

Whitney Oaks Community Association Newsletter

May 2014

www.whitneyoaks.net

BE CAT CONSCIOUS

Over the last two months, the Rocklin Police Department has received calls, and verified as credible, reports of sightings of mountain lion(s) and/or bob cat(s) in the Whitney Oaks and surrounding neighborhoods. Rocklin Police Dept. wants to remind you to always be vigilant and maintain an awareness of your surroundings. Keep an eye on children and small animals, particularly in wooded areas and at dusk or nighttime. In the unlikely event, you see or encounter a mountain lion: 1) Make yourself appear as large as possible. Do not crouch down or bend over; 2) Never turn your back or run from a mountain lion; 3) Slowly create distance and give the animal a chance to escape; 4) Protect your pets and keep them inside if possible; 5) Call Rocklin Police Department and report all sightings. For more information about mountain lion sightings, please visit the Calif. Dept. of Fish & Wildlife website at <http://www.dfg.ca.gov/>



SCHOOL "SHORT CUT"

If you drop off your Rocklin High School student on Hillcrest by the pool or if you have a student that drives him/herself to this area to park and then walks through the open space to get on campus, we are requesting that you have them drive or that you drive them to the front entry of the school. There are several safety concerns and complaints that have been received about the use of the "short cut" by the Hillcrest Pool: We are asking for your help in

resolving these issues/concerns. The open space area is prohibited for use by residents and the "short cut" not only is a violation of WOCA's governing documents, but it poses a safety hazard to those high school students trespassing on the open space land. Concerns that have been brought to our attention concerning this matter include the following:

- **Traffic:** Increased traffic on Hillcrest during drop off and/or pick up times is an inconvenience for those who live on Hillcrest. It makes it difficult for them to get to work or get their own kids to school.
- **Parking:** Many students park along both sides of Hillcrest in this area which limits parking for pool users.
- **Speeding:** Students and parents often speed into this area if they are running late. This combined with the fact that there is no crosswalk (this area was not designed as a school drop off zone) and the fact that students are crossing here and there in the middle of the chaos.
- **Safety:** As noted earlier in this newsletter, mountain lions and/or bobcats have been sighted recently in the community. There are also rattlesnakes this time of year in the open space areas.

Thank you for your cooperation!

PROPOSED GOVERNING DOCS

The most recent version of the proposed revised CC&Rs and Bylaws are available for your review



on the Association's web site. Please take a minute to look over the changes and submit any written input to vicky@kocal.com before May 1st. The Board will review any input received at its May 7th meeting. Thank you!



BOARD OF DIRECTORS

President: Bob Jones
Vice President: Eva McLain
CFO: Rick Jordan
Secretary: Sharon Theofelis
Director: Bonnie Laderman

MANAGEMENT

**The Management Trust
Kocal Division**
P.O. Box 1459
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After Hrs. Emergencies:
866-324-3704**

**Community Association Manager:
Vicky Langer, CCAM**
vicky@kocal.com

Assistant: Nicole Ross
nross@kocal.com

Accounting:
accounting@kocal.com

Security: 10 P.M. – 5 A.M.
416-5123

POOLS OPEN SOON!



It's time to stock up on sunscreen and dig your flip-flops out of the closet because pool season is fast approaching! The pools will be open and heated beginning the Saturday of Memorial Day weekend (May 24th)! Please be mindful of the pool rules and help us to keep these wonderful community assets in pristine condition by reporting any vandalism or poor behavior to security or Management. Please note that in order to access the pool area you must have a pool key and a pool pass. To purchase a pool key and pass, please contact Nicole Ross in the Management office. If you have tenants, be sure to give their names to Nicole in the management office so they can access the pool. Enjoy the swim season!

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. Once 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!

GRAZING PROJECT

We are happy to report that phase I of the grazing project (the first pass through of the animals) is complete! The second phase/pass will most likely be done in June.



MAY AGENDA

These and other items will be on the May 7th Board Meeting Agenda for discussion:

- ❖ Landscape Bark Replenishment Proposals
- ❖ Pool Furniture at Hillcrest – Whether to Unlock
- ❖ Whether to Rewrite/Update Design Guidelines
- ❖ Speeding Concerns
- ❖ Gate Maintenance Costs
- ❖ 2817 Hillcrest Fire Access Gate Replacement
- ❖ Resolution to Lien Delinquent Homeowner(s)
- ❖ Open Space Rules
- ❖ Requested Red Curb on Sterling Drive
- ❖ 2014 Asphalt Repairs and Coating Scope

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

REQUESTS & REMINDERS

Gate Access: Please take your pedestrian gate key when you go walking if you wish to access certain areas. It has been reported that people wanting to get into various communities, and not having their pedestrian gate key, have pushed open the drive in gate. This has resulted in the gate having to have maintenance, a cost affecting all Homeowners. A new pedestrian gate or other key is only \$15.00.



Painting: We have been processing lots of Architectural Application for painting of homes. Thank you to everyone who is staying on top of this maintenance responsibility! Please take a look at your home and if it looks faded, blotchy, or worn out, please paint your home after obtaining architectural approval. Please contact the management office or check the web site for a list of paint colors and an Architectural Application. Thank you!