

WHITNEY OAKS COMMUNITY ASSOCIATION NEWSLETTER

December 2014

www.whitneyoaks.net

ANNUAL ELECTION RESULTS

Thank you to all of you who sent in ballots for your community's recent Board election and to those who attended the membership meeting held on Nov. 12th!



627 ballots were received! We are pleased to announce the results of the election as follows:

There were three candidates for two seats on the Board. The candidates were Bob Jones, Ryan Rosas, and Sharon Theofelis. Bob Jones and Sharon Theofelis were elected to serve 2-year terms on the Board of Directors. The vote counts are as follows:

- Bob Jones: 464 votes
- Sharon Theofelis: 448 votes
- Ryan Rosas: 203 votes
- Write-Ins: 5 votes as follows: Allen Brookings, Joe Getty, Ray Giacconi, James Castle, and Eric Granquist.

The annual resolution that allows the Association to use any excess income this year towards expenses next year without being taxed on it was adopted with 549 votes in favor and 19 votes opposed.



A big THANK YOU goes out to the Inspectors of Election, Terry Baldwin, Rosalie Hayman, and Bea Morrow, as well as to all those who helped count the election ballots! The helpers were Linda Acosta, Bonnie Ahamnos, Susan Boeck, Barbara Holt, Wayne Holt, Nancy Kahn, Ken Kahn, Donna

McGowan, Pat March, Ken Morrow, Denise Porsch, and Barbara Wogsland. Thank you everyone! These folks did a great job verifying the legitimacy of the ballots, counting and double counting them, and even crosschecking them against control numbers, to ensure that your election met civil code requirements and was a success!

During the meeting, door prizes totaling over \$1,000 in value were given out to those in attendance. These prizes were generously donated by the Association's vendors. The meeting also included a very informative presentation by the Association's Investment Advisors from UP Capital Management. Highlights of that presentation included an explanation the changes made in 2014 to the Association's portfolio in response to market changes. It was noted that, in spite of the market's ups and downs, the Association's investments have earned 6.7% year to date! If you weren't able to make it to the meeting, we hope you will plan to join us next year. The meeting time will most likely be moved from 6:00 P.M. to 7:00 P.M. to better accommodate the schedules of Homeowners.

REVISED DOCUMENTS

At the November Board Meeting, the Inspector of Elections reported ballots for the revision of the governing documents are coming in very slowly.

It was recommended that a second

mailing be done after the holidays, to those who have not yet voted. The more owners (who have not already voted) that mail in their ballots NOW, the fewer additional mailings the Association



BOARD OF DIRECTORS

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

MANAGEMENT

The Management Trust

Kocal Division

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Folsom, CA 95763-1459

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**After Hrs. Emergencies:
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Community Association Manager:

Vicky Langer, CCAM

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Assistant: Nicole Ross

nross@kocal.com – phone ext. 115

Accounting:

accounting@kocal.com – ext 132

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

will need to send out in January. Please note that these extra administrative costs were not budgeted for and the more mailings are required, the more impact this will have on your budget and subsequently your dues. **It is not too late to get your ballot in for the proposed revised governing documents and we still need your vote!** The balloting period has been extended from December 1, 2014 to March 4, 2015. We need about 300 more ballots, so please send in your ballot for the CC&R/Bylaw vote if you have not done so already! **If you have misplaced your ballot or envelopes, please contact Vicky or Nicole at the management office.** We would be happy to send you another so we can get as many votes in as possible before the Association incurs extra costs for a second mailing. **Your vote counts! Thank you so much!**

ELECTRONIC DELIVERY OF NEWSLETTERS

If you are a Whitney Oaks Homeowner who prefers reading your news on line (and in color!), wants to save your Association money, and would like to 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>

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

To ensure you are receiving the correct documents via email, you need to verify the 'opt out of information' option is NEVER checked. Also, if you are more internet savvy than your neighbor(s), please help them sign up for this option if they are interested! There are currently approximately 225 Homeowners receiving their Newsletters electronically. We would like to increase that number, saving trees as well as costs for paper and postage, so the more of you that elect to receive Newsletters electronically, the better! However, if you are more likely to read your Newsletter in paper format, please continue to do so! Thanks everyone!



MANAGEMENT MINUTE



Asphalt Project Wrap-Up: The Board approved additional crack sealing on several streets where settling has occurred (Benjamin, Rebecca and Jenamar) as well as a repair at the Silver Peak entry area. Residents in the areas to be repaired will have access around the work. Also, one small area that got missed in the seal coating project on Pebble Beach Road will be addressed next spring. Otherwise, all of this year's asphalt work is completed! Next year the asphalt maintenance schedule calls for coating and repairing the asphalt trails.

Minutes of Meetings: If you are not able to attend Board or other association Meetings but would like to see what has been on the Agenda and what action has been taken on particular items (or in general), please see the Association's web site at WhitneyOaks.net for Agendas and Meeting Minutes.

Holiday Decorations: We really enjoy holiday decorations and love to see your homes all decked out for the season! As a friendly reminder, all holiday decorations must be removed from your home and yard by January 15th. Thank you!



Oak Tree Preservation: There are a lot of things you can do to increase the likelihood of long term health of your oak trees. The City of Rocklin has an Oak tree preservation document that includes much information regarding this. Please see www.rocklin.ca.us and search for Oak Tree Preservation Guidelines. Also please be sure to get ARC approval and consult an Arborist when planning for landscape changes that include grading or planting around oak trees. Thanks!

HAPPY HOLIDAYS FROM THE MANAGEMENT TRUST, KOCAL DIVISION

The Management Trust, Kocal Division, would like to wish everyone a safe and joyous holiday season!



Please note that our offices will be closed on from Noon on Wednesday, December 24th, until Monday morning, December 29th, and from Noon on Wednesday December 31st until Friday morning January 2nd in observance of the Christmas and New Year's holidays.

