

Whitney Oaks Community Association

Newsletter

November 2015

www.whitneyoaks.net



WET WINTER

This year we may be getting a wetter than normal or wetter than recently experienced winter (yay!). Please be assured that the Association is taking and has taken action as the budget permits to improve drainage in the community. Many problem hillside drain channels were repaired this year. All of the storm drains were inspected by an environmental firm (Thunder Mountain Enterprises) as well, and seven problem areas, deemed the worst by this firm, are being cleaned out now, including the following locations:

- ✓ Vivien at Pheasant (by green park area) where mud piled up on road last December.
- ✓ Hillcrest by the pool
- ✓ Clubhouse behind Woodhouse Ct. under street to golf course.
- ✓ Clubhouse across from 2400 Clubhouse Dr. where lots of mud came out onto the road last winter.
- ✓ Clubhouse at top of pond area.
- ✓ Hillcrest where drain channel comes down from Wedgewood Way (near Pheasant);
- ✓ Clubhouse Drive just south of Mariella.

The Association does not carry flood insurance. Owners concerned about the location of their homes with regard to storm drains or past flooding should obtain flood insurance. While the Association is doing what it can to clean and maintain drains, it is not



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
Phone: 985-3633
Fax: 985-3744

After Hours Emergencies:
866-324-3704

Community Association Manager:
Vicky Langer, CCAM
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Assistant Manager: Nikki Williams
nikki.williams@managementtrust.com
Ph. ext 143

Architectural Applications Admin:
Terra Makishima Terra.makishima@managementtrust.com Ph. ext. 142

Accounting Inquiries:
accounting@kocal.com Ph. ext. 122

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

responsible for insuring the private properties within the Association from storm/rain/flood damage. Please remove leaves from storm drain grates if you notice them piling up or clogging a drain during a storm, it is safe to do so. The Association landscapers will be patrolling and inspecting all of the main culverts before (and during, depending on the size of) any large winter storms. Please report problems to the management office during the daytime or by using the emergency number after hours. Thank you.

PEDESTRIAN GATES

If you go out walking or use the pedestrian gates to access the golf course area and do not have a key, please contact the management office to obtain one. When residents push the gates open, try to prop the gates open, or use sticks or other means to pry them open, it causes damage to the gates which can be costly to repair. Please help to keep repair costs to a minimum and the community more secure by using a key to access the pedestrian gates! Also, please note that the trails are for walkers/hikers and those on bicycles, not for motorized carts. Please report any abuse of the gates to management so that the cost of repair can be billed to the Homeowner. Thank you!



FALL BACK

Don't forget to adjust your clocks back an hour before you go to bed Saturday night Oct. 31st and enjoy an extra hour of sleep!

ANNUAL MEETING

The WOCA Board of Directors Annual Election Meeting will be held on Monday evening, November 16th at 7:00 P.M. at The Gables in Springfield. We will be having a presentation by the Association's investment professionals at UP Capital Management, other reports, announcement of the election results, door prizes and refreshments! We hope you can make it! Please send in your ballot in the envelopes provided, even if you plan to attend the meeting. Ballots can only be delivered by US Mail. Postage is already paid. Thank you!

NEW BENCHES

We are happy to report that three new benches have been built along the Clark-Dominguez Trail (starts at Crest next to Hillcrest Rd.) by a Boy Scout in the process of obtaining his Eagle Scout designation. Here is a photo of young Jacob sitting on one of the beautiful new benches! Jacob raised his own funds (the Association contributed \$100) and built the benches himself with adult supervision.



NOVEMBER 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 November 4th Board Meeting Agenda for discussion:

- Proposed Rule Limiting Hours for Parking in Hillcrest Neighborhood (No Student Parking)
- Black Oak Pool Fence Configuration and Possible Move So Park Area is Accessible in Winter
- LED Lighting Loan and Pay-down Options
- Gate Loop Detectors – Adding Additional Loops
- Street Sweeping Proposals
- Proposed Red Curbs at Gates 15 & 16


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

MANAGEMENT MINUTE

We, your management company representatives, know that our healthy relationship with your community is dependent upon efficient and effective communication and we therefore do our best to respond to requests in a timely manner. When you need to reach us, here are some tips to help you succeed:

- Call during the hours of 9:00 a.m. and 5:00 p.m. to reach a live representative. If you get voice mail, please leave a message and do not hang up. Often Managers and Assistant Managers are on calls, in meetings or on site.
- Try Nikki first (ext. 143). Your Association's Assistant Manager, Nikki Williams, is not as often in meetings or on site, so she will often be your most successful first contact.
- If you forget our extension numbers, you can search the Directory (by pressing #1 during the call).
- Our policy is to return all calls within 24 hours.
- If you do have to leave a message, please give as much information as possible so that your call will be returned by someone who can help you.
- Use the emergency number to get a manager who is on call for urgent after-hours matters.
- Please file complaints in writing and send them by mail, email, or fax.

FOLLOW UP

 As a follow up to an article published in September about getting rid of hazardous waste, a Homeowner shared that RECOLOGY Auburn Placer provides FREE DOORSTEP PICKUP of electronic waste, household batteries, and Fluorescent tubes and compact bulbs! To make an appointment call 530-885-3735.

*Have a wonderful
Thanksgiving!*

