

Whitney Oaks Community Association

Newsletter

March 2016

www.whitneyoaks.net



2016 GRAZING

We are happy to report that after meeting with several grazing contractors, the Board has approved a contract with Lee Hazeltine for this year's weed control grazing of the open spaces.



Rather than two passes with the animals, the plan this year is to graze more heavily, starting in April. Information on grazing will be available on the City of Rocklin website or can be obtained by calling the City of Rocklin. In an effort to prevent damages, **some trails at some points during this project will be closed. We do not expect any closures of any trails for more than a day or two.** We apologize for any inconvenience that may be caused by this project and thank you for your cooperation and understanding.

While the grazing company will do their very best to not enter onto homeowner private property, many lot markings (delineating lot lines) are no longer in place. Homeowners are requested to mark their lot lines by April 1st, if they do not want animals on their property, so that their lots lines are easily identifiable by the grazing company.



BOARD OF DIRECTORS

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

MANAGEMENT

**The Management Trust
Northern California Division**
P.O. Box 1459, Folsom, CA 95763
Phone: 985-3633
Fax: 985-3744

After Hours Emergencies:
866-324-3704

Community Association Manager:
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vicky.langer@managementtrust.com
Ph. ext. 121

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

Please note that the Association's **grazing contractor is not willing or planning to graze any individual lots.** The Association Governing Documents and the City of Rocklin Fire Department require Lot Owners to perform weed abatement on their private lots. If some of your private lot is beyond your fence in the open space, please have it cleared of weeds. Thank you! Please contact the City of Rocklin at (916) 625-5500 for more information on private property weed abatement requirements and a list of local contractors who perform weed abatement.

HILLCREST NEIGHBORHOOD NOTICE OF PROPOSED RULE CHANGE

After reviewing survey input and holding ongoing discussions of congestion issues related to student parking, the Board of Directors has decided to adopt parking restrictions on several streets near the area where students park to cross over to Rocklin High School. While additional steps may be taken in the future, at this time the Board is moving forward with plans to limit parking to 3 hours on school days. Residents on the affected streets would be mailed permits so they can exceed the 3 hour limit if they want to park in front of their homes. The intention is to stop student parking on Hillcrest and nearby streets.



The text of the proposed rule change is as follows:

“Parking on the private streets in the Hillcrest neighborhood to access Rocklin High School is prohibited, including for residents of the Whitney Oaks community. In order to enforce this restriction street parking in the Hillcrest neighborhood (on Hillcrest Drive from Crest to Western Way, Vivien Way, Pheasant Lane, and Chasen Court) shall be limited to a maximum of three (3) hours per day on school days and during school events. Vehicles parked on the private streets in the Hillcrest neighborhood on these streets in excess of three (3) hours on school days or during the school events will be towed without notice.”



If needed, the no school parking areas will be expanded to include Western Way, Western Court, Old Oak Tree Way, Wedgewood Way, Aaron Drive, Burlwood Court, and Thistle Court. Signs stating the 3-hour limit will be posted by the gates.

A 30-day notice regarding this proposed rule change has been posted at the Hillcrest Pool, the Springfield clubhouse and on the Whitney Oaks website (under “News & Announcements”). **A meeting will be held on March 23rd 2016 at 6:00 P.M. at The Oaks building in Springfield at 2801 Springfield Dr. At this meeting, the Board will review and take comments from Homeowners regarding the proposed rule change and will vote on whether to adopt it. Please submit any comments on the proposed rule change in writing to the address on the reverse side (Page 1 of Newsletter) by March 18th or plan to attend the March 23rd meeting to give your comments.**

2016 BOARD GOALS

The Board has adopted its goals for this year. Here they are:



- **Hillcrest Cut-Through Remedies:** Resolve school cut-through and parking issues in Hillcrest neighborhood.
- **Wrought Iron Fence Painting and Repairs:** Put together specification/scope, review bids,

conduct dry rot repairs, and paint wrought iron perimeter fencing (not private backyards).

- **Asphalt Work:** Put together scope of work, review bids, and accomplish this year’s Phase of asphalt repairs, crack sealing, and sealcoating (by July/August).
- **Black Oak Pool Surface:** Resurface Black Oak pool if needed.
- **Hillcrest Pool Fence and Concrete:** Replace Hillcrest pool fence & rusty concrete (before swim season).
- **Irrigation Controller Upgrades – Phase II:** Determine and accomplish next phase of recommended irrigation controller upgrades for water savings.
- **Storm Drains – Phase II:** Clean out the storm drains that were prioritized as not urgent last year by Thunder Mountain Enterprises.
- **Fitness Center:** Replace some of the older equipment at the Hillcrest Fitness Center.
- **Gates:** Decide whether to have security cameras and/or speed bumps set up at problem/busy gate entry areas.
- **Parking Enforcement:** Increase efficiency and effectiveness of parking enforcement.
- **Gate Maintenance:** Evaluate performance of gate maintenance contractor and determine whether to continue.
- **Trail Improvements:** Get input from Trails Committee regarding recommended repairs to trails (primarily drainage).
- **Suggestion Box:** Build a stronger sense of community by soliciting more owner input.



PROPOSED PARKING RULE CHANGE



As noted in the February edition, your Board of Directors, in an effort to keep the streets clean and clear overnight, is taking steps to more effectively enforce the Association's overnight street parking prohibition and guest parking limits (72-hours). The Board is considering widening the window of time when a tow citation is issued to when the process starts over again from 30-days to one year. This will mean that if you or your guest's vehicle is cited for towing and at any time is seen parked on the street overnight, for up to a year later, it will be towed without further notice. Some input regarding this has been received (**thank you!**). A meeting will be held on March 2nd at which time the Board will review and take comments from Homeowners regarding the proposed change in policy and will vote on whether to adopt the policy. This meeting will be held at The Oaks building in Springfield at 2801 Springfield Dr. on Wednesday, March 2nd at 6:00 P.M. Please submit any comments on the proposed policy change in writing to Vicky in the management office before February 29th or plan to attend the March 2nd Board Meeting to give your comments.

SPEED BUMPS AT GATES

During the February Board Meeting, the Board continued its discussion about installing speed bumps at gate entry areas that have had a lot of gate vs. vehicle incidents. The consensus of the Board was not to do so. Please remember to drive slowly and cautiously as you enter and exit through the community gates. Thank you.

MARCH 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 **March 2nd** Board Meeting Agenda for discussion:

- Whether to update the paint palette/color list (excluding Units 39 & 44).
- IDR results re Architectural Appeal for Pergola
- Architectural Appeal – Columns at 3808 Sylvan Drive
- Proposed Hydretain for shrubs and turf areas

- Proposed single station weight machines for Hillcrest Fitness Center
- Insurance renewal proposals
- Proposed sidewalk drain at 3204 Burlwood Ct.
- Proposals for striping at gates #13 and #14
- Proposed Parking Enforcement Change – Window for Tagging/Towing

GOLF CLUB HAPPENINGS

The golf club will be having a special Easter Brunch and Easter Egg Hunts on Sunday, March 27th! The buffet brunch will be \$34.99 for adults and \$16.99 for children (6-12). The buffet will include (among other things) omelets made to order, Eggs Benedict, french toast, bacon, sausage, salads, smoked salmon, shrimp cocktail, a crepe station, and hand-carved meats! Reservations are required. Please call 916-632-8333 for more information or reservations. The Easter Egg Hunts will be happening at 10:30 AM and 12:30 PM and are for children 12 and under.

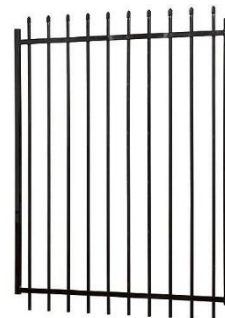


FENCE PAINTING

The Association plans to paint the wrought iron perimeter fences that it is responsible for this summer.



Please note that maintenance (including painting) of fencing around individual lots is the responsibility of the individual homeowner. The Association and the golf course (and city) take care of the perimeter fencing and walls. Please take a look at your fencing and take care of any repairs and/or painting that may be needed to keep them looking good. Thank you! On the following page are some provisions from the CC&Rs of Whitney Oaks and Springfield regarding the maintenance responsibility for fencing.



Springfield CC&Rs:

9.2.1 Master Association Maintenance: *The Master Association shall have the obligation to maintain the exterior of the wrought iron fencing and concrete walls located on the outermost perimeter of the development and shall repair and replace such fencing as provided in the Master Declaration.*

9.2.2 Association Maintenance: *The (Springfield) Association shall have the obligation to maintain the side of any fencing facing any Springfield Association Property and shall repair and replace such fencing, as necessary.*

9.2.3. Owner Maintenance Obligations: *Each Owner shall have the obligation to maintain, repair and replace in a good condition of maintenance and repair the interior and exterior of all fencing surrounding such Owner's Lot, including but not limited to both sides of the side yard return fencing or walls bordering the front yard maintenance area, except for fences or walls to be maintained by the Master Association or the Association as provided above and any interior fences between two lots which shall be maintained as provided below (shared cost between owners).*

WOCA CC&Rs:

9.1 Maintenance Obligations of Owners:

9.1.1. *Painting, repairing, replacing and caring for roofs, fences, exterior building surfaces, exterior glass surfaces, exterior doors, and to maintaining all yard areas not expressly required to be maintained by the Master Association or Sub-Association...*

