

WHITNEY OAKS COMMUNITY ASSOCIATION NEWSLETTER

April 2012

www.whitneyoaks.net

WOCA BOD Meeting Date/Location Change



The Board of Directors for Whitney Oaks has changed the regularly monthly meetings to the first Wednesday of each month in the Oaks Building within the Springfield Community. The next business meeting is scheduled for April 4, 2012 at 6:00 p.m. at the Oaks Building, 2801 Springfield Drive in Springfield.

WOCA Meeting Calendar

WOCA Board Executive Meetings:

Executive Board meetings are held on the first Wednesday of every month at 5:00 p.m. at the Oaks Building. Executive meetings are for the Board and invited guests only.

WOCA Business Meetings:

Business meetings are held on the first Wednesday of every month at 6:00 p.m. at the Oaks building. Homeowners are always welcome to attend.

**All meeting times and locations are listed on the Whitney Oaks web-site at www.whitneyoaks.org and on the association web-portal.*

Board Happenings

- Chris Willsher, Director on the Whitney Oaks BOD has resigned his position. We wish to extend a very warm thank you to Chris for his service to the community. The remaining Board of Directors are interviewing candidates and anticipate a new director will be assigned to office prior to the next Board meeting on April 4th.
- At their March meeting, the Board discussed creating a database register for all resident vehicles. Management will be researching the logistics of doing so and reporting back to the Board at their May meeting.
- The Board approved a revised request for proposal for security patrol services within the family units of Whitney Oaks and asked

management to obtain a proposal for security patrol services in the Springfield community as well. Security proposals will be reviewed by the Board at their May meeting.

- The Board also approved the request for proposal for asphalt sealing the next phase of the asphalt maintenance program which includes all of Coldwater and adjoining courts and all of Clubhouse and adjoining streets and courts. The Board anticipates reviewing the proposals at their May meeting.
- The Board will be reviewing proposals for the installation of surveillance cameras on the gates at their May meeting.



Kocal Management Group, Inc.
P.O. Box 1459
Folsom, CA 95763-1459
Phone: 985-3633
Fax: 248-8015

Board of Directors

President:	Stan Laderman
Vice President:	Eva McLain
CFO:	Rick Jordan
Secretary:	Julie Stadel
Assoc. Mgr:	Julia Plummer, CCAM jplummer@kocal.com
Assistant:	Nicole Ross nross@kocal.com
Accounting:	accounting@kocal.com

Community Happenings:

Bark Project: The Landscape Committee and Board will also be reviewing proposals in April/May to add fresh bark to units 39 and 44.

Black Oak Road Work: Asphalt repairs will be done on Black Oak Rd. in front of the pool on April 16th. The street will not be closed to traffic.

Landscape Committee Hard at Work:

The landscape committee, which consists of six dedicated volunteer homeowners, has recommended landscape improvements inside Gate 18 at Abby Rd. The committee will review a proposal at their upcoming meeting and forward their recommendation to the Board of Directors for their review at the May Board meeting. Additionally, the Black Oak "park" will be spruced up in the near future including the installation of cobble and bark.



Notice of Proposed Changes to the Whitney Oaks Community Association Parking Rules As per the Davis-Stirling Act, (CC 1357.130(a))

Notice is duly given that the Board of Directors of the Whitney Oaks Community Association proposes changes to the WOCA Rules and Regulations as they relate to "Overnight Parking" and will vote for immediate implementation of the changes at the **May 2, 2012 Board of Directors Meeting**, as follows:

Section B-8.a of the Whitney Oaks Community Association Rules & Regulation states that "Residents may not park in the private streets overnight or in any designated guest parking areas".

The Board voted to **define "overnight parking" as between the hours of 12:00 a.m. and 5:00 a.m.**

Board Reasoning: The Board felt it was important to define the timeline of overnight parking.

Whitney Oaks Paving Schedule

Hillcrest Community, Silver Peak, Tahoe Vista, Fox Hill, Benjamin and Rebecca Courts:

Asphalt repairs and seal coating will be performed on the above streets during the following days.

Monday 7/9 & Tuesday 7/10 - Asphalt crack fill all communities. No street closures are necessary and residents will have full access to their homes. There will be minor traffic control.

Monday 7/16 - Asphalt sealcoat Thistle Court, Burlwood Court, Silver Peak Lane & Wedgewood Way from Crest Drive gate to first bend in the road past Thistle Court. Streets **will** be closed.

Tuesday 7/17 - Asphalt sealcoat remainder of Wedgewood Way to Aaron Drive, Aaron Drive, Hillcrest Drive from Crest Drive gate to Rec Center parking lot & Rec Center parking lot. Streets **will** be closed.

Wednesday 7/18 - Asphalt sealcoat Hillcrest Drive from Rec Center parking lot to North side of Western Way, Western Way, Western Court & Pheasant Lane. Streets **will** be closed.

Thursday 7/19 - Asphalt sealcoat remainder of Hillcrest Drive from North side of Western Way to Park Drive gate, Old Oak Tree Way, Vivien Way & Chasen Court. Streets **will** be closed.

Monday 7/23 - Asphalt seal coat North half of Fox Hill Drive, North half of Tahoe Vista Drive, lake Tahoe Court & Tahoe Vista Court. Streets **will** be closed.

Tuesday 7/24 - Asphalt sealcoat Benjamin Court, Rebecca Court & Pleasant Greek Drive to fire exit gate. Streets **will** be closed.

Wednesday 7/25 - Asphalt seal coat South half of Fox Hill Drive, South half of Tahoe Vista Drive, Tahoe Star Court & Silver Spur Court. Streets **will** be closed.

Monday 7/30 & Tuesday 7/31 - Asphalt striping all communities. No street closures are necessary and residents will have full access to their homes. There will be minor traffic control.

IMPORTANT NOTES:

- During asphalt crack filling there will be minimal traffic control and streets will remain open.
- Drivers must take caution when driving next to or around the crack fill crew.
- During asphalt seal coating, the streets will be closed at 7:00 AM and opened for traffic by 6:00 PM.
- Home owners 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 (see phasing map).
- 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.
- 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.

WOCA Web-Portal

Paying your association assessments just got easier! Homeowners can now log on to the community's TrustLink Web Portal and make payments with a credit card or electronic check. Click the "e-Payment" tab and follow the step-by-step instructions, click submit and you're done! You can even print a payment receipt to keep for your records.

You can also get instant internet access to information about your account and the Whitney Oaks Community including newsletters and a community calendar.

Visit <https://weblink.managementtrust.com> to sign in and learn more! You will need your account number and password that was mailed to you recently. If you have misplaced this information, please contact Kocal Management for a replacement copy.

The web portal is secure and live support is available to assist with technical questions.

Neighborhood Watch



You may be aware that on March 9, 2012 a home burglary occurred within the Whitney Oaks Community. The residents came home while the burglary was happening and interrupted the crime and subsequently the suspects were arrested. Thankfully, the resident was not harmed.

However, with three reports of home burglaries in Whitney Oaks within the past 14 months, the Board of Directors encourages residents to form Neighborhood Watch programs with their neighbors.

Forming a Neighborhood Watch is not difficult. Officer Mike Nottoli with the Rocklin Police Department (916) 625-5416, is ready and willing to assist by providing you all information you need to get started, and long-time WOCA homeowner Robyn Buzdon (916) 708-5993, has offered her services in helping you get organized.

What about Security?

Security is on site from 10:00 p.m. until 5:00 a.m. and patrols all neighborhoods of Whitney Oaks repeatedly during their shift, with the exception of Springfield.

If security spots a crime taking place, they immediately contact the Police Department. Security officers are unarmed and not authorized or trained to conduct police activities.

However, security does assist homeowners with neighborhood nuisances and assists the Board and Management in identifying maintenance concerns (inoperable street lights/gates) and enforcing the association Governing Documents.

If you notice any suspicious activity, please call 911 or security at 916-532-9973 between the hours of 10:00 p.m. and 5:00 a.m. Please note that only management is permitted to request vehicle towing.

Here are some helpful hints from the Rocklin Police Department to make your home environment as safe as you can:

- a. Address should be large and visible
- b. Landscaping trimmed properly (up from ground level, away from doors, below window levels)
- c. Lighting – the outside of your home should be very visible
- d. Doors - solid wood with no windows in or near the door
- e. Locks - deadbolts (key on the outside, latch on the inside)
- f. Strike plates secured with 4 screws that are at least 3" long
- g. Install peep holes
- h. Key control
- i. Window locks to prevent sliding
- j. Anti-lift shims to prevent sliding doors and windows from being lifted
- k. Consider replacing glass with polycarbonate (in vulnerable places)
- l. Keep doors and windows locked at all times
- m. Install a security alarm system and post signs to advertise that you have one
- n. Barking dog alarms
- o. Real dogs
- p. Side gates should be locked
- q. Practice telephone and computer security
- r. Identity theft security (shred personal papers, secure your mail, don't put anything in the garbage with your name, address, important numbers on it, etc.)
- s. Door security - don't answer the door if it's a stranger
- t. Your home should have an occupied appearance (deters burglars)
- u. Place interior lights and a radio on a timer
- v. Garage entry and security is important
- w. Start a neighborhood crime watch program
- x. Look at your home as if you were a criminal and take the proper steps to make it more secure

If you would like to get more information on forming a Neighborhood Watch, personal and/or home safety, please contact Mike Nottoli at the Rocklin Police at (916) 625-5416

~~~~~

**GRAZING UPDATE**

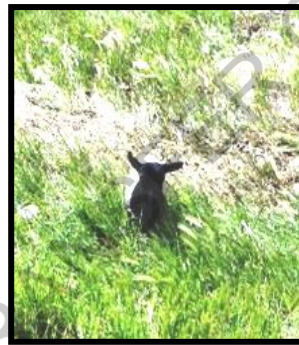
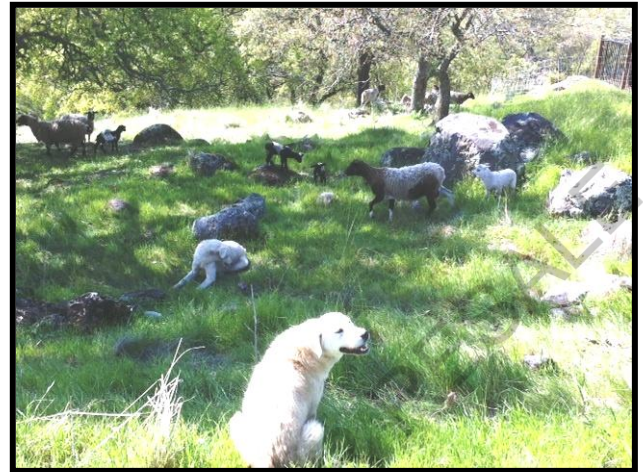
We sure are receiving excellent reviews on this year's grazing project, both from residents and city officials. Despite a little bump in the road in grazing homeowner lots, the project is moving along very well.

Currently there are approximately 3,500 sheep and 500 goats on site. They'll be on the property for the next week or so and then removed for a much needed rest. The second grazing pass will occur in May/June and will last approximately 14 days.

**Homeowners with lots abutting WOCA open space that is grazed:** Because of permit requirements, if you would like your private lot grazed while the grazing company is performing grazing in the WOCA open space directly adjacent to your lot, you must send a request in writing to Community Association Manager Julia Plummer either via email or US postal service.

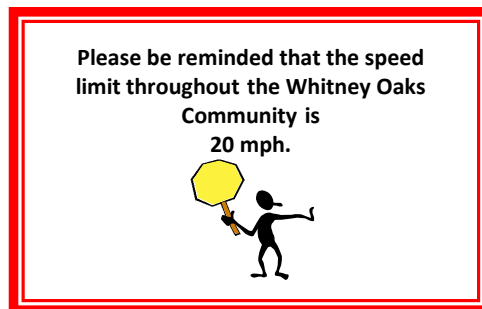
**Homeowners – please note: Previous verbal approval is no longer acceptable. We must have all requests in writing to graze private lots per the permit requirements.**

Please send your written approval to Julia: Email address is [jplummer@kocal.com](mailto:jplummer@kocal.com) or PO Box. 1459 Folsom, CA. 95763.



**Latent Defect Repairs Update:**

At their May meeting during executive session, the Board of Directors will be reviewing proposals from Construction Engineering Firms for the repair of drains and V-ditches in the common areas of the community. Once a contractor is chosen and repair schedule set, homeowners will be notified via the newsletter and the information will be available on the web-portal and WOCA web-site.



If you have any questions about the information provided in this newsletter, please feel free to contact Julia Plummer, Association Manager at (916) 985-3633 x121.