

# Whitney Oaks Community Association Newsletter



October 2016

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

## HOA LIVING

Ensuring an aesthetically pleasing community that thrives no matter what the stressors, may be one of the many reasons residents choose to live in a Homeowner's Association. Implementing shared values and goals falls under the purview of your Board of Directors; and they, in turn, have entrusted your management company team to implement those values on a daily basis to ensure the protection and enhancement of your community on a daily basis.

Unfortunately, to some owners and residents the restrictions of living in a Homeowner's Association can be burdensome and irritating. Twice recently, while conducting manager site visits, I was stopped by residents who asked or commented..... "Don't you have something better to do than drive around looking for maintenance issues and violations? Or... "Do you actually get paid for such nonsense?" This is why I wanted to highlight some of the benefits of owning property and living in an Association.

The primary goals of HOAs are:

- 1) To preserve the nature and character of the community;
- 2) To provide services and amenities to residents; and
- 3) To protect and enhance property values for the Owners.

It may appear that I'm at Whitney Oaks just sitting in my car typing on my iPad or wandering around while I'm on site visits, when in reality I'm taking care of a lot of behind the scenes activities that are needed to accomplish these goals. I'm busy noting



### 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  
[vicky.langer@managementtrust.com](mailto:vicky.langer@managementtrust.com)  
Ph. ext. 121

**Assistant Manager:** Cheryl Canonica  
[cheryl.canonica@managementtrust.com](mailto:cheryl.canonica@managementtrust.com)  
Ph. ext. 143

**Architectural Coordinator:**  
Keya Pomerantz  
[keya.pomerantz@managementtrust.com](mailto:keya.pomerantz@managementtrust.com)  
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

maintenance required for the landscaping, roadways, pools, street lighting, and the many facilities and amenities the residents of Whitney Oaks have grown to expect and enjoy. Additionally I'm noting architectural violations, maintenance issues, and safety issues, posting Agendas for various meetings, and/or taking a look at items Homeowners have called our office about, and I'm generating compliance letters or work orders in response.

Evidence of the benefits of living in an HOA can easily be seen by visiting and comparing Whitney Oaks to nearby non-HOA neighborhoods. Board members, committee members, and your management staff are working hard to make and keep Whitney Oaks a beautiful and desirable place to live and we appreciate your support. We appreciate all of you and thank you for doing your part by keeping up your landscaping, staying on top of maintenance items, complying with the governing documents, and getting involved! You are the best; and together as a team we will continue to ensure that Whitney Oaks ROCKS!



## TRAIL WORK

This summer the Trails Committee put together recommendations for the Board of Directors with regard to trail maintenance and improvement work. We are happy to report that after reviewing proposals, the Board has approved contracts with DRYCO

Construction and Bianco Landscape Management to accomplish the work. DRYCO will be laying asphalt on the Black Oak Trail (approximately 4,000 SF) and BLM will be installing and replenishing decomposed granite, cleaning out drains alongside various trails, and doing other erosion control work. Additionally two more steps will be added at the bottom of the stairway on the Granite Trail. **The asphalt work will be done, weather permitting, and the Black Oak Trail will be closed on October 31<sup>st</sup> and possibly on November 1<sup>st</sup>.** We would like to take this opportunity to thank the volunteers on this and other committees and the Board of Directors for their service to the Association.



If you would be interested in serving on a committee or would like more information about opportunities to volunteer, please contact

Vicky at her office at The Management Trust. Thank you!

## ARC PROCESSING FEES

We are pleased to announce that the Board of Directors recently renegotiated the Association's contract with The Management Trust and effective October 1<sup>st</sup> 2016 there will no longer be any \$25 or \$50 processing charges when you send in an application for review by the Architectural Review Committee. Please send in applications and obtain ARC approval for any changes you wish to make to your front yard, backyard (if visible from golf course or open space) or the exterior of your home prior to making them. Thank you!



## PROPOSED RULE CHANGE

Currently the Owner's Manual says the following regarding the parking of boats, RV's and trailers:

B-8 (b) NO BOATS, TRUCKS, VANS, HOUSE TRAILERS, CAMPERS, RECREATION VEHICLE OR OTHER VEHICLES CONTAINING LIVING QUARTERS SHALL BE PARKED OR STORED ON ANY LOT OR PARCEL OR ON THE STREET IN FRONT OF SUCH LOT OR PARCEL; PROVIDED, HOWEVER THAT BOATS, TRUCKS, VANS HOUSE TRAILERS, CAMPERS AND VEHICLES MAY BE KEPT IN A GARAGE WITH THE DOOR CLOSED AND PROVIDED FURTHER, THAT SUCH TRAILERS AND VEHICLES MAY BE PARKED TEMPORARILY IN A DRIVEWAY OR IN A STREET IN FRONT OF THE OWNER'S LOT OR PARCEL FOR A PERIOD OF NOT MORE THAN TWELVE (12) HOURS IN ANY 24 HOUR PERIOD. FOR PURPOSES OF LOADING AND

UNLOADING AND CLEANING BEFORE AND AFTER TRIPS.

The proposed changes would correct the number of hours these vehicles are allowed to be parked in front of the home or on the driveway for cleaning, unloading etc. so that the number of hours is consistent with the new CC&Rs (adopted in 2015), and would limit the number of times boats and trailers can be parked in the community for the purpose of loading, unloading and cleaning to once per month.

### DRAFT PROPOSED RULE:

"No boats, commercial trailers, construction trailers, open bed trailers, other trailers, trucks, vans, campers, recreational vehicles or other vehicles containing living quarters shall be parked or stored on any lot or parcel or on the street in front of such lot or parcel; provided, however, that boats, trucks, vans, trailers, campers and vehicles noted above may be kept in a garage with the door closed and provided further, that such trailers and vehicles may be parked temporarily in a driveway or on the street in front of the owner's lot or parcel for a period of not more than forty eight (48) hours for purposes of loading and unloading and cleaning before and after use. No boats, trucks, vans, trailers, campers and vehicles noted above shall be parked on the street for more than a total of 48 hours in any 30 day period.

**There will be a 30 day comment period regarding the proposed rule change that starts on October 1<sup>st</sup> and will continue until the November 2<sup>nd</sup> Board Meeting. Please submit any written comments to Vicky in the management office by mail or email, or plan to attend the meeting at 6:30 PM on November 2, 2016 at 2801 Springfield Drive (The Oaks) to voice your comments. Thank you.**

## CANDIDATE NIGHT CANCELLED

The WOCA Board of Directors Election Candidate Night was scheduled for Wednesday October 12<sup>th</sup> at the Springfield Gables at 7:00 P.M.



**However, since there are only two candidates and two vacancies on the board, the candidate night has been cancelled.**

## STREET TREES

Please note that the Whitney Oaks Architectural Rules require each home to have at least 4 caliper inches of trees in the front yard. The Design Guidelines clarify what that means as follows:

Minimum Tree requirements - Provide a total of (4) caliper inches per front yard lot The (allowing credits (or tree per container size are as follows:

15 Gallon - 1" caliper

24" Box - 2" caliper

36" Box - 3" caliper

48" Box - 4" caliper

Above 48" - As measured



This requirement applies to drought tolerant yards as well as traditionally landscaped yards.

**If you do not have any trees in your front yard or otherwise do not meet this requirement, please plant a tree or trees in your front yard after obtaining ARC approval. Here is a list of approved street trees with their common and botanical names for your reference. Thank you!**

### Street Trees:

#### Common Name

Southern Magnolia-evergreen  
Italian Stone Pine-evergreen  
London Plane Tree-deciduous  
Chinese Pistache-deciduous  
Red Oak-deciduous  
Valley Oak-deciduous  
Chinese Elm-deciduous  
Maple-deciduous

#### Botanical Name

Magnolia grandiflora  
Pinus pinea  
Platanus acerfolia  
Pistacia chinensis  
Quercus rubra  
Quercus lobata  
Ulmus Parvifolia  
Acer

### Subordinate Street Trees:

#### Common Name

Red Maple-deciduous  
European Hornbeam-deciduous  
Western Redbud-deciduous  
Sour Gum-deciduous  
Calabrian Pine-evergreen  
Afghan Pine-evergreen  
Western Cottonwood-deciduous  
Valley Oak-deciduous  
Cork Oak-evergreen  
Interior Oak-evergreen  
Chinese Tallow Tree-deciduous  
Linden-deciduous

#### Botanical Name

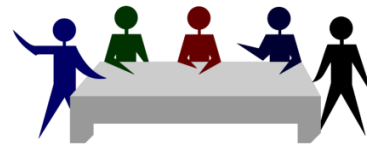
Acer rubrum  
Carpinus betulus  
Cercis occidentalis  
Nyssa sylvatica  
Pinus halepensis  
Pinus eldarica  
Populus fremontii  
Quercus lobata  
Quercus suber  
Quercus wislizenii  
Triadica sebifera  
Tilia

## NEW FENCE AT HILLCREST POOL AND ROCKLIN HIGH SCHOOL

The area between Hillcrest Road next to the pool and Rocklin High School property is a wetland open space area. Trespassing across it is prohibited, but over the years many families have students that have used it as a "short cut". We reported last month that the school has installed a fence to keep people from walking onto campus through this area. At the September Board Meeting many Homeowners came out to discuss this issue and in response, an ad hoc exploratory committee was appointed to look into potential solutions. The "School Access Committee" met with representatives from the Rocklin Unified School District to review the matter. The school representatives noted that the district has addressed its liability concerns by installing the fence and intends to maintain the fence. Please note that damaging school property is a Federal offense. If the committee comes up with recommendations on the development of some alternative access to the school from the Hillcrest neighborhood, it would make recommendations to the Board of Directors. Any recommendations would have to be approved by the Board and would also have to be reviewed and approved by the Rocklin Unified School District Board and Attorney(s) before anything could be implemented. Thank you for your understanding.

## ANNUAL MEETING PLANS

Please save the date for the Annual Membership Meeting on November 14<sup>th</sup> at 7:00 P.M. There will be a presentation by the Association's Investment Advisors, a President's Report, a slide show of things accomplished since last year, refreshments, and door prizes! HOPE TO SEE YOU THERE!



## POOLS CLOSED

The summer pool season is over and the pools are closed for the season on October 1st. The gates will be locked because if the pool is being used, the Association is required to have the chemicals tested and balanced daily. The Association's pools will be open again on May 1<sup>st</sup> and heated and monitored just prior to Memorial Day weekend 2017.

## WHAT ABOUT THOSE GATES?

Why do the privacy gates always seem to be open?

The answer is one part science, one part mystery. If you see a gate open when driving in Whitney Oaks, please don't assume the gate is not operating as it should. There can be many reasons you will see the privacy gate in an open position. If it is the main Springfield entry area, there may be a board or other meeting scheduled at one of the facilities and the gate has been held open for attendees to have access. Or a resident may have called and requested a hold open of the gate to allow their guests access to their private event. Other times, the gate may be subject to servicing, right as you are driving by. You may not see a vehicle at the gate because the gate is receiving signals from the technician who has parked his truck out of the way of traffic, while performing maintenance duties. On various occasions the local Fire Department and/or Ambulance Service may have held the gate open to allow access to the home of one of your neighbors, to assist them in their time of need. These are just some of the many reasons you will see a privacy gate open when traveling the streets of Whitney Oaks.

You would be surprised how often these "holds" take place to meet the ongoing needs of residents. That was the science part of the answer, now let's talk about the mystery part of the gates. Sometimes the gates are not functioning as they should. That is when we rely on residents to alert us the gates are not working. If a gate is in the open position for an extended period of time, the gate may need servicing so please let us know. Thank you!

## OCTOBER 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 **October 3rd** Board Meeting Agenda for discussion:

- Street Width and Proposed New Red Zones
- Proposed 2017 Operating Budgets
- 2020 Shady Trail Lane - ARC Variance Request for Net on Golf Course
- Retaining Wall Proposals for Legend Dr.
- Annual Meeting Logistics/Mailing Options
- Request to Share Cost of Fence Maintenance between Springfield Homeowner and WOCA
- CPA Proposal for Year End Financial Review and Tax Prep
- Proposed Revised Architectural Rules
- Trail Design Standards - Correspondence

