

Whitney Oaks Community Association

Newsletter

October 2015

www.whitneyoaks.net



PENDING PROJECTS

We are pleased to announce that after developing specifications and going through the bidding process, several project are getting underway! These projects include:



Painting: The pool trellis (shade structure) and fence at the Black Oak Pool and items at the Hillcrest Pool will be re-painted. The Hillcrest Pool fence is not being painted at this time because the Board plans to replace the fence with a taller one soon.

Fence Staining: In the Rock Ridge neighborhoods, staining of the outside of the fences that face the common areas was approved. Owners living in these areas pay supplemental dues which cover the cost of this project. The fences will be stained in the spring due to temperature restrictions on the product that is to be used.



Trail Repairs: A bunch of work is about to be done on the walking trails. This work includes:

- Repairing storm damages;
- Cleaning out and deepening, and adding rock to various drains;
- Re-grading an area on the Granite trail near the stairway;
- Repairing asphalt to remove lumpy/bumpy areas;
- Sealing of cracks in asphalt portions of the trails; and
- Paving the steepest part of the Sunset Trail.



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**

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439-9379

Special thanks goes out to Richard Conrad and the rest of the Trails Committee (Ken Morrow, Eric Hanson, Ken Lembach, and Rick Jordan) for helping define the scope of work and for prioritizing necessary trail repairs!

*Please note that the walking trails will be closed for this repair work at various times and locations from: **September 28th - October 6th** (weekdays). We apologize for any inconvenience.*

Hydretain: In the current drought conditions, we are proactively working to protect the community's trees, shrubs, and turf. The Board approved having a soil hydration product called Hydretain applied in July. This product has helped keep the moisture in the soil for the roots instead of letting it evaporate off into the environment. It may be applied in October (undecided) as well.



Seal Coating: In addition to the trail work noted previously, all of the asphalt trails and the fire access roads will be seal-coated as weather permits this fall. There should not be any homeowners affected by this year's sealcoating project, except walkers and hikers as noted above.

Storm Drain Cleaning: This spring an inspection of all of the Association's storm drains was done and a comprehensive report on the condition of the drains was studied by the Board of Directors. A list of recommended drain cleaning and related work was prioritized by the environmental company that put

together the report and six of the worst areas were put out to bid. A contract was approved with ESR (Engineered Soil Repairs), the same company that has been rebuilding and improving drain channels throughout the community. This storm drain cleaning work should help alleviate flooding problems that have been experienced in areas of Clubhouse Drive and the Vivien/Pheasant/Hillcrest area.



ANNUAL MEETING & CANDIDATE NIGHT!

“Candidate Night”, which will be a time of introductions and Q&A with the board candidates, will be held on October 14th at 7:00 P.M. at the Springfield Gables. There are four candidates and three seats available. The WOCA Board of Directors Annual Election Meeting will be held on November 16th at 7:00 P.M. at the same location. We hope you can make it to these important meetings! You will receive your packet of election materials in the mail the first week of October. Please send in your ballot in the envelopes provided, even if you plan to attend the meeting. Thanks!

POLICY ON POOLS

As was announced in the last Newsletter, the Board discussed at its September meeting whether to allow homeowners access to the pools during the off-season. It was decided that **the pools will be open from May 1st through September 30th each year.** The pools will be heated and monitors will be at the pools from Memorial Day through Labor Day, but the pools will remain open for use until the end of September and in the beginning of May. **From October 1st through April 30th each year the pools will be closed and locked.** Placer County requires daily testing and logging of pool chemicals while pools are open and it is not in the budget to do this year-round. This is why the pool gates will be locked during the off-season. Thank you for your understanding.

PET PEEVES

Thank you for picking up the items your dog leaves behind. Please take them with you and dispose of them in your own garbage can. It has been noted that some residents recently are leaving bags with dog poop in them on or near the sidewalk or tucking them under bushes. We do not have a janitorial staff at Whitney Oaks that comes around and picks up this kind of thing and it is not part



of our contract with the landscape maintenance contractor. Thank you for your attention to this matter.



ADOPTED BUDGETS

Budgets for each of the four Whitney Oaks cost centers were adopted and will be mailed to you soon. There are small increases in each of the cost centers. Your budget packet will contain an explanation of the increases. In summary, here are the changes in the monthly assessments that were approved and will be effective January 1, 2016:

- ❖ The General Operating budget assessments will be increased by \$2.00 per month, from \$51.00 to \$53.00.
- ❖ The Recreation Center budget assessments will be increased by \$1.00 per month, from \$18.00 to \$19.00.
- ❖ The Unit 39 assessments will be increased by \$5.00 per month, from \$126.00 to \$131.00; and
- ❖ The Unit 44 assessments will be increased \$4.00 per month, from \$73.00 to \$77.00 per month.

Each of Units 39 and 44 will have infusions of “retained earnings” to offset what would have been higher increases.

OCTOBER 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 October 7th Board Meeting Agenda for discussion:

- Hydretain Application
- Bender Board Replacement at Rock Ridge
- Dog Poop Problems at Top of Clubhouse Drive
- Fall Tree Trimming Work
- Proposal to Survey Sidewalks for Hazards
- CPA Review Proposal for 2015 Records

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

Happy Fall!



