



# Whitney Oaks Community Association



## April BOD Meeting Reminder

The next Board of Directors business meeting is scheduled for April 3<sup>rd</sup>, 2013 at 6:30 p.m. at the Oaks Building in Springfield.

## April BOD Agenda

These and other items will be on the April 3<sup>rd</sup> business meeting agenda for Board discussion:

- Speed Bump Locations/Installation
- Latent Defect Repair Update
- Phase 3 Street Sealing Proposals
- Pool Monitor Proposals
- Governing Documents Re-Write Update



## Meeting Calendar

### *WOCA Executive Board Meetings:*

Executive Board meetings are held on the first Monday of every month at 6:30 p.m. at the Gables. If the first Monday is a holiday, then meetings will be held on the second Monday of the month. 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 6:30 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.net](http://www.whitneyoaks.net).

## Meeting Agenda Postings

California Law requires that we post the agenda for Executive Board Meetings two days in advance and for Business Board Meetings four days in advance. Please note that meeting agendas are posted on the Whitney Oaks web site at [www.whitneyoaks.net](http://www.whitneyoaks.net) and on The Management Trust web portal at <https://weblink.managementtrust.com/>.



The Management Trust, Kocal Division  
P.O. Box 1459  
Folsom, CA 95763-1459  
Phone: 985-3633 x121 | Fax: 248-8015  
[www.whitneyoaks.net](http://www.whitneyoaks.net)

### BOARD OF DIRECTORS

President	Rick Jordan
Vice President	Stan Laderman
CFO & Secretary	Bob Jones
Director	Eva McLain

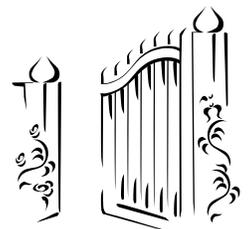
Community Manager	Julia Plummer <a href="mailto:jplummer@kocal.com">jplummer@kocal.com</a>
Assistant	Nicole Ross <a href="mailto:nross@kocal.com">nross@kocal.com</a>

## ARC Position Available

The Architectural Review Committee currently has a vacancy. If you are interested in serving on the committee, please contact Julia Plummer, Association Manager at (916) 985-3633 x121.

## Gate Codes Being Changed

On April 8<sup>th</sup>, all gate codes will be deleted throughout the Whitney Oaks and Springfield Community, including gate codes assigned to homeowners. **This does not affect gate remotes.**



**New Proposed Speed Lump Locations Marked on Streets: Feedback Requested**



The Board of Directors is considering the installation of speed lumps on Clubhouse Drive, Hillcrest Drive, and Pheasant Lane. The above streets have been marked with the proposed location of the speed lumps, and residents who live in the vicinity of the markings are invited to contact management in writing with concerns about the proposed locations. The speed lumps will be designed with emergency vehicle breaks in them (a 3-section speed lump) to allow for easy access throughout the community for emergency vehicles. Speed lumps are 7' wide and 3" tall.

**Homeowner Private Lots: Weed Abatement**

As per the Association Governing Documents and City of Rocklin Fire Department, owners are required to perform weed abatement on their private lots. Please feel free to 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.

**2013 Grazing Project**



We're happy to announce that the annual grazing of the Whitney Oaks Community Association Open Space will begin in the early spring.

The Board is excited to welcome back Lee Hazeltine, owner of the grazing company the Association has used in two previous grazing projects, and his 3,500 head of livestock.

More information about grazing in the Whitney Oaks open space will be posted on the Whitney Oaks Community Association web-site at [www.whitneyoaks.net](http://www.whitneyoaks.net)

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 encouraged to mark their lot line within the next so that their lots lines are easily identifiable by the grazing company.

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**Notice of Proposed Changes to the Whitney Oaks Community Association 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 by establishing an **Standard Exterior Home Paint Palette** whereas when homeowners repaint the exterior of their home they will be required to use only the **standard exterior home paint palette** approved by the Board of Directors for the Whitney Oaks Community (with the exception of Springfield) unless the home is being painted its existing color. The Board will vote for immediate implementation of the rule and establishment of the standard exterior home paint palette at the **May 1, 2013 Board of Directors Meeting.**

The Board reserves the right to change the exterior home paint pallet annually as trends suggest with due notice to all homeowners as required by California Civil Code.

The Board felt it was important to adopt a standard exterior home paint palette in order to maintain the integrity of the Whitney Oaks community and to remove the ambiguity of the current rule stating that homes must be painted "earth tones".

The ARC process for home painting remains the same: Homeowners must complete and submit an ARC application (found on the community website) to the ARC Committee with paint swatches for approval prior to painting the home.