

Whitney Oaks Community Association Newsletter

October 2014

www.whitneyoaks.net

STREET SWEEPING



We are pleased to announce that the streets throughout the community, both inside and outside of Springfield, except those recently seal-coated, will be swept on:

**Tuesday & Wednesday
September 30th & October 1st
9:00 A.M. – 3:00 P.M.
(weather permitting)**

Please make sure your garbage cans are in, please refrain from parking on the street, and please have guests and/or visitors Park in your driveway if possible on those days. Thank you for your cooperation!

WINNERS ANNOUNCED!

Congratulations to our first winners in the ballot drawing! Ballots were drawn from among those received during the first 30 days of the revised

governing documents voting (ballots mailed on 8/15 ~ drawing held on 9/15).

Lawrence Andreuccetti won a \$100 gift card and Joseph Trancoso won a \$50 gift card! On October 15th, (60 days into the balloting period), another \$100 gift card and five \$50 gift cards will be given away! Please see the enclosed flier and send in your ballot if you have not done so already!

COMING SOON...ANNUAL ELECTION

Remember that whether you are happy with how things are going in your community association or not, you are represented by board members that YOU elect!

“Candidate Night” for the upcoming WOCA Board of Directors Election will be held on Wednesday October 8th at the Springfield Gables at 6:30 P.M. There are three candidates and two openings on the Board of Directors this November. Ballots will be mailed out the first week of October. The candidates are Bob Jones, Ryan Rosas, and Sharon Theofelis. At this meeting you will get to meet the candidates, hear their statements, and ask them questions. Please come!!

Please be on the lookout for your election ballot package in the mail. After you have had a chance to review the candidate statements or listen to the candidates at the “Candidate Night” please complete your ballot and mail it in as soon as possible. Please do not mix up your ballots/envelopes for the governing document vote with your ballot/envelopes for the annual election. There are two totally separate votes going on at the same time.



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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Accounting:

accounting@kocal.com –ext 132

**Security: 10 P.M. – 5 A.M.
416-5123**



Why TWO Envelopes? The California Civil Code has prescribed in detail how election balloting is to be conducted and requires two envelopes in order to protect the confidentiality of your vote. The OUTER envelope is so that the Inspectors of Election (also prescribed) can make sure

no one votes more than once and to make sure that votes are from actual Homeowners. When the ballots are counted, the first part of the process is separating the inner envelopes from the outer envelopes. This way your ballot, which is inside the INNER envelope, can be separated from your name and ownership information. Once all of the ballots are removed and separated from the outer envelopes, they can be opened and tallied. Thank you for voting and being involved in the process!

CURRENT HAPPENINGS

Trail Improvement Committee:

At its September meeting the Board appointed several owners to serve on a committee that will be helping to develop and prioritize trail maintenance and improvement work. There are over five miles of trails in the community which they will be looking at to identify specific problem areas. This committee will be presenting the Board with a prioritized list of the trail sections in greatest need of repair, and will be making recommendations as to ongoing maintenance procedures.



Thank you Richard Conrad, Eric Hanson, and Ken Morrow for joining this committee and taking on this huge task!

Tree Trimming and Removals: Approved tree trimming work as recommended by an Arborist is nearly complete. Unfortunately some trees that were put in by the developer in the zero lot line home areas (Rock Ridge) were planted in spots that are too small and too close to driveways and walkways. This is becoming more apparent as the trees mature. Over the next several years, many of these will be removed and some replaced with trees that are of a more appropriate size/type. Some trees have not survived the drought and have had to be removed, including the giant oak tree at the Enclave entry area. A new tree will be planted in that area soon.

Plant Replacements: The WOCA Landscape Committee has been hard at work evaluating and prioritizing the 26 gate entry areas (the Springfield Association does the landscaping at gate 10). Some gate areas are being remodeled and others are on the

list for future remodeling. Other gates areas are going to get new plants to replace plants that have died over the last couple of years. Also, those living in Unit 44 (Sterling/Lawton/Kensington) will be



seeing some improvements soon). Additionally, new plants are going to be put in on Park Drive between

Whitney Oaks Drive and the bridge, and the park area at the corner of Vivien Way and Pheasant Lane is going to be replanted with new drought tolerant plants (grass is being removed). All of the planting is scheduled to happen in October when the weather cools off.

A BRIGHT IDEA!

The Board of Directors is currently doing research and cost/benefit analysis as it considers whether to convert all of the current 70-watt high pressure sodium street light fixtures to more energy efficient 25-watt LED fixtures. More information about this possible project will be given if it is approved by the Board of Directors.



OCTOBER MEETING AGENDA

Board Meetings are held on the first Wednesday of each month at The Oaks (in Springfield at 2801 Springfield Drive) at 6:30 P.M. Agendas are posted four days prior to meetings on the bulletin board at the Hillcrest Pool, at The Gables in Springfield, and on the whitneyoaks.net web site. Here are some of the items that will be on the October 1st Board Meeting Agenda for discussion:

- Street Light Conversion Project
(*continue discussion*)
- IDR Policy
- Invasive Tree Removal Bids
- Proposed Cobble at Access
Areas on Black Oak (3360 & 3240)
- Review 2014 Goals
- Security Camera Option

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