

Whitney Oaks Community Association

Newsletter

July 2015

www.whitneyoaks.net

COMING SOON.... BOARD ELECTION



Preparations are underway for the 2015 Annual Membership Meeting, including recruiting candidates to run for the Board of Directors. Three seats on the Board of

Directors have expiring terms. If you would like to have your name placed on the ballot for the upcoming election, please fill out the enclosed Self Nomination form (Candidate Statement) and return it to the management office by August 24th 2015. If you are curious about what being a Board member entails, please contact Vicky Langer at (916) 985-3633 x121.

FINANCE FACTORS

One of the most important responsibilities of the Board and Finance Committee is to monitor and manage the Association's funds, your money. We take this responsibility seriously; these are the procedures the Association follows to protect your money:

- Association financial records are reviewed annually by a certified public accountant.
- Bank statements are reconciled promptly each month.
- The balance sheet and profit and loss statement are reviewed each month, and expenses are compared to the budget each month.
- Association reserve accounts are



analyzed annually to ensure they are adequate for future needs.

- The Association has an investment policy that safeguards the principle of invested funds, a signature policy that safeguards operating funds, and a collections policy that safeguards cash flow.



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
 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

- All association volunteers and personnel who have access to association funds are bonded.
- Kickbacks are prohibited and any possible conflict of interest must be disclosed.
- Checks and balances are in place to ensure the safety of association funds—such as requiring two signatures for any reserve expenditures.

The Finance Committee is comprised of five members of our community, including the Board Treasurer, who meet monthly to review reports and to discuss investments, budgets, and expenses. Meetings are held on the last Thursday of each month at 3:30 PM at The Gables.



Quarterly, the committee meets with the Association's Investment Advisors to discuss market trends and to get updates on the Association's investments. The committee makes recommendations to the Board about proposed operating budgets, reserve studies, investment policy and other related matters. **At this time the Finance Committee has a vacancy** and is looking for a Homeowner with some expertise in financial matters who is willing to serve! If you are interested please contact Vicky Langer in the management office. Thank you!

STREET USE REVISITED

In our June Newsletter there was an article about one of the community's rules that says the streets in Whitney Oaks are for ingress and egress and asking that they not be blocked off for play. Several Homeowners attended the June 3rd meeting after a Homeowner contacted a news agency regarding that article as well as the Association's enforcement of a rule that prohibits sports equipment, bikes, and toys being left in the front yards. We wanted to take a moment to clarify a couple of things regarding these items. The June article was written in response to a complaint that was filed with management regarding children playing in the street. For safety reasons, the Association does not condone playing in the streets. However, it should be noted that if your children are playing in your front yard area, caution signs on the street are fine. It also should be noted that drivers are urged to be CAREFUL to drive slowly when they see children playing in or near the street. It is the Association's intent to promote a safe and family friendly environment, and not to keep kids from playing outside.

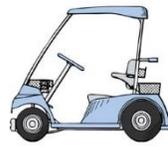
Of note, the rules about sports equipment and street use were not changed nor were any concerns expressed when the CC&Rs were re-written this past year. While we certainly appreciate the need for children to play outside, the Association also has a duty to enforce the rules regarding bikes, toys, and sports equipment and to respond to complaints about rule violations. We apologize for the unfriendly tone of the June article and thank you for your understanding and cooperation. Have a safe and fun summer!



GOLF CART SAFETY

One would think that golf carts should be extremely safe. Typically, they are used only on smooth paved paths. They are hard to tip and are weighted down with heavy engines and batteries, and most have accelerated governors that do not permit vehicles to exceed speeds of fifteen miles per hour. However, because golf carts do not have seatbelts, many accidents involving golf carts involve drivers and passengers being ejected or falling from the carts. Golf carts can tilt over, and passengers or drivers, with their legs extended outside the vehicle, can be injured when the cart is driven too close to another object (or golf cart). A recent study published in the American Journal of Preventive Medicine demonstrates a marked increase in golf cart-

related injuries. This information was taken from an article published in Vol 23, Issue 2 of the Marquette Sports Law Review. Because minors have been seen at times on overloaded golf carts driving in an unsafe and irresponsible manner in the Whitney Oaks community,



we wanted to bring this information your way. Under the California Vehicle Code a golf cart is considered a vehicle and is subject to the same rules of the road as regular sized vehicles. Falling out of the cart is the most common cause of injury. So be careful out there! A good list of tips for safe golf cart driving can be found on golfcartsafety.com. You may want to note and/or share this list with your household members who use the golf cart. Please also note that golf carts are not allowed on the community walking/hiking trails. Please drive golf carts safely and responsibly. Thank you!

BOY SCOUT BENCHES

Three benches are being built and put on the Clark-Dominguez trail. This is a Boy Scout project and is being done by a young man pursuing his "Eagle Scout" designation. He will be buying all of the materials and his troop will be building the benches. Funds are being raised by the young scout. If you would like to contribute to this project, please send a check payable to Whitney Oaks Community Association Attn: Vicky Langer at the management office.



PAINT PALETTES

Thank you so much to everyone who are painting or have painted your homes! The community is looking really good with more and more people using the updated paint palette! Please note that the recently published paint palette is for Units 39 and 44, for use by Rock Ridge Homeowners (Abby Court, Kensington, Sterling, and Lawton). All other owners should use the other paint palette that does not indicate it is for Units 39 and 44. Both lists can be found on whitneyoaks.net and a nice brochure with the colors can be obtained from the Kelly Moore store. Thank you so much!





JULY 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 July 1st Board Meeting Agenda for discussion:

- Dry Rot Repairs of Iron & Wood Fencing
- Painting Proposals for Iron Fencing
- Construction Defect Repairs Update
- Proposed Hydretain (Keeps moisture in soil)
- Discussions of proposed irrigation upgrades and pool deck repairs have been postponed until August.

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

CONSTRUCTION UPDATE

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



Area 6 (Black Oak opposite Abby Road), Area 13 (Hillcrest behind near Pheasant) and Area 14 (Chasen Ct.) have been completed! Due to changes that have occurred since the scope was defined (rain storms last December), more linear feet of drain channel are being installed, so work is continuing in those areas. Area 4 (from 3804 Coldwater to the top of Clubhouse Dr.) has been postponed until a later date due to Area 1 and 2 change orders and budget constraints. Also, the work in another area (Area 3) is expected to improve Area 4 (it splits the water coming down the hill). Plans are being reviewed for Area 3 which is the drain coming down from Coldwater Drive next to 2380 Clubhouse Drive. In this area, the lower portion of the drain will be rebuilt and a new drain will be put in at the street, taking the water under the street to the pond area exit drain. Work is expected to get underway in the next month or two. If you live between 2379 and 2383 Clubhouse Drive, the contractor will provide ingress and egress for your vehicles in and out of the work area. Vehicles coming from other locations should go around the other side of Clubhouse Drive to avoid the work area. In other words, if you live on Clubhouse Drive WEST, or up and around the bend to the work area, please use

Gate #20 and if you live on Clubhouse Drive up to 2383 Clubhouse Drive, please use Gate #23 to come and go from your home during the project. We apologize for the inconvenience. In summary the work in many areas is progressing nicely! Board members, management, and the construction team are meeting on a weekly basis to discuss the ongoing project. If you have any questions about the project please feel free to contact the management office. Thank you!

STREET LIGHT CONVERSION

We are happy to report that the Board of Directors after looking into many options and talking with two different contractors on multiple occasions has approved a proposal from Barnum & Celillo to convert (retrofit) the street lights/lamps to LED. The cost is \$92,556 but with a PG&E rebate of \$11,080 and 0% financing, the Association will continue to pay the same electric bills it has been paying until the project is paid for in approximately 3.2 years. It will also save on repairs as the new fixtures have a 5 year warranty. After the project is paid for the Association will save approximately \$10,000 per year on its electric bills! After considering many options and listening to input from Homeowners on sample lamps, the Board has decided to go with a relatively warm color. The color will be somewhat less “warm” but not drastically different than the current lighting. Because the nature of the light and the direction of the light are different we expect most of you will notice an improvement in the lighting throughout your community, even though we will be using a lot less energy.

LAP SWIMMING

The Hillcrest pool is for use by all residents whether they want to swim around and play or whether they want to swim laps. Sometimes this causes conflicts. Please, if you see someone trying to swim laps, give them room let them do that. And alternately, if you want to swim laps but the pool is filled with people playing, please be understanding and flexible. Lap swimmers may consider using the Hillcrest Pool during the morning hours when the pool is less crowded than later in the day. Thank you for your consideration of this matter!

