

WHITNEY OAKS COMMUNITY ASSOCIATION NEWSLETTER

May 2015

www.whitneyoaks.net



STREET LIGHT CONVERSION

The Board is continuing their discussions about converting all of the existing street lights (on the private streets) within the community to LED lamps. The difficult decision still to be made is which color temperature bulb/lamp to use. Homeowners and the Board felt that the first samples installed were too bright; therefore, two new samples have been installed. Both samples are near each other on Hillcrest Drive. The sample fixtures are labeled; one is located at the corner of Vivien and Hillcrest (cooler 4000 color) and the other is in front of 2879 Hillcrest (warmer 3000 color). If you would like take a look and register your vote, please call or send an email to Vicky at Vicky@kocal.com or 985-3633 ext. 121. If you are a Springfield resident and want to view the sample lights, please use the gate code #LITE (#5483). Please note that the gate code will expire and voting will end at the end of May. The proposed retrofit would come with a 10 year warranty which would eliminate lighting repair costs during that time in addition to the energy savings. With rebates, and a program that would allow the Association to pay for the retrofit using the savings it realizes on electric bills for up to 5-years, we expect that this project will have no negative financial impact to the Association, but will save money in the long run.

SPRINGFIELD GATE CODE CHANGE

The resident gate code for Springfield is changing! If you are a resident of Springfield, please refer to the flyer you received in the mail for the new code!



WHITNEY OAKS

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:
Nikki Williams
nikki.williams@managementtrust.com
phone ext. 143

Accounting:
accounting@kocal.com –ext 122

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

VIDEO SURVEILLANCE

Due to problems with vandalism, misuse of the fitness room equipment, and incidents at the pool area, the Board of Directors has decided to install video surveillance cameras in the fitness center and at the Hillcrest Pool. If you witness any acts of vandalism, please report it to both security and management immediately. Please include as much detail as possible. Thank you!



GRAZING

The Association's eco-friendly vegetation control (grazing project) is still going strong!! The animals are being kept in some areas longer due to lack of rain and in anticipation of possibly not having a second pass. The schedule is very much dependent on the weather and difficult to predict with much accuracy. If there is a second pass it will likely be brief.



Thank you for your patience and understanding as the animals come through your area. While the critters are cute, we understand that they also can be loud and bothersome for some.

Please see the grazing information on the “Weed Control and Grazing” page on the City of Rocklin website if you are interested in learning more about this project.

http://www.rocklin.ca.gov/depts/publicsafety/fire/prevention/weed_controll.asp



MAY 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 Association website – www.whitneyoaks.net.

Here are some of the items that will be on the March 4th Board Meeting Agenda for discussion:

- Street Light Conversion Project – Lamp Warmth
- Video Cameras to Document Gate vs. Vehicle Incidents
- Storm Drains – Next Step
- Hillcrest Pool Deck Rust Spots
- Additional Lighting for Hillcrest Pool
- Board Vacancy
- Gate Landscape Improvements – Possible turf elimination
- Proposed Painting Specifications and RFP
- Pool Monitor Bids
- Requested Storm Drain (Addition) at 2847 Hillcrest

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

POOLS OPENING SOON

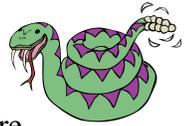
Stock up on sunscreen and dig your flip-flops out of the closet, because pool season is fast approaching!



The pools will be open and heated beginning Memorial Day weekend (Friday May 22nd). Please be mindful of the pool rules and help us to keep these wonderful community assets in pristine condition by reporting any vandalism or poor behavior to security or Management. Also, please note that in order to access the pool area you must have a **pool key and a pool pass**. To purchase a pool key/pass, please contact Nikki Williams in the Management office.

OPEN SPACE RULES REMINDERS

Please stay on the trails while enjoying the open areas. Exploring off of the trails, into any portion of the open space is not permitted and could be dangerous to you and to the wildlife that exist in the open areas. Care should be given when walking, jogging or bicycling on the trails as there is an abundance of wild animals and rodents, including rattle snakes. The following items are not allowed in the open spaces:



- Hunting, trapping or taking of any wildlife.
- Campfires, bonfires or open burning and removal of vegetation except by the Master Association or governmental agency for controlled fire prevention purposes.
- Unauthorized motor vehicles, off-road or ATVs, motorized bicycles or motorcycles
- Overnight camping
- Bringing unleashed dogs or other pets into Natural Open Space Areas except on trails
- Leaving waste materials, sewage, or garbage

Thank you for your cooperation and understanding!

PLEASE PAINT

We have been processing many Architectural Applications for whole home painting this spring.



Thank you to all owners who are staying on top of this maintenance responsibility! Please take a look at your home and if it looks faded, blotchy, or worn out, it is probably time to paint.

Please note that painting your home requires architectural approval (except for touch up or trim, with same color only). Please contact the management office or check the Association website (www.whitneyoaks.net) for a list of approved paint colors and the Architectural Application. Thank you!

Pet Corner

Please remember that pet owners are responsible for cleaning up after their pets, whether on private or common area. Thank you for helping to keep our community clean!

