

# WHITNEY OAKS COMMUNITY ASSOCIATION NEWSLETTER

June 2015

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

## GRAZING PROJECT UPDATE



The grazing contractor met with the fire inspector in mid-May to go over the status of the grazing for this season. Due to the lack of rain and the fact that some areas were grazed heavily on the first pass, most areas were found to be sufficiently grazed and will not require a second pass. Additional grazing is being done along Coldwater from near Cody Ct. upwards to about 3796 Coldwater. As for the rest of the areas, the fire department was satisfied with the one pass that was accomplished, except for some minor string trimming that is being done by Bianco Landscape Management. Please remember that your property line may extend beyond your fencing and you are responsible to take care of the weeds on your property.

## NEW BOARD MEMBER

We welcome new member Chris Krajewski (pronounced cry-ef-ski) to the Board of Directors! Three members showed an interest in filling the vacancy created by the resignation of Eva McLain, and Chris was appointed to serve. Congratulations to Chris and thank you to those who came out and interviewed! Chris is new to Whitney Oaks and lives in the Club View neighborhood. Those of you who may be interested in running for a position on the Board, please be looking for a Candidate Statement Form that will soon be mailed out in preparation for this year's annual election meeting.



WHITNEY OAKS

### BOARD OF DIRECTORS

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

### 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 Manager:**  
**Nikki Williams**  
[nikki.williams@managementtrust.com](mailto:nikki.williams@managementtrust.com)  
phone ext. 143

**Accounting:**  
[accounting@kocal.com](mailto:accounting@kocal.com) –ext 122

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

## STREET USE

Rule B-14 states that at no time is any sports equipment permitted in the streets, on sidewalks or in Common Areas. It has been noted that in some areas parents have been putting out caution signs, figures, or cones, sometimes blocking off areas of the street and/or cul-de-sacs, and allowing their kids play sports or other games in the streets. Please, for safety reasons, do not allow your household members to play in the streets. Please do not block off portions of any street for play areas. The streets in Whitney Oaks are for ingress and egress. There are many nearby parks. Thank you for your attention to this matter.

## POOLS ARE OPEN!

The weather is getting warmer, and it's time to start enjoying the community pools! The Association will again be utilizing the service of Pool Monitors to keep the pool areas safe for residents and their guests. Our Pool Monitors are responsible for ensuring that only residents are accessing the facilities, and that all occupants of the pool area are following the pool rules. Please note that the Pool Monitors are here to enforce the pool rules and help keep everyone safe, so we ask that everyone be respectful and cooperate with them. The Pool Monitors have been instructed to report any incidents of non-compliance to the management company, so please take a few minutes to review the attached pool rules before you head off to the pool.

Additionally, please note that per the CC&Rs (2.2.9.), the number of guests per household is limited to ten (10) without prior written authorization. Thank you.



## JUNE 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](http://www.whitneyoaks.net).

Here are some of the items that will be on the June 3rd Board Meeting Agenda for discussion:

- Street Light Conversion Project
- Painting of Iron & Wood Fencing
- Trail Repairs
- Trail and Fire Road Asphalt (Sealcoat, Crack Seal & Repairs)
- Construction Defect Repairs
- V-Ditch Slurry above Hillcrest
- Draft Reserve Study Update
- Proposed Irrigation Upgrades

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)

## CONSTRUCTION UPDATE

Here is an update on the drainage channel repair (construction defect) project:



**Area 6** (*Black Oak opposite Abby Road*): This area has been completed and looks great! If you walk on the Black Oak Trail (enter across from Red Hawk Ct.), you will see the new channel going up the hillside.

**Area 14** (*Chasen Court*): The original plan for this area, which included retaining walls at the drain inlets, was revised after concerns of Homeowners were expressed and discussed. The revised plan is to build rock channels similar to those on the end of Vivien Way. This work should be completed by the second week of June.

**Area 13** (*Behind Hillcrest Near Pheasant*): Six sub-drains have been installed to get water off the hillside and into the drain. Erosion control measures are being discussed (seeding, straw, etc.).

**Area 1** (*Wedgewood Way Fire Road*) and **Area 2** (*Across from Lariat Ct. in Springfield going down to Clubhouse Dr.*): Due to changes that have occurred since the scope was defined (rain storms last December), it has been recommended that more linear feet of drain channel be installed. The Board is reviewing proposed “change orders” for those.

**Area 4:** This area (*From 3804 Coldwater to the top of Clubhouse Dr.*) may be postponed until a later date due to Area 1 and 2 change orders and budget constraints. Also, the work in Area 3 is expected to improve Area 4 (it splits the water coming down the hill).

## PASSING OF DAN KOCAL

Sadly, the founder and Chief Operating Officer of The Management Trust and Vice Chairman of its Board of Directors, Dan Kocal, unexpectedly passed away in late April. He was 66 years old. Dan served many years on the California Association of Community Managers Executive Committee as a member and as Chairman. He was a great mentor and an all-around great guy. The Association has made a \$100 donation to the Michael J. Fox Foundation for Parkinson’s Research in honor of Dan and in lieu of sending flowers to his family.



## STREET LIGHT SAMPLES

The Board is continuing the process of evaluating options for converting the street lights throughout the community from HPS to LED fixtures. Additional samples are being installed by one of the bidders along Hillcrest Road near the top (by Gate #3). If you would like take a look and register your vote, please call or send an email to Vicky at [Vicky@kocal.com](mailto:Vicky@kocal.com) or 985-3633 ext. 121 by June 30<sup>th</sup>. If you are a Springfield resident and want to view the sample lights, please use the gate code #LITE (#5483).

## BASKETBALL HOOPS

While basketball standards, soccer nets, and other sports equipment are allowed when in use, they must be put away, out of site from the common area, when they are not in use. When school is out of session, they can be left out during the daytime but must be put away overnight. Security has been asked to check for basketball hoops left out at night. Thank you for your cooperation.



*Have a safe and fun summer!!*

