "to open".
- The birthstone for April is the diamond.
- The flowers for April are the Sweet Pea and the Daisy.
- April is global child nutrition month.
- April 5th is Arbor Day, the 22nd is Earth Day, and the 20th is Easter.
- New Years in Thailand and Cambodia is in April.
- The phrase 'April gentleman' used to be applied to a foolish man, especially one newly married.
- April is National Autism Awareness Month.
- April is National Pet (and animal cruelty prevention) Month.
- April is Jazz Appreciation Month.

