

# Whitney Oaks Community Association

## Newsletter

December 2015

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



## ANNUAL ELECTION RESULTS

Thank you to all of you who sent in ballots for your community's recent board election and to those who attended the membership meeting held on Nov. 16<sup>th</sup>!



505 ballots were received. We are pleased to announce the results of the election as follows: There were four candidates for three seats on the Board. The candidates were Richard Campbell, Rick Jordan, Chris Krajewski, and Bonnie Laderman. The later three were elected to serve two year terms on the Board. The vote counts were as follows:

- Richard Campbell 262 votes
- Rick Jordan 421 votes
- Chris Krajewski 339 votes
- Bonnie Laderman 337 votes
- Write-Ins: 1 vote each to Joe Brodie, Joe Getty, R.G. Strong, and Chris Willsher.

The annual resolution that allows the Association to use any excess income this year towards expenses next year without being taxed on it was adopted with 443 votes in favor and 6 votes opposed.

A big THANK YOU goes out to the Inspectors of Election, Bea Morrow, Rosalie Hayman, and Susan Boeck, as well as to all those who helped count the election ballots!



### BOARD OF DIRECTORS

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

### MANAGEMENT

#### **The Management Trust, Kocal Division**

P.O. Box 1459, Folsom, CA 95763  
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#### **After Hours Emergencies:** 866-324-3704

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

The helpers were Ken Morrow, Linda Acosta, Bonnie Ahamnos, Lu Ah Nee, Lynn Cooper, Kathie Felker, Jane Field Marietta Gonzales, Jack Headley, Ken Kahn, Eva McLain, Betty Neilson, Dodie Pockress, Joe Rosbeck, Heath Wakelee, CJ Wirth, and Barbara Holt. These folks did a great job verifying the legitimacy of the ballots, counting and double counting them, and even crosschecking them against control numbers, to ensure that your election met civil code requirements.

During the meeting, door prizes worth over \$1,000 in value were given out to those in attendance. These prizes were donated by the Association's vendors. A presentation was given by UP Capital Management on the Association's investment funds. President Bob Jones gave a report and photos were shown highlighting all of the projects that have been completed this year. If you weren't able to make it to the meeting, we hope you will plan to join us next year!

Here is a recap of the things that have been accomplished since the last Annual Meeting:

**Governing Docs Updated:** The Bylaws and CC&Rs of the Association were restated and updated.

**Paint Colors – Unit 39 & 44:** Specific paint color options for the RockRidge Communities (Units 39 and 44) were adopted.



**Grazing:** This year's grazing of the open space areas was a success.

**IDR Policy:** The Association's Internal Dispute policy was revised and distributed in February.

**Trail Work:** Trail repairs and improvements include storm damage repair, 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.

**Drought Measures:** In an effort to keep plants alive under watering restrictions, a water retention product was applied twice to all of the grass and shrub areas at the gate entries and park areas.

**Construction Defect Work:** Most of the defect repair work in seven locations has been completed.

**Gates:** The gate codes from the past couple of years were changed. Also the Association has had a new contractor do the preventative maintenance work.

**Speed Task Force:** A committee of members from inside and outside of Springfield was appointed and has been working to develop an action plan to accumulate data from various areas using a speed monitoring device.

**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 reviewed. The worst areas are being cleaned out by ESR (Engineered Soil Repairs). This storm drain cleaning work should help alleviate flooding problems that have been experienced in areas of Clubhouse Drive and the Vivien/Pheasant/Hillcrest areas.

**Hillcrest High School Cut Through:** The Board is discussing all of its options to address the parking and congestion including limited parking hours in the Hillcrest neighborhood during school hours and putting up fences. A survey is being sent out to residents in the problem area to find out whether the congestion affects people and whether they are in favor of parking restrictions.

**Asphalt Coating:** All of the fire roads and trails were seal coated and crack filled. A portion of Hood Road was replaced where tree roots had lifted the asphalt.

**LED Street Light Retrofit:** After looking at samples, reviewing input from owners, and many meetings with electrical contractors, a contract for converting all of the street lights within the community has been approved and PG&E 0% financing has been approved. The work should be completed soon!

## MANAGEMENT MINUTE

**Holiday Decorations:** We really enjoy holiday decorations and love to see your homes all decked out for the season! Please remember to remove any holiday decorations from your home and yard by January 15<sup>th</sup>. Thank you!



## DECEMBER MEETING AGENDA

Board Meetings are held on the first Wednesday of each month at The Oaks (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 December 2<sup>nd</sup> Board Meeting Agenda for discussion:

- Survey Results re: Proposed Parking Restrictions in Hillcrest Neighborhood
- Hillcrest Pool Fence Replacement Bids
- Proposed Red Curbs at Gates 15 & 16
- Architectural Appeal – 2956 Fox Hill (cont'd)
- Drain Work at 2328/2330 Clubhouse
- Concrete Grinding
- Recommended Equipment Replacement at Fitness Center
- Proposed Sidewalk Drain at 2304 Pioneer Way
- Possible Speedbumps at Problem Gate Areas
- Loan Payment Schedule for LED Conversion

## HAPPY HOLIDAYS FROM THE MANAGEMENT TRUST



We hope you have a safe and wonderful holiday season! Please note that our offices will be closed on Thursday and Friday, December 24<sup>th</sup> and 25<sup>th</sup>, and on Thursday and Friday, December 31<sup>st</sup> and January 1<sup>st</sup>, in observance of the Christmas and New Year's holidays.