

Whitney Oaks Community Association Newsletter

August 2014

www.whitneyoaks.net

BOARD CANDIDATES WANTED

Preparations are well underway for the 2014 annual meeting (being held on **November 12, 2014**), including recruiting candidates to run for the Board of

 Directors. Two seats have expiring terms to the Board of Directors. **If you would like to serve on the Board of Directors, and have your name placed on the ballot for the upcoming election, please complete and submit a Self Nomination Form and return it to the management office by August 25th 2014.** If you are curious about what being a Board member entails or need a Self-Nomination Form, please contact Vicky Langer at (916) 985-3633 x121. Thanks!

LET'S VOTE!!

The time has finally come for a vote on the revised CC&Rs and Bylaws! The draft documents will be mailed out for a vote of the members the second week of August. The draft documents are available for your review on the Association's web site. In order to facilitate a successful process, to save money, to increase voter turnout, and to avoid subsequent mailings (saving money and trees), the documents and ballots will be made available at the Springfield clubhouse and at the Fitness Center on Hillcrest on the following schedule. **PLEASE COME OUT TO PICK UP YOUR ballot, envelopes, and copies of the documents (if you don't want to read them on line)** during one of the

following times:

At the Gables at Springfield
Monday/Wednesday/Friday
August 4th, 6th and 8th
8:00 AM – 4:00 PM

At the Hillcrest Fitness Center
Tuesday & Thursday
August 5th and 7th
8:00 AM – Noon

This is also an opportunity to meet your board members! The more Homeowners who read the drafts on line and come in to pick up their ballot and envelopes, the more money the Association will save (approximately \$13.00 per Owner)! Also, if you would rather have a paper copy of the draft documents, and can pick them up, you will still help save the Association money on the cost of postage (approximately \$5.00 per packet).

We are happy to report that **there will be \$500 in PRIZES for early voting!!** The prizes will be as follows: At 30 days into the balloting period, two Homeowner ballots will be drawn from the ballot box. One will receive a \$100 gift card, and one will receive a \$50 gift card. Then at 60 days into the balloting period, another \$100 gift



card and five \$50 gift cards will be given away! So be sure to get your ballot in early!! Also, please hang onto your copy of the draft documents. If they are approved, you can keep them for your files. Owners wanting recorded/certified copies will be



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
Folsom, CA 95763-1459

Phone: 985-3633x 121
Fax: 248-8015
After Hrs. Emergencies:
866-324-3704

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

Assistant: Nicole Ross
nross@kocal.com

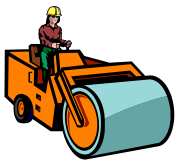
Accounting:
accounting@kocal.com

Security: 10 P.M. – 5 A.M.
416-5123

mailed them upon request. **Thank you!**

ASPHALT ACTION

The following streets will be included in the seal coating and repair project. Pebble Beach Rd, Iron Wheel Ct., Lindbrook Dr., Midvale Lane, Shady Trail Lane, Pyramid Ct., Legend Drive, Springfield Drive, Gables Ct., Corral Ct., Stampede Ct., Newland Heights Dr., Clarkson Dr., Crestwood Dr., Wedge Way, Newland Heights Ct. Greenview Ct., Scenic Drive, Scenic Ct., Churchill Ct., Bristol Ct., Hood Rd., Abby Road, Abby Court, Sylvan Drive, Merino Ct., Sterling Drive, Kensington Ct., and Lawton Ct.



Benjamin Ct. (120 LF) and Weddington Court (30 LF) are included in this project as well, but only for some crack filling. For the asphalt repairs, concrete work, and crack sealing, no street closures are necessary and residents will have full access to their homes. There will be minor traffic control. The most inconvenient part of the work will be the sealcoating and striping (painting of new lines) which will be done in September. A map will be mailed with the September newsletter regarding the exact date and times your street will be coated and striped. The asphalt work will be performed on the above streets during the following dates:

Concrete Repair

Tues., August 5th

Asphalt Repairs

Tues-Wed., August 12th-13th

Crack Fill

Thursday, Sept. 11th

Seal Coat

Mon.- Thurs., Sept. 15th - 18th
& Mon., Sept. 22nd

Striping

Thurs. & Mon., Sept. 18th & 22nd

IMPORTANT NOTES:

- During asphalt crack filling there will be minimal traffic control and streets will remain open.
- Drivers must take caution when driving next to or around the crack fill crew.
- There will be minimal traffic control during asphalt striping. Work areas will be coned off

and drivers will need to take caution when driving around them.

- **During asphalt seal coating, the streets will be closed at 7:00 AM and opened for traffic by 7:00 PM.**
- Please relocate your vehicle before 7:00 AM or the night before if you need to use it on the day seal coating or striping work is done on your street.
- Homeowners and residents will need to move their vehicles from the work areas by 7:00 AM on the day their street is scheduled for seal coating.
- Vehicles can be parked in a section that is not being seal coated that day (see phasing map at www.whitneyoaks.net). Vehicles not moved will be towed at the owner's expense.
- There is a chance that some sealed areas may need to stay blocked off if the material has not properly cured. This is not typical but may occur. Neither the contractor, the Association, nor Management is responsible for damage to vehicles from driving on the wet seal coating.
- Management has obtained a permit for vehicles to park on city streets during the asphalt project (Park & Whitney Oaks Drive).
- During the asphalt project, parking is allowed on community streets overnight in those areas adjacent to the asphalt project(s).
- Barricades will be posted at the beginning/or both sides of the street prior to seal coating.
- Additionally, door hangers will be put on the homes or mailboxes 48 hours prior to the seal coating date with no parking signs & dates to remind residents that the street will be closed.
- A map is attached that shows which streets will be seal coated in September.

SAVE THE DATE!



CANDIDATE NIGHT

for the WOCA Board of Directors Election will be held on Wednesday October 8th at the Springfield Gables at 6:30

P.M. Hope to see you then!

AUGUST AGENDA

These and other items will be on the August 6th Board Meeting Agenda for discussion:

- ❖ Architectural Committee – Fill Vacancy
- ❖ Ameritrade Signatories
- ❖ Parking Variance Requests
- ❖ Trails – Grade Concerns
- ❖ Landscape Proposal for Park Drive Plants
- ❖ Annual Meeting Plans
- ❖ ARC Appeal re: Paint Colors – 3812 Heather Ct.
- ❖ Asphalt & Curb Repairs on Lindbrook

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

NEWSLETTERS

We have approximately 280 people receiving their newsletters by email and one of the Association's goals for 2014 is to significantly increase that number! Let's save money and trees!! 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 few minutes to go onto the Management Trust web portal at: <https://weblink.managementtrust.com>

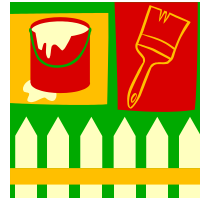


If you need a login account number and password to get started, please contact the management office. Once you get logged in, click on the tab that says "User Profile" which will bring you to a screen where you can click on another tab that says "Email Options". Enter your email address (or make sure 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!



FENCE STAIN

Many of the wooden fences throughout Whitney Oaks are nearing the end of their useful life and should be replaced. Some simply need to be repaired and/or re-stained. When replacing fences or re-staining fences, please be sure to use the approved stain color. There are four products (same color) that you can use, depending on the condition of your fence wood. If your wood is new, you want to use #1 below. If your wood is lightly discolored (water marks etc.) and you want more pigment in it, you should probably use #2. If your wood has been stained before with semi-transparent, and the wood doesn't seem to want to absorb any more stain, you want to use something with better coverage, such as #3. If you are going over something that is a completely different color, moldy or discolored, you want to use #4. In some cases, treating or cleaning the wood may be necessary before applying another coat of stain. If you are not sure about the appropriate product, please ask a Kelly-Moore Product Representative. Whatever product you decide on, please use ONLY the approved color. Please obtain approval from the Architectural Review Committee prior to using any other color. Please note that Kelly-Moore has a product that has a color "Sequoia Redwood" which is NOT the right color! **Thank you** for your attention to this matter and for staying on top of your fence maintenance needs.

1. Preserva Wood Semi-Transparent "Sequoia"
2. Storm Semi-Transparent Custom #14-0686-0218
3. Storm Semi-Solid Custom - #14-0685-0218
4. Storm Solid Custom - #14-1175-0209

Of note: "Kelly-Moore "Sierra Brown" is no longer available. The "Storm" product replaces that, and offers more opacity and hiding power.



REMINDER: If you are a Springfield resident and have not yet submitted a

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Gate Code Info. Update form, please be sure to do so by the 7/31/14 deadline!

NOT TO BE USED FOR TRANSFER OR RESALE