

WHITNEY OAKS COMMUNITY ASSOCIATION NEWSLETTER

April 2015

www.whitneyoaks.net

REVISED GOVERNING DOCUMENTS APPROVED!!



We are pleased to announce that the CC&R and Bylaw revision project is complete! All of the valid ballots received (1,080) were tallied on March 4th and 54.3% of the 1,877 members voted to approve the proposed new documents! 51% was required. The vote counts were 1,020 in favor and 60 opposed. The new CC&Rs are in the process of being recorded. Once this is accomplished, you will be mailed the cover and signature page of both documents. Please replace the DRAFT cover pages and blank signature pages in the sets that you were mailed last year. If you need a new set, please download the PDF from www.whitneyoaks.net or send a written request for hard copies of the documents to Nicole Ross in the management office.

A big THANK YOU goes out to the Inspectors of Election who not only



kept track of the ballots coming in, but verified ownership

and validity of each ballot, made sure no one voted twice, and tallied the ballots! The Inspectors were Bea Morrow, Rosalie Hayman, Terry Baldwin, and Susan Boeck. Those who helped with the counting were Linda Acosta, Bonnie Ahamnos, John Hart, Mary Etta Holland, Nancy and Ken Kahn, Donna McGowan, Pat March, and Denise Porsch.



BOARD OF DIRECTORS

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

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 Manager: Nicole Ross

nross@kocal.com

phone ext. 115

Accounting:

accounting@kocal.com –ext 122

Security Patrols: 10 P.M. – 5 A.M.

416-5123

GATE CODES CHANGING!

NO FOOLING! The Gate Codes for the drive-through gates entering the Whitney Oaks Community are changing on April 1st (April Fool's Day)! Please see the enclosed flier for the new codes and other information regarding this important item. Thank you!



INSURANCE RENEWED

The Association's insurance, including Property (pool houses, signage, gates, etc.), General Liability, Fidelity Bond, Umbrella, and D&O (Directors & Officers) policies, have been renewed with various carriers through the Russo Insurance Agency. A summary will be mailed to you with the budget package in the fall, but if you need a summary of insurance or certificate of insurance for your lender, or if you have any Association Insurance questions, please contact the Russo Insurance Agency at 916-791-1901. Thank you!

APPROVED PAINT

PALETTE FOR UNITS 39 & 44

The Board adopted the proposed paint color palette for Units 39 & 44 (Rock Ridge neighborhoods including Sterling Dr., Kensington Ct., Lawton Ct. and Abby Ct.) with no changes. This list ONLY applies to those with

addresses on Abby Ct., Sterling Dr., Kensington Ct. and Lawton Ct. and was mailed to them in a separate mailing. Both paint lists can be found on the Association's web site.

GRAZING

The Association's eco-friendly vegetation control (grazing project) is underway!! Please see the grazing map link at the bottom of the "Weed



Control and Grazing" page on the City of Rocklin website if you are interested in seeing the plan: http://www.rocklin.ca.gov/depts/publicsafety/fire/prevention/weed_controll.asp

Please remember that although at one time the grazing company was willing to graze homeowner private lots as a courtesy, because of complications with delineating lot lines and to avoid trespassing or damage to private property, the grazing company no longer performs weed abatement (grazing) on private lots. Homeowners should make their own arrangements to have weed abatement performed on their private lots. All vacant parcels must be abated on a year-round basis per the City's Standards for Maintenance of Vacant Parcels. Please see the above website or feel free to contact the City of Rocklin at (916) 625-5500 for more information on private property weed abatement requirements. Thank you for your understanding and cooperation!

BOARD VACANCY

Unfortunately, long time Board Member Eva McLain has resigned from the WOCA Board of Directors. She has served the Whitney Oaks community for over five years and will be greatly missed. The remaining board members will discuss whether to interview candidates and whether to appoint someone to fill the vacancy for the remainder of Eva's term (until November 2015) or whether to wait until the November Annual Election to do so at its April 1st meeting. If you are interested in serving on the Board, please send an email to vicky@kocal.com before April 1st. Thank you Eva for your many years of whole hearted service!

SPEED MONITORING

The Joint (WOCA and Springfield) Speeding Task Force has been meeting and has developed an action plan to accumulate data from five or six areas using the recently purchased speed monitoring device. Areas for initial input will include Clubhouse Drive, Hillcrest Drive between the gate and the pool, Crestwood Drive, Coldwater Drive, Tahoe Vista and possibly Black Oak Drive. *Please, no matter where you live, and for everyone's safety, remember to drive within the 20 MPH speed limit.* Thank you for your cooperation.



REVISED PROPOSED TOWING POLICY

After hearing comments and discussing proposed wording at several meetings, the Board of Directors made substantial changes to the proposed revised towing policy. The revised policy is attached for your review and comment. Please take a look at it and send any comments to the attention of Vicky Langer in the management office by April 24th. 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 May 6th Board of Directors Meeting. You can also make your comments in person at the meeting.



APRIL 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. 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 4th Board Meeting Agenda for discussion:

- Drainage Repair Project Status
- Drainage Repair Project Concerns re: Area 14 (Chasen Court – Consultant to Attend)
- Whether to Seek FHA Certification for Units 39 and 44
- RFP and Specifications for 2015 Asphalt Work
- RFP and Specifications for 2015 Trail Work
- RFP for Pool Monitors for Swim Season
- Draft Financial Review from CPA
- Video Cameras to Document Gate vs. Vehicle Incidents
- Storm Drains – Report and Results of Inspection
- Additional Lighting for Hillcrest Pool
- Board Vacancy (due to Resignation of Eva McLain)

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

POISON OAK/IVY

The Landscape Committee has asked that we urge all residents to be very cautious of blooming poison oak near the trails this time of year. Please stick to the trails when you are in the open areas and keep your pets from wandering into the open areas.



WATER USE RESTRICTIONS



In 2014, the Board of Directors adopted a policy regarding lawn and landscape maintenance related to watering and the Governor of California's Executive Order as follows:

RESOLVED, that Whitney Oaks will temporarily suspend enforcement of provision B-14(d) of the Rules & Regulations that require irrigation systems to be fully maintained in good working condition to ensure continued regular watering of landscape areas, and health and vitality of landscape materials, so long as the Executive Order noted above remains in effect. Homeowners are encouraged not to let their lawns, plants, and/or trees die if possible to do so while complying with any local agency or governmental restrictions. However, Homeowners are required to keep any dry or dead lawns trimmed short in accordance with weed abatement rules of the Association and the City of Rocklin, and Homeowners are required to remove any dead shrubs or trees within 30 days. Finally, Homeowners are required to restore/replace any dead lawn areas, plants, and/or trees within 90 days of the lifting of the Governor's Executive Order.

This resolution is still in effect since the Executive Order issued in April of 2014 has not been revoked and we find ourselves in ongoing drought conditions.

DROUGHT CHECKLIST

By John Bianco, Bianco Landscape Management

During a severe drought, the goal for the tree, shrubs and turf irrigation is twofold; reduce water use to save precious water and money, yet use enough water to preserve your substantial investment in your landscape turf, trees and shrubs. Starting with proper maintenance, here are some additional ideas to help keep landscapes alive during severe drought conditions:

- ❖ Mulch Shrub beds to help retain what water is applied.
- ❖ Mulch Turf in conjunction with mowing turf higher to help shade itself.
- ❖ Aerate the turf to help give the water that is applied a place to go and soak in before running off.
- ❖ Renovate old nozzles to the low volume nozzles to help water penetration and reduce water runoff
- ❖ Renovate existing "dumb" controllers to new ET base smart controllers to better utilize the water we are allowed to use.
- ❖ Apply a product called Hydretain to help retain water in the root zones of the plants.

PCWA is recommending that all of those who maintain landscaping:

- Only water two days per week during Spring and Summer months
- Check irrigation system monthly for needed adjustments or repair;
- Adjust sprinklers to avoid overspray and runoff;
- Reduce irrigation programming by twenty percent per cycle per week;
- Or use your controllers cycle and soak program if available;
- Water the yard in the late evening and early in the morning;
- Quickly repair leaks and broken sprinkler heads;
- Add two to three inches of mulch around trees and plants to reduce evaporation; and
- Use a broom instead of a hose to clean driveways, sidewalks and gutters.

Bianco Landscape Management has been tasked with managing the plant irrigation needs of the gate and other areas it maintains and staying compliant to PCWA irrigation recommendations. We are working very diligently to check all irrigation systems to make sure they are working properly. The Association is in the process of gathering information and intends to upgrade all popup spray nozzles to the new "low flow" irrigation nozzles in conjunction with upgrading irrigation controllers from the existing to new ET "smart" controllers in the near future (probably in 2015) as the budget permits. The association has already done this in some areas. The Board, Landscape Committee, management company personnel and we will continue to work together to help protect the valuable asset of the Whitney Oaks Community Association landscaping.

Additionally, PCWA is working on increasing the water holding capacity of the retention pond at the top of Boulder Ridge park but the liner installation will not be completed until approximately April 15th. So, there will be less reclaimed water available to Whitney Oaks common areas at Park Drive, Crest Drive, and some areas of Whitney Oaks Drive until after April 15th. The city is providing some water from a fire hydrant at Gate #3 that will help get us through. We will be hand watering some shrub areas and you may see some very dry turf areas until April 15th.

