

# Whitney Oaks Community Association

## Newsletter

July 2016

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



### ASPHALT PROJECT

California Pavement Maintenance has done repairs and is getting ready to seal cracks and seal coat asphalt on the following streets this summer on the following dates. A color coded map will be posted on [whitneyoaks.net](http://whitneyoaks.net). Painting of the stripes and STOP signs etc. will take place on the Thursday and /or Friday of each week of work and you will be able to get around the painting areas. The contractor will mark the ground on the streets that get split up a week ahead of time so you will be able to see exactly where one day's work will end and another will begin.

#### Monday – July 18<sup>th</sup>

Benjamin Court – left of entry, 2310 and up  
Old Oak Tree Way (all)  
Fox Hill Drive – From 2900- (including) 2956

#### Tuesday – July 19<sup>th</sup>

Western Way & Western Court  
Vivien Way  
Chasen Court  
Tahoe Vista Drive – 4187 to (and including) 4199 and Gate #7 entry area  
Silver Spur Ct.  
Tahoe Star Court

#### Wednesday – July 20<sup>th</sup>

Burlwood Court  
Aaron Drive  
Wedgewood Way from Gate #1 to (and including) 5111  
Hillcrest from 2829 to (and including) 2843



#### 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:**  
Vicky Langer, CCAM  
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**Assistant Manager:** Nikki Williams  
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**Architectural Applications Admin:**  
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Ph. ext. 142

**Accounting Inquiries:**  
[accounting@kocal.com](mailto:accounting@kocal.com) Ph. ext. 122

**Security Patrols:**  
Paladin Private Security  
On Call 8:00 PM – 6:00 AM  
916-331-3175

#### Thursday – July 21<sup>st</sup>

Rebecca Court including  
3501-3505 Benjamin Ct  
Hillcrest Drive from Gate 9 on Park to 2827 Hillcrest. Residents should use up hill exit #3 to exit the Hillcrest community this day.  
Wedgewood Way & Thistle Court from 5111 Wedgewood to 5151 Wedgewood, including Thistle Ct.

#### Monday – July 25<sup>th</sup>

Hillcrest Drive - 2845 to (and including) 2880  
Fox Hill Drive – 2955 to (and including) 3013  
Wedgewood Way 5152 to (and including) 5167  
Aaron Drive from Hillcrest Road - 3101 to (and including) 3107

#### Tuesday – July 26<sup>th</sup>

Pheasant Lane (all)  
Tahoe Vista Drive – 4124 to 4160  
Tahoe Vista Court (all)

#### Wednesday – July 27<sup>th</sup>

Hillcrest Drive from Vivien Way up to Gate #3  
Tahoe Vista Drive - 4162-(and including) 4186

#### Thursday – July 28<sup>th</sup>

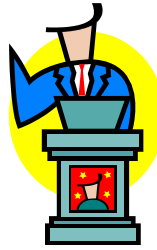
Silver Park Lane (all)  
Tahoe Vista Drive - 4102 to (and including) 4109  
Silver Star Court (all)  
Lake Tahoe Court  
Gate #8 Entry area closed

**The crack filling and seal coating will affect all residents on the streets and dates noted above.**

## **IMPORTANT ASPHALT PROJECT NOTES:**


- Drivers must take caution when driving next to or around the crack fill crew.
- There will be minimal traffic control during asphalt striping. Work areas will be coned off and drivers will need to take caution when driving around them.
- **During asphalt seal coating, the streets will be closed at 7:00 AM and opened for traffic by 7:00 PM.**
- Please relocate your vehicle before 7:00 AM or the night before if you need to use it on the day seal coating or striping work is done on your street.
- Homeowners and residents will need to move their vehicles from the work areas by 7:00 AM on the day their street is scheduled for seal coating.
- Vehicles can be parked in a section that is not being seal coated that day. Vehicles not moved will be towed at the owner's expense.
- There is a chance that some sealed areas may need to stay blocked off if the material has not properly cured. This is not typical but may occur. Neither the contractor, the Association, nor Management is responsible for damage to vehicles from driving on the wet seal coating.
- Management is obtaining permits and will be covering the No Parking signs so that vehicles can park on city streets during the asphalt project (Park & Whitney Oaks Drive).
- During the asphalt project, parking is allowed on community streets overnight in those areas adjacent to the asphalt project(s).
- Barricades will be posted at the beginning/or both sides of the street prior to seal coating.
- Additionally, door hangers will be put on the homes or mailboxes 48 hours prior to the seal coating date with no parking signs & dates to remind residents that the street will be closed.
- A map can be found on whitneyoaks.net that shows which streets will be seal coated and when the work will occur. The map will be posted on the bulletin board at Hillcrest, as well as at the Gables in Springfield.

## **COMING SOON..... BOARD ELECTION**



Preparations are underway for the 2016 Annual Membership Meeting, including recruiting candidates to run for the Board of Directors. Two seats on the Board of Directors have expiring terms. If you would like to have your name placed on the ballot for the upcoming election, please fill out the enclosed Self Nomination form (Candidate Statement) and return it to the management office by August 29<sup>th</sup> 2016. If you are curious about what being a Board member entails, please contact Vicky Langer at (916) 985-3633 x121.

## **FINANCE COMMITTEE OPENING**



There is currently an opening on the Whitney Oaks Community Association Finance Committee. The Association utilizes the services of an investment firm to manage its investment funds, but it also has a Finance Committee that helps oversee and monitor these funds and performance of the investment professionals. If you are good with finances and would like to help by serving on this committee, please let Vicky in the management office know. Thanks! The committee meets once a month except November and December on the last Thursday of the month at 3:30 P.M. at The Gables in Springfield. Please feel free to attend a meeting if you are interested in seeing what the committee is all about. Thanks!

## **WETLAND WONDERINGS**

As you probably know, in addition to approximately 214 acres of natural open space, there are many wetland preserve areas in our community. There are rules that govern the open space, such as not going off the trails, not accessing it from backyards, not using motorized vehicles (including ATVs), and dogs being on leashes, but there are even more stringent rules that govern the wetland preserve areas. The Association often receives requests for improvements or tree removals in both open spaces and in wetland preserve areas. For general open space areas the Association does not trim/manicure trees. Dead trees may or may not be left as is in these areas (at the discretion of the Board), but in wetland areas removal of trees and any other work requires the Association go through a somewhat lengthy approval process. This process includes management getting Arborist input,

drawings, and the request to the Association's Wetland Consultant who then reviews the proposal and notifies the Conservancy Board of its findings and recommendations. After that, the Wetland Conservancy Board reviews the request and provides its findings and approval/disapproval to Whitney Oaks and to the Army Corps of Engineers. In considering these requests, the authorities will consider whether the dead trees or other issues are a threat to public safety and whether that outweighs the biological benefits of leaving the dead trees where they are. Please understand that the Board of Directors is sensitive to aesthetic concerns as well as health and safety but that for various reasons noted above as well as budget considerations, not all dead tree removal requests will be approved. If you are interested, the Association's Open Space Management Plan can be found on the whitneyoaks.net website under the "Documents & Forms" tab. Please contact Vicky in the management office if you have any questions or requests.



## GRAZING

The grazing project is wrapping up. Lee Hazeltine's sheep are just about finished with the work which, due to growth being so much in volume (160% of normal), took a bit longer than expected. He has met and reviewed the areas with the fire department and is finishing the recommended additional work. If you have weeds on your property in the open space buffer zone, please take care of them immediately.



## CANDIDATE NIGHT

for the WOCA Board of Directors Election will be held on Wednesday October 12<sup>th</sup> at the Springfield Gables at 7:00 P.M. Hope to see you then!



## LOST AND FOUND

There are a lot of items that have been left at the pool areas. The lost and found is FULL. Therefore, the items will be put out by the Pool Monitor's table at the Hillcrest Pool from July 1<sup>st</sup> through 10<sup>th</sup>. Please come by and collect what is yours. After July 10<sup>th</sup> the items will be donated to charity. Thank you!



## JULY 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 **July 6<sup>th</sup>** Board Meeting Agenda for discussion:

- Clarify "Appropriate Swimwear" (what constitutes appropriate swimwear)
- Architectural Appeal – Landscape Rocks
- Street Parking Variance Request
- Review of Draft Architectural Rules
- Appoint Inspector of Elections
- Springfield Request for Age Restricted Community Signs at Gate Areas
- Whether to Convert Gate Entry System to Bar Code Automation
- Engineering Info and Ponding Water in Gutter at 2847/2851 Hillcrest Road
- Proposals for Red Curb Painting at Units 39 and 44

## GOLF CLUB HAPPENINGS

Did you know that every Friday from 6:00 – 9:00 PM at the Pyramid Bar and Grill there is live JAZZ on the patio? There are also wine and appetizer specials. The bar and grill is located at 2305 Clubhouse Drive and is open to the public. Also of note, members of the HOA get a 10% off at the Pyramid Bar and Grill (except special events like Mother's Day and Thanksgiving).

