

Whitney Oaks Community Association

Newsletter



August 2015



www.whitneyoaks.net

CONSTRUCTION UPDATE

With the exception of area #3 and #15, all ten areas being addressed this year have been completed!

Below is an update on specific areas of the drainage channel (construction defect) project:

Due to changes that occurred since the scope of work was defined, more linear feet of drain channel were installed in Areas #1 (Lariat Ct. to 2328 Clubhouse Dr.) and #2 (Wedgewood to Hillcrest).

After receiving input from the Consultant/Engineer for this project and due to change orders in Area #1 and #2 as well as budget constraints, the Board decided to cancel the work at Area #4 (from 3804 Coldwater to the top of Clubhouse Dr.). The drainage in that area doesn't seem to be getting worse or changing, and the work in Area #3 is expected to improve it.

Plans are being reviewed by SPMUD for Area #3 (the drain coming down from Coldwater Drive next to 2380 Clubhouse Drive) since the work in this area involves putting in a new drain under the street (crossing the SPMUD pipes). Work is expected to get underway in this area in the next few weeks.

If you live between 2379 and 2383

Clubhouse Drive, the contractor will provide ingress and egress for your vehicles at the work area. Vehicles coming from other locations should please go around the other side of Clubhouse Drive to avoid the work area. We apologize for the inconvenience.



Management and the construction team are meeting on a weekly basis to discuss the ongoing project. If you have any questions regarding the project, please feel free to contact Vicky at the Management office.



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

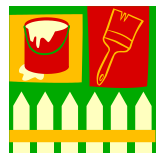
Security Patrols: 10 P.M. – 5 A.M.
439-9379

TREE TROUBLE

The drought and recent heat wave have caused many trees throughout the community to become “stressed.” This opens trees up to other issues such as bores and a disease called “fire blight” which typically affects pear trees. Bores have been getting into some of the *Purple Robe Locust* trees due to splitting of the bark. Fire blight can spread to other trees, so if you notice it in your trees, you are encouraged to treat it. Pruning off the affected branches is recommended. Fungicides are also recommended, but are better used as a preventative measure rather than to cure a problem. Please consult an Arborist for the best course of action if your trees are having issues like these. Thanks!

FENCE STAIN

Many of the wooden fences throughout Whitney Oaks are nearing the end of their useful life and should be replaced. In some areas, the fences 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 or match the existing color. If you live in the Hillcrest neighborhood and your fence is the greyish/greenish/brownish color that the developer used there, you may want to look at using the



product/brand “Storm” color “Chocolate Lab”. Please do not coat your fences with grey paint.

There are four products for the approved 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. 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 correct color! **Thank you** for your attention to this matter and for staying on top of your fence maintenance.

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.

SECURITY

It was recently reported by a resident that a car from outside the community parked in front of her home and appeared to be casing the house and area (late evening). Other residents have said they have been getting late night ringing of their doorbells, only to find no one at the door. Please be sure to call the Rocklin Police Department to report suspicious activity right away and be vigilant about not allowing non-residents into your neighborhood through the gates. If you notice cars parked in red zones, please call security at 916-439-9379 between the hours of 10:00 p.m. and 5:00 A.M.



If you are planning to be out of town, please contact Securitas or have a neighbor remove newspapers, fliers, and other deliveries from outside your home. Also please note that for your convenience, Securitas is offering to provide “vacation watch” services, so long as the work is done during their normal on site hours. Please call the Securitas Site Supervisor at (530) 210-4926 Monday – Friday 9:00 am to 4:00 pm to set up vacation watch service. If you would like to use this service, please give them a call several days in advance of your trip. You will be asked to provide some information, including a contact person while you are away and any contractors who are expected at your home.

While it is impossible to prevent all burglaries, residents can reduce their risk dramatically with the use of deterrents. Statistically, an intruder will waste no more than a minute getting into a house. Thus, the key to prevention lies in making a home either less desirable or extremely difficult to break into. Securing windows and doors, installing motion sensor lights and home alarm systems, and having dogs around the house are some of the many ways that homeowners can make their home an unappealing target for thieves. Criminals intent on breaking into a home are looking for properties that are easy to break into and have things worth stealing. Desirable homes have high foliage in front of windows and around doors, poor lighting, windows that were open or looked easy to open, doors that looked old or weak, and no alarm systems, surveillance or dogs,. Burglars tend to strike homes between ten in the morning and three in the afternoon, when residents are out and about. Putting out boxes for expensive televisions and computers for garbage disposal is a sign to thieves that there is something of value to take from the home. Be sure to:



- Lock Your Doors
- Know Your Neighbors
- Be Alert To Strangers
- Change Your Routine
- Keep Hedges Trimmed Neatly
- Install Motion Sensor Lights
- Not Put Boxes from Expensive Items Out
- Not Leave Tools Outdoors
- Get Homeowners or Renter’s Insurance

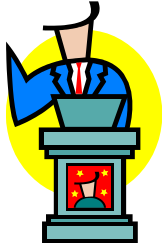
These bullet points were taken from the following website:

<http://www.americanvisionwindows.com/windows-doors-home-burglary-prevention.php>

Please see the website for the entire article.

BOARD ELECTION

As noted in our July edition, 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 Self Nomination form (Candidate Statement) that was sent out last month and return it to the management office by August 24th 2015. If you need another form, please contact the management office. Also, **please save the dates for the ANNUAL MEETING and CANDIDATE NIGHT!**



Candidate Night, which will be a time of introductions and Q&A with the candidates, will be held on **October 14th at 7:00 P.M.** at the Springfield Gables.

The **WOCA Board of Directors Annual Election Meeting** will be held on **November 16th at 7:00 P.M.** at the same location.

POLITE PET POLICY

Please remember that all pets are to be kept from roaming the neighborhood off leash. Please be considerate of your neighbors when walking your pets. Here is a recap of the rules regarding pets. Dogs, cats, and other conventional household pets may be maintained within a home under the following conditions:



- Whenever pets are outside of the resident's lot, they are leashed or otherwise under full control of the owner;

- Residents clean up after them;
- Residents take responsibility for any personal injury or property damage caused by their pets;
- Pets be kept from emitting excessive noise (unduly disturbing other residents);
- They are not kept, bred or maintained for any commercial purposes, or in unreasonable numbers; and
- Residents not leave pet food outside as it may attract wild animals from nearby natural areas.

AUGUST 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 August 5th Board Meeting Agenda for discussion:

- Fence Staining – Units 39 & 44
- Pool Fencing and Arbor Painting
- Drainage Work Update
- Finance Committee Vacancy
- Asphalt Repairs & Coating (fire roads and trails)
- Whether to Have Survey done at school “cut-through”
- Drain Cleaning Proposals

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