

Whitney Oaks Community Association Newsletter

September 2014

www.whitneyoaks.net

ASPHALT ACTION

Asphalt repairs are nearly completed. Seal coating is coming up! The following streets will be included in the seal coating 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.

Please see www.whitneyoaks.net, the bulletin board at the Hillcrest Pool, or the front desk at The Gables for a color coded map showing the date that each area will be coated and re-stripped.

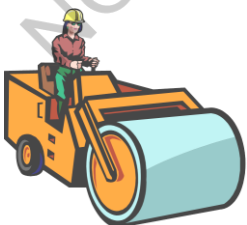
The work will be performed on the above streets during the following dates:

Seal Coating

Monday - Thursday
Sept. 15th - 18th
& Monday, Sept. 22nd

Striping

Thursday &
Monday
Sept. 18th &
22nd



IMPORTANT NOTES:

- During asphalt seal coating, the streets will be closed at 7:00 AM and opened for traffic by 7:00 PM.



- Homeowners need to turn their irrigation off a day before the project to ensure the streets are dry.

- 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.



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: 985-3633

Fax: 248-8015

After Hrs. Emergencies:
866-324-3704

Community Association Manager:

Vicky Langer, CCAM

vicky@kocal.com – phone ext. 121

Assistant: Nicole Ross

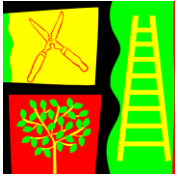
nross@kocal.com – phone ext. 115

Accounting:

accounting@kocal.com –ext 132

Security: 10 P.M. – 5 A.M.
416-5123

- 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.



TREE TRIMMING

Fall is a great time to trim your trees. Your management company has noted that many homes have trees that are touching the sides and roofs of homes. This can cause damage. Additionally, overgrown trees are more likely than regularly trimmed trees to lose branches in storms. Thirdly, overgrown trees look messy and are not in keeping with the community's landscape maintenance standard. Please take a look at your trees and have them trimmed if necessary. Thank you so much! Also please remember that to remove any trees, authorization should be obtained from the Architectural Committee. Please include a replacement tree plan with any removal request.

LET'S VOTE!!

Thank you to each and every one of you who stopped by the Gables and/or the Hillcrest Pool to pick up your documents and ballots! The draft CC&Rs and Bylaws were mailed out to everyone who did not pick them up the week of August 15th.



A big THANK YOU is in order for the board members and Inspectors of Elections, who took many hours out of their lives to sit at the distribution tables in an effort to save the Association money! **Thank you to Bea Morrow, Rosalie Hayman and Terry Baldwin for serving as "Inspectors of Election" and helping the board with this task! As**



a reminder, there is going to be \$500 in PRIZES for early voting!!

This does not mean you shouldn't take time to read through the draft documents before voting! The prizes will be as follows: At 30 days into the balloting period (September 15th), 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 (October 15th), 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 copies of the draft documents. If they are approved, you can keep them for your files. Owners wanting recorded/certified copies will be mailed them upon request. **Thank you!**

SEPTEMBER MEETING AGENDA

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

- ❖ Street Light Conversion Project – Special Guests from PG&E & Century Lighting to Attend
- ❖ Pool Calendar and Whether to Deadbolt Pools
- ❖ Proposed 2015 Operating Budgets
- ❖ Gates 8 & 20 and Vivien Park Area Landscape Proposals (Re-model).
- ❖ Gates 2, 3, 5, 13/14, 17, 18, 19, 21, 22, 24, 25, 26, and 27 Plant Replacement Bids
- ❖ Owner's Manual Restatement/Update

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

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!

SPEED MONITORING

The Whitney Oaks Community Association Board of Directors recently approved the purchase of a system that will monitor speeding in the community. Portable speed bumps may be used as an option in conjunction with the monitoring (to be determined). Please, for the safety of all residents, drive safely and slowly in the community and always under the 20 MPH speed limit. Thank you!

POOLS CLOSING

The pools will be closed for the season on September 2nd (the day after Labor Day). While homeowners will still have access to use the pools, they will no longer be heated and pool monitors will no longer be stationed at the pools.