

# WHITNEY OAKS COMMUNITY ASSOCIATION NEWSLETTER

March 2015

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

## GRAZING

February 25th is the target arrival date for the sheep herds that will graze the open areas for weed control. A contract has been approved and Lee Hazeltine is working on getting the necessary permits from the city of Rocklin, and other entities. Information on grazing, and soon, specific information as to herd location will be available on the City of Rocklin web site or can be obtained by calling the City of Rocklin. The map on the city's web site will be updated and adjusted as the work progresses.



After concerns about "over-grazing" were expressed by some Owners, a meeting was held with the grazing contractor to discuss minimizing damage that can occur in some narrow areas when large herds of sheep are funneled through them. In an effort to minimize and prevent this type of damage **some trails at some points during this project will be closed. We do not expect any closures of any trails for more than a day or two.** We apologize for the inconvenience that may be caused by this project and thank you for your cooperation and understanding.

While the grazing company will do their very best to not enter onto homeowner private property, many lot markings (delineating lot lines) are no longer in place. Homeowners are encouraged to mark their lot line

within the next 7 days so that their lots lines are easily identifiable by the grazing company.

Please note that the Association's grazing contractor is not willing or planning to graze any individual lots. The Association Governing Documents and the City of Rocklin Fire Department require Lot Owners to perform weed abatement on their private lots. Please feel free to contact the City of Rocklin at (916) 625-5500 for more information on private property weed abatement requirements and a list of local contractors who perform weed abatement. Thank you!



## WHITNEY OAKS 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**

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**Assistant Manager: Nicole Ross**

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**Accounting:**

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**Security Patrols: 10 P.M. – 5 A.M.**

**416-5123**

## GOOD NEIGHBORS

Please don't complain to management about an issue with neighbors until you have attempted to talk to your neighbor about it. Sometimes common sense, courtesy, communication and compromise will resolve issues! Thank you.



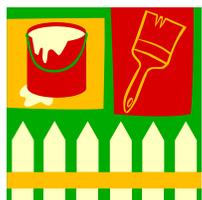
## BRIGHT IDEA

The Board is continuing its discussions about converting all of the street lights (on the private streets) within the community to LED. The retrofit would come with a substantial warranty that would eliminate lighting repair costs for 10 years and would save energy. With



rebates and a program that would allow the Association to pay for the retrofit with the savings it realizes on its electric bills for up to 5-years, we expect that this project will have no negative financial impact on the Association but will save money for it in the long run. The lights would be put into the existing short "ball" shaped fixtures.

There are two sample fixtures with varying degrees of light bulb warmth installed on Hillcrest Road and on Scenic Ct. Samples were put in both areas so that Springfield residents do not need to go to Hillcrest to see the samples and vice-a-versa. We have proposals in hand and a representatives from Century Lighting, the company that has been repairing your light fixtures for many years will be at the March 4<sup>th</sup> Board Meeting to answer questions and present a revised proposal. The main difference in the proposal the Board will be looking at and the prior proposed scope of work is that this scope uses the existing round ball glass fixtures and does not replace them with the “arm” type of street light. The samples in each area are one which is “warm white” one that is something in between warm and white light. If you get a chance to look and want to register your vote, please call or send an email to Vicky at [Vicky@kocal.com](mailto:Vicky@kocal.com) or 985-3633 ext 121. Thanks!!



## 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. Please note that the governing documents require that new wood fences be stained. 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.*

## GATE vs. VEHICLE INCIDENTS

If following another vehicle through the gate while entering, you should wait for the gate to detect your remote and re-open. You should never follow other vehicles through open gates. While exiting you should make sure the gate is not closing or wait until it closes and opens again. Loop detectors should pick up that your vehicle is over them and gate if closing should re-open. But in case it does not function properly **DO NOT KEEP DRIVING THROUGH**. In our experience, more damage is caused by continuing to drive through a gate that is closing. If you **STOP**, the gate may dent your car but then should open again.



As you are perhaps aware, the community of Whitney Oaks, including Springfield, has had numerous gate/vehicle accidents. Most of them have been caused by the gate closing before the vehicle can get through the gate and the gate “clips” the vehicle. Often, we feel we can drive behind another vehicle and clear the gate before the gate closes. The gates are programmed to stay open from 11 – 13 seconds. In order to prevent a gate closing on your vehicle, when a vehicle in front of you exits the gate, it is a good idea to wait until the gate closes and then open it with your remote before you drive through the gate. Two vehicles may not always be able to clear the gates as they close. The Board is considering installing video cameras at the gates that have the most incidents and traffic in order to document



what happens in these incidents. If you witness a gate vs. car incident, please contact management as soon afterwards as possible with as much information as possible. It is important that a gate tech check the gate right away. Thank you for your attention to this matter.

## REVISED IDR POLICY

After hearing comments and discussing proposed wording at several meetings, the Board of Directors adopted a revised IDR (Internal Dispute Resolution) policy at its February meeting. The revised policy is attached for your files.

## DRAINAGE DEFECT REPAIRS



The next four areas (#4-#7) of drainage repairs are as follows. Maps of the areas can be found on whitneyoaks.net:

**Area 1:** This is the drainage channel starting about 400 feet south-southwest of the intersection of Hillcrest Road and Vivien Lane, ending at Hillcrest Road. The repair area starts at the end of the grouted rock at the upper pipe outfall. This is where much rock came down the hill and piled up at the bottom of the drainageway during the December storms. You can see it as you drive on Hillcrest and are passing Vivien Way.

**Area 2:** This is the drainage channel below the intersection of Coldwater Drive at Lariat Court. The channel runs downslope northwest toward Clubhouse Drive (at 4100/4090 Clubhouse). Approximately 200 feet of this channel, which is the central part of a 500 foot channel, will be excavated about 3 feet deep and new rock will be slurry grouted in place there.

**Area 5:** This is the drainage course southeast of the top of the small fire access road between Stone Temple and Coldwater Drive (south of Darlington Court). Approximately 300 feet of this channel will be repaired by excavating approximately 2.5 feet and placing new slurry-grouted rock.

**Area 13:** This is upslope from 2849-2851 Hillcrest Road. New subsurface drainage in this area will be installed. It will run from the lower v-ditch to the highest elevation of presently observed surface seepage. This is an area of natural springs. Six parallel subdrains will be installed.

## PRESERVE AREAS

Marie Huson Preserve area and other open spaces are not play areas. Please do not allow your household members to go into these areas to play or hang out. Thank you!

## MARCH MEETING AGENDA

Board Meetings are held on the first Wednesday of each month at The Oaks (in Springfield at 2801 Springfield Drive) at 6:00 P.M. **PLEASE NOTE: THE TIME HAS BEEN CHANGED TO 6:00 P.M.** to allow discussion of all agenda items and to be able to accommodate a request from our meeting host, the Springfield community, that we finish up by 8:30 P.M. so that their staff can close up the meeting room and leave by 9:00 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 March 4<sup>th</sup> Board Meeting Agenda for discussion:

- Wetlands Q & A: Special Guest Jim Gibson of Gibson & Skordal, Wetland Consultants
- Street Lighting – Proposed Retrofit: Special Guests from Century Lighting
- Proposed Insurance Renewal: Special Guest Tina Keele from Russo Insurance Agency
- Units 39 and 44 Proposed Paint Colors
- Tree Care: Mistletoe Removal
- Benches for Cark-Dominguez Trail
- Continued Discussion of High School “Cut-Through”
- Scope of Trail and Asphalt Work for 2015
- Proposed Towing Policy

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)

## CLUB CARD

Please note that Kelly-Moore Paints is offering a discount of 20% - 30% on their products if you obtain a Kelly-Moore Club Card. There are no fees, renewals or expiration dates. The discount card flier is attached and will be available on the Association’s web site. You are not required to use Kelly-Moore products when you paint your home but only to use the approved colors. If you use another brand, the colors must match the approved paint color palette.

## PROPOSED PAINT PALETTE FOR UNITS 39 & 44

### NOTICE OF 30-DAY COMMENT PERIOD

As noted in the February Newsletter, the Board of Directors has been working with the Architectural Review Committee and Kelly Moore to come up with a separate list of paint colors for the Rock Ridge communities, which includes homes on Abby Ct., Sterling Dr., Kensington Ct. and Lawton Ct.. The homes in these areas are on zero lot lines and are more compact than the homes in other areas. Therefore it was thought that the general color list needed to be modified for these areas so that as owners repaint their homes, the colors throughout these neighborhoods will still blend. Homeowners wanting to use colors not on the list would have to go through the Board of Directors for approval prior to painting. As a reminder, for whole house re-painting projects, whether using existing or new colors, Owners need to go through the architectural approval process.

A list of the colors was attached to last month's newsletter. If you are interested in seeing them, color boards will be brought to the March 4<sup>th</sup> Board Meeting. Any Comments may be sent to management before or may be given to the Board of Directors at the March 4<sup>th</sup> Board of Directors Meeting. So far, no written comments have been received.

### FRIENDLY REMINDERS

Resident overnight parking on Whitney Oaks streets is not allowed. If you are a repeat offender, your vehicle(s) may be towed at your expense. Guests may park on the street for up to 72 hours, or a reasonable amount of time (longer) if registered with the management office.



Please remember that your garage is supposed to be used to park the number of vehicles for which it was built. Any other cars may be parked on driveways. **If your garage is full of boxes and other items rather than cars, please clean it out and use it to house your vehicles.** This will result in a cleaner neater look throughout the neighborhood. This rule applies whether you live inside or outside of Springfield, Thank you so much for your



help maintaining the attractiveness and values of your community!

### SPEED TASK FORCE

Residents have relayed concerns regarding speeding in the Community. The Whitney Oaks Homeowners Board has purchased an Active Speed Monitor (Road Runner 3-2RT) and the system has been calibrated and a trial run was done in the Springfield parking lot entrance. The Speed Monitor Task Force Committee is in the process of determining five street locations in the community to obtain speed data to determine where the speed problems exist. This will be presented to Springfield and WOCA Boards in March for both Boards approval. During the month of March we will be setting up the speed monitor systems at the five street locations approved by the Boards. In a future newsletter we will share the speed data from those five locations. The Task Force will be developing a plan to determine how this data will be used.



### 2015 BOARD GOALS

The Board has adopted its goals for this year. Here are a few of them:



**Trail Improvements:** Seal coat the asphalt portions of the trails, add asphalt where it would reduce ongoing maintenance needs for replacement of DG, seal cracks, repair and replace damaged portions of asphalt, get the drains alongside the trails cleaned out and install drains to prevent erosion.

**Improve Security at Hillcrest Pool:** Upgrade lighting and install video cameras to prevent vandalism, deter late night loitering, and document any incidents.

**Video Cameras:** Gain capability of documenting gate vs. vehicle incidents by installing electrical and video cameras (2 each) at 5 gate areas.

**Drainage Improvements:** Accomplish Latent defect repair project in 10 areas.

**Upgrade Irrigation Hardware:** Upgrade irrigation controllers and heads in gate and common areas as wells as pool areas, unit 39, and Unit 44 for water cost savings and efficiency.

**Finish Governing Documents Update:** Adopt and distribute new governing documents (CC&Rs and Bylaws).