

Whitney Oaks Community Association

Newsletter

January 2016

www.whitneyoaks.net



ALL I WANT FOR CHRISTMAS...

It seems that the stair climb machine at the Hillcrest Fitness Center has reached the end of its useful life. We are happy to say that the Board has approved the recommendation from the company that maintains the exercise equipment to replace it with a recumbent (horizontal) bike. The other bikes in the fitness center are upright. If you use the Fitness Center, you will probably notice that the stair climbing machine is gone and in its place is a newer recumbent bike. Here's to a happy *and healthy* New Year!



DRAIN WORK UPDATE

The permitting process took longer than expected for the drain repairs near 2380/2383 Clubhouse Drive. Since the work involves opening up the street, and we are now into winter weather, it has been decided that this final part of the approved 2015 drain work will be postponed until spring. This is where a storm drain coming from 2380 Clubhouse Drive that goes under the street and empties into the pond has been deemed insufficient. A new drain will be added to handle the amount of water that comes down the hillside. All of the worst

storm drains that needed cleaning out have been cleaned and opened up. Bidding for cleaning those drains that were deemed less urgent will take place in 2016 and work will progress as the budget permits.



BOARD OF DIRECTORS

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

MANAGEMENT

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HAPPY NEW YEAR!

We hope you have had an enjoyable and safe holiday season and are excited about the New Year!! If you have not yet re-painted your home, we hope that is on your list of goals for 2016! New paint and updated paint colors really do a lot for maintaining property values. If you haven't replaced dead shrubs or remodeled your landscape recently, you may want to include that on your list of goals as well. Please remember that although the Association has not been requiring owners to keep their lawns or shrubs watered during the drought (as declared by Governor Brown), you will need to replace any dead shrubs and lawns after the drought is over. Thank you for making the maintenance of the exterior of your home a priority. We really appreciate all that you do to help the neighborhood look nice!

STREET LIGHTING RETROFIT PROJECT

We are pleased to announce that the project to change out the old street lights with energy saving LED lamps, is about to be wrapped up! The Board finished its analysis of cost savings, color and wattage options, and met with electrical contractors early this year. They approved a contract with Barnum & Celillo Electric this summer and then began the process of obtaining 0%

financing and rebates from PG&E. The loan has been approved, the fixtures have been manufactured, and the fixtures are being shipped as this newsletter goes out. Analysis shows that the Association will realize a \$10,386 savings per year (when the loan is paid off in 5 years), which is approximately 70% on electricity. Additionally it will immediately realize a savings of approximately \$800 per month on lighting repairs!

JANUARY 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. Here are some of the items that will be on the **January 6th** Board Meeting Agenda for discussion:

- Possibility of Installing Speed Bumps at Entry Gates
- Request for Variance for Patio Cover – 2552 Clubhouse Dr.
- Request for Variance for Driveway Width – New Home at 4050 Clubhouse Drive
- Annual Wetland Monitoring Report Review
- Whether to Prune Open Space Oak Tree
- Leadership Profile Forms – Goal Setting
- 2016 Calendars and Committee Rosters
- Authorization on Investment Accounts (new signature cards)
- Hillcrest Cut-Through Issues and Options

GATE SAFETY

As noted above, the Board at its January meeting will be considering whether to install speed bumps at entry gates to reduce the number of vehicle vs. gate incidents. Recently there were three separate incidents where owners ran into gates causing a total of over \$12,500 in damage. In two of the cases, the insurance company for the drivers has reimbursed the Association for the cost of repairs. In one of the incidents, the Association's insurance paid the claim and will be subrogating against the driver's insurance company. While it is great that the Association is not having to pay for these repairs, there has been a lot of gate "down time" due to damages by vehicles. In order to prevent a gate from closing on your vehicle, when a vehicle in front of you exits or has exited the gate, it is a good idea to wait until the gate closes and



then open it with your remote before you drive through the gate. You should never follow other vehicles through open gates (whether coming or going). Please **DO NOT KEEP DRIVING THROUGH** a gate if it starts to close on you. In our experience, more damage is caused by continuing to drive through a gate that is closing. Thank you.

ELECTRONIC DELIVERY OF NEWSLETTERS

If you are a Whitney Oaks Homeowner who prefers reading your news on line (and in color!), wants to save your Association money, and would like to receive your newsletters by Email rather than US Postal Service, please take a minute to go onto the Management Trust web portal at: <https://weblink.managementtrust.com>

Once you get logged in, click on the tab that says "User Profile" which will bring you to a screen where



you can click on another tab that says "Email Options".



Enter your email address (or make sure it is correct). **Then check the box that says "send allowed correspondences via email"**. If you need a login account number and password to get started, please contact Nikki Williams in the management office.

To ensure you are receiving the correct documents via email, you need to verify the 'opt out of information' option is NEVER checked. Also, if you are more internet savvy than your neighbor(s), please help them sign up for this option if they are interested! There are currently approximately 330 residents and owners receiving their Newsletters electronically. This is 100 more than last year at this time!! We would like to increase that number even more, saving trees as well as costs for paper and postage, so more owners who elect to receive Newsletters electronically, the better! However, if you are more likely to read your Newsletter in paper format, please continue to do so! Thanks everyone!

GOT GOALS?

In January, the Board of Directors will be determining its goals for 2016. As always, if you have suggestions, please feel free to communicate them to the Board by sending correspondence to Vicky Langer in the management office. By email or US mail. Thank you so much!

