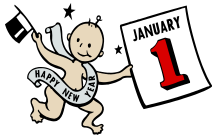


# WHITNEY OAKS COMMUNITY ASSOCIATION

## NEWSLETTER

January 2015

[www.whitneyoaks.net](http://www.whitneyoaks.net)



### HAPPY NEW YEAR!

We hope you have had an enjoyable and safe holiday season and are excited about the New Year!! If you haven't yet re-painted your home, we hope that is on your list of goals for 2015! New paint and updated paint colors really do a lot for maintaining property values. If you haven't replaced dead shrubs or remodeled your landscape recently, you may want to include that on your list of goals as well. Thank you for making the maintenance of the exterior of your home a priority. We really appreciate all that you do to help the neighborhood look nice!

### REVISED DOCUMENTS

Unfortunately several hundred more ballots for the proposed revised governing documents (CC&Rs and Bylaws) are needed before they can be counted. Therefore, ballots are going to be sent to everyone in the Association who has not yet voted (or whose ballots may have been deemed invalid for various reasons). If you receive such a mailing, *please please* fill out your ballot and mail it in! Thank you so much!

### SMOKE & STUFF

While the Association does not have rules against smoking in back or front yards, smoking is a risk factor for cardiovascular disease and secondhand smoke is a problem about which some residents have contacted the Association. Outdoor smoke drifts into the yards of

other residents. Please be mindful of this and considerate of your neighbors. Thank you.



### 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

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](mailto:vicky@kocal.com) – phone ext. 121

**Assistant: Nicole Ross**

[nross@kocal.com](mailto:nross@kocal.com) – phone ext. 115

**Accounting:**

[accounting@kocal.com](mailto:accounting@kocal.com) –ext 132

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

### Holiday Lights/Decorations



Thank you for decorating during the holidays! Please be reminded that holiday decorations must be removed from the exterior of homes (lawn décor, holiday lights, etc.) no more than two weeks after the holiday. Thanks everyone!

### Out of Sight, Out of Mind

Thank you to all residents who make a conscious effort to put away their garbage cans in a timely manner! Your continuous effort to keep the Association looking its best is appreciated.



### 2014 ACCOMPLISHMENTS

Your Board of Directors, with the help of committees, vendors, and management, accomplished many of the goals it set out to accomplish in 2014! Among them are the following:

✓ With the help of the Landscape Committee, several gate areas were re-landscaped, missing plants were replaced, Unit 44 landscaping was improved, and new plants were put on Park Drive. *There is currently an opening on the Landscape Committee. Please contact Vicky Langer if you are interested in serving on this committee!*

✓ Many gates were upgraded with control boards that have higher capacities. This allows all Springfield residents to access multiple gates and not be required to use specific gates to access their community with remotes.

- ✓ All scheduled reserve projects were done, including painting of gates, replacement of old street signs, and repairing and recoating of asphalt in many areas.
- ✓ Research was done regarding the possibility of putting in solar heating systems at the pools and security cameras at gate entry areas, and converting the street lights throughout the community to more efficient LED fixtures (still under review).
- ✓ The level of bad debt was brought down as the Board met and strategized with the Association's collections agency and worked with Homeowners requesting reasonable payment plans.
- ✓ The Finance Committee worked with the Association's investment professionals and the Association has been able to maintain a high rate of return on investments (6.7%).
- ✓ The Restated Governing Documents were finalized, distributed, and sent out for a vote.
- ✓ Many Homeowners have begun receiving their newsletters by email rather than US Postal Service.
- ✓ Enforcement of the community's parking regulations has been tightened up and a Towing Policy has been drafted.
- ✓ More unity between WOCA (the master association) and Springfield (Sub-association) has been developed through joint board meetings and other efforts.
- ✓ Property values have been maintained through timely maintenance projects!
- ✓ A consultant was retained, bids were solicited and reviewed, and a contract was executed for the latent drainage defect repairs.

## JANUARY 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 **January 7<sup>th</sup>** Board Meeting Agenda for discussion:

- Possible Paint Color List for Units 39 & 44 (Rock Ridge communities)
- Winter storm damages, clean up, and repairs (including a post-storm report from Trails Committee)
- Fire Protection and Weed Abatement (Grazing) Project for 2015

- Proposed tree injections and fertilization
- Options for video cameras at gates
- Whitney Ranch easement request for landscaping corners of entry on Pebble Beach Road

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](mailto:Vicky@kocal.com)

## PROPOSED TOWING & IDR POLICIES NOTICE OF 30-DAY COMMENT PERIOD



The Board of Directors recently worked on drafting a vehicle towing policy and on revising the Association's Internal Dispute Resolution policy (IDR). These are enclosed and are being sent to you in accordance with the civil code requirement that you be given a 30-day comment period before the Board adopts them. The Association has not had a written towing policy in the past. The proposed changes to the IDR policy are as follows:

1. Paragraph 7: "...the Board shall designate *one or more* of its members to meet with the member" has been changed to "...the Board shall designate *one or two* of its members to meet with the member".
2. Paragraph 10: This has been added since the law regarding the right of Homeowners to bring their Attorneys to IDR meetings has changed. If Owners elect to do so, they need to notify the Association.

Please take a look at the enclosed items and send any comments to the attention of Vicky Langer in the management office. These comments will be given to the Board of Directors in their meeting packets and the Board will vote on the proposed policies at the February 4<sup>th</sup> Board of Directors Meeting. You may also make your comments in person at the Board Meeting. Please send any written input to the Board by January 26, 2015. Thank you!

