

# Whitney Oaks Community Association



## Newsletter

November 2016

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



### COMMITTEE VACANCIES

There are currently vacancies on the Architectural Review Committee and the Finance Committee. If you would be interested in serving on either of these committees or would like more information about them, please contact Melissa Bell at The Management Trust. Thank you!

### RED CURBS & NEW FIRE LANE / NO PARKING ZONES

After consulting with the Association's legal counsel and the Rocklin Fire Dept. and discussing this at multiple meetings, the Board of Directors plans to consider painting several areas red and stencil them with "no parking/fire zone" markings where streets are particularly narrow. The Board will be making a decision about this at the December 7<sup>th</sup> Board Meeting. The streets are as follows:

#### Hood Rd.

No Street Parking Sign for 10' wide area in front of homes.  
Paint one curb red at entry on golf course side (right side).

#### Pleasant Creek

Both sides of fire gate dividing Springfield and non-Springfield Area.



WHITNEY OAKS

### 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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Ph. ext. 125

**Assistant Manager:** Mikki Cooper  
[mikki.cooper@managementtrust.com](mailto:mikki.cooper@managementtrust.com)

Ph. ext. 129

**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

#### Abby Court

One side of a cul-de-sac area that is not already painted red.

#### Kensington Court

Areas inside of the court not already painted red. Undo red on one side of 3400-3408.

#### Cody Court

One side at bottom of street.

#### Legend Drive

One side of spur by Gate #21 from 4002-4008.

#### Live Oak Court

Curb on one side from 2209-2213.

#### Live Oak Lane

Paint curb on one side of spur at end of street from 4322-4330.

### NEW MANAGER

A new Community Manager and a new Assistant Community Manager will be serving your community, effective November 1<sup>st</sup>.

Your new Manager's name is Melissa Bell and your new Assistant Manager's name is Mikki Cooper. Melissa joined The Management Trust in 2004, has managed other large communities, and has been an Executive Manager since 2007. The California Association of Community Managers honored her a few years ago with the "President's Award" at its state-wide Vision Awards. Outside of the office, she and her husband



keep very busy with their four horses, ten dogs and a cat! Their horses and dogs have placed in several competitions. Melissa enjoys horseback riding and spending time with her family (and animals). Vicky Langer, Community Manager The Management will have the oversight other communities. She wishes all of you the best and thanks you for all of the kindness you've shown and support you've given over the past three years. Please note the new contact information in the box on the front of this Newsletter for the new team.

### **SUGGESTION "BOX"**

One of the Board's goals for 2016 was to install a suggestion box at the Hillcrest Pool area. However, it was decided that rather than installing a physical box, a notice would be posted on the bulletin board at the Hillcrest Pool and a notice would be put in this newsletter and on the association's website that the Board welcomes suggestions from homeowners and residents. Suggestions should be sent to management by email at [Melissa.bell@managementtrust.com](mailto:Melissa.bell@managementtrust.com) or by mail to Whitney Oaks, C/O The Management Trust, PO Box 1459, Folsom, CA 95763-1459. If you have some good ideas, please send them our way!

### **ROCK RIDGE LANDSCAPING**

For those of you living in the Rock Ridge neighborhoods (Units 39 and 44), we just wanted to remind you that the Association maintains the landscaping around your homes (outside the gated areas). In the fall/winter this means that you will likely see tree trimmers removing branches that are getting too close to buildings, and landscaping crews clearing vegetation, putting in new plants, and doing winter pruning (drastic downsizing of some woody looking shrubs so they can fill in in the spring). Replacement plants for some that have died or should be replaced were approved and are being put in at this time. Please understand that it is not practical for the landscape company or the management company to notify individual owners in these areas about planned plant replacements and other work before it takes place. The Landscape Committee periodically walks these neighborhoods and determines what improvements are needed. While requests for maintenance will be responded to and any special requests will be considered on a case by case basis, the Association purposely strives for continuity of the landscaping in these areas and is working with the Landscape Committee to keep them looking nice. Thank you for your understanding.

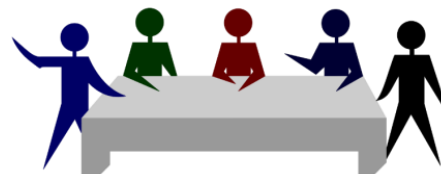
### **ANNUAL MEMBERSHIP MEETING**

Please come out for the Annual Membership Meeting on November 14<sup>th</sup> at 7:00 P.M. at the Gables. There will be a presentation by the Association's Investment Advisor, a President's Report, refreshments, and door prizes! HOPE TO SEE YOU THERE!



### **PARKING ENFORCEMENT**

As you may have heard (or experienced), the Association is serious about enforcing the parking rules. A house sitter recently was almost towed because the Homeowner did not have a variance for her to park on the street overnight more than the three day guest parking limit. Please note that the security contractor cannot issue variances. Situations like this can be avoided if homeowners simply contact Mikki at the management office to obtain a temporary variance for parking for guests that will stay more than three nights, and less than 2 weeks. Please be prepared to give management the license plate number, color, make, and model of the vehicle(s) that will be parked on the street. Variances of more than 2 weeks require Board approval. Also please remember that once a vehicle is tagged in violation of the parking rules, it will be towed during the 90-day time period after being tagged if parked overnight on the street AT ALL. Please have your variance request(s) submitted to Mikki a couple of days prior to the arrival of your guest(s), giving Mikki time to notify security regarding your request for a variance. Thank you for your compliance and understanding.



### **NOVEMBER 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 **November 2<sup>nd</sup>** Board Meeting Agenda for discussion:

- 2020 Shady Trail Lane - ARC variance request for net on golf course
- 2392 Clubhouse Drive – ARC variance request for outdoor curtains at balcony
- Proposed Revised Architectural Rules
- Proposed Revised Parking Rules re: RVs/Boats/Trailers
- Architectural Review Committee vacancy
- Whether to put video cameras at some gates entry areas
- Proposed new TVs for fitness center
- Proposed sidewalk repairs at Lariat Court
- Curb installation request at 3820 Whitney Oaks Drive to address erosion
- Proposed landscape work at large orchard
- Construction Defect Repairs – Wrap Up
- Request for Shared Fence Work at 2338 Pioneer Way
- Whether to install video cameras at some gate entry areas.

## GRUBS, RACCOONS AND YOUR LAWN



Yes, the phone has been ringing with calls reporting a rash of damages to lawns in Whitney Oaks. The region from Lincoln, Granite Bay, Roseville, Folsom and El Dorado Hills is dealing with fall weather that has triggered the digging of lawns by raccoons looking for grubs.

A bit of research found the internet brimming with articles and blogs discussing this very problem.

Your first reaction might be to trap and relocate raccoons. The internet has some great postings regarding raccoon pest management. The following excerpt from the City of Sacramento’s Animal Control

website speaks to the relocation of raccoons...

“Relocating an animal miles away from its – your – home is akin to you being transported to Chicago with no food, no money, and only the clothes on your back. Raccoons have a slim chance of survival against the other animals who’ve already established their territory, who know where to find food, and where to hide from predators.”



**With the relocation of raccoons viewed as less than “humane”, how best do we discourage these masked-bandits from taking up residence in your yard?**

Animal Control goes on to say...“The only long-term permanent means of coping with troublesome raccoons is to exclude them from areas where you do not want them. Raccoons are intelligent animals whose routines are dictated by their needs. If they cannot get a meal at one place, they will look elsewhere, and they will remember where they can and cannot expect to have their hunger satisfied. A common misconception is that setting a live trap, catching the raccoon, and destroying or relocating him will remove raccoons from a property. However, rather than eliminating the problem, before too long another raccoon will move into the area and the cycle begins again...”

The best way to discourage raccoons from taking up residence in your yard is to eliminate their food source; those grubs in your lawn. Raccoons are like fur-covered teenagers; both in temperament and their voracious appetites. It’s rare a teenager will pass up a tasty meal, but once the dishes have been cleared from the table, there’s usually not a teenager left in sight. Rid your lawn (dinner table) of grubs and the raccoons will look elsewhere for their next meal.

If your lawn is being dug up you may need a diagnosis

to check whether it is infested with grubs. Ask your landscaper to check, if they find more than 10 cream-colored, coiled grubs, you have a problem. A problem your landscaper will know how to fix.

**So, no more grubs and no more raccoons digging up your lawn!**

