

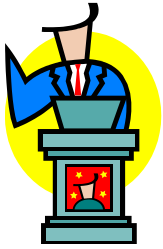
Whitney Oaks Community Association

Newsletter

August 2016

www.whitneyoaks.net

COMING SOON..... BOARD ELECTION!



Last month we announced that preparations are underway for the 2016 Annual Membership Meeting, including recruiting candidates

to run for the Board of Directors. We noted that if you would like to have your name placed on the ballot for the upcoming election, you should fill out the enclosed Self Nomination form (Candidate Statement) and return it to the management office. Unfortunately the form was not enclosed. This time it is! Please fill it out, if interested, and mail it to PO Box 1459, Folsom, CA 95763-1459, or email it by August 30th to Vicky.Langer@managementtrust.com. Thank you!

PARKING RESTRICTIONS HILLCREST

NEIGHBORHOOD

Soon school will be back in session! We hope you thoroughly enjoyed your summer break! When school starts up again, please remember that there are parking restrictions on several streets near the area where students used to park to cross over to Rocklin High School. Parking in these areas is limited to 3 hours on school days. Residents on the affected streets were given daytime parking permits so that they can exceed the 3 hour limit if

they want to park in front of their homes during the daytime on school days or during school events. Please remember that these permits are not to be used and will be ignored by the security company if used for overnight parking. The new parking rule, adopted this spring says:

“Parking on the private streets in the Hillcrest neighborhood to access Rocklin High School is prohibited, including for residents of the Whitney Oaks community. In order to enforce this restriction street parking in the Hillcrest neighborhood (on Hillcrest Drive from Crest to Western Way, Vivien Way, Pheasant Lane, and Chasen Court) shall be limited to a maximum of three (3) hours per day on school days and during school events. Vehicles parked on the private streets in the Hillcrest neighborhood on these streets in excess of three (3) hours on school days or during the school events will be towed without notice.”



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
Ph. ext. 121

Assistant Manager: Nikki Williams
nikki.williams@managementtrust.com
Ph. ext. 143

Architectural Coordinator:
Keya Pomerantz
keya.pomerantz@managementtrust.com
Ph. ext. 142

Accounting Inquiries:
accounting@kocal.com Ph. ext. 122

Security Patrols:
PLEASE NOTE NEW INFO!!
Paladin Private Security
On Call 8:00 PM – 6:00 AM
916-331-3175

APPROPRIATE SWIMWEAR

The pool rules say “c) Appropriate swimming attire is required. No cutoffs, jeans, etc.” Enforcement of this rule is at the discretion of the Board of Directors and the Pool Monitors. The Board has made a determination that thongs or any swimwear revealing any portion of the buttocks constitutes inappropriate swimwear. Thank you for your understanding.



AUGUST 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. Here are some of the items that will be on the **August 3rd** Board Meeting Agenda for discussion:

- Whether to propose changes to rules and regulations re: boat/RV/trailer parking
- Whether to change gate entry system
- Whether to upgrade cartridges in irrigation controllers that were replaced in 2015
- Wetland Conservancy fund shortage
- Architectural Appeal – driveway widening
- Whether to replace weight machine at fitness center
- Proposals to remodel landscaping at 6 gate entry areas
- Proposed sidewalk drain

ENFORCEMENT LETTERS

Many owners have received letters recently about maintenance needs, requesting that items such as painting, fence staining, and repairs be taken care of. We wanted to take this opportunity to say thank you for taking care of the various maintenance items in response to the letters/requests. We also wanted to note that if you receive such a letter(s) please don't hesitate to contact the management office to discuss the letter(s) and the timing of taking care of the items noted in the letter. Please do this sooner rather than later so that additional letters can be avoided and notes can be made in management's database about your plans. For example, if you plan to paint but your contractor is booked for the next 2 months, you plan to stain your fence but the product you plan to use requires 80 degree weather (and it is 105 degrees outside), you are replacing your fence but are working out the shared expense with your neighbor, or for some other reason you need a little more time to accomplish a particular project, please let management know. Thank you so much! And to



those of you who have been putting money and effort into fixing up your landscaping, painting your home, replacing your fence, re-staining your driveway, or doing some other project to improve and maintain your home, we say sincerely, **THANK YOU**. Your neighborhood is looking great!!



CANDIDATE NIGHT



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

PROJECT UPDATES

Wrought Iron Painting: A contract has been executed for painting of all of the common area wrought iron fencing. Progressive Painting will be repairing and painting fences in 42 areas that the Association is responsible for, 5 areas that the golf course and the Association and responsible for, and 11 areas that Springfield and the master Association are responsible for sharing in. Posts in these areas will be replaced as needed where they are dry rotted or otherwise damaged. Some fences are not the responsibility of the Association and may not be painted right away (such as those along streets and the golf course). Please note that fencing around individual lots is the responsibility of each Homeowner and should be maintained regularly.

Clubhouse Drain Work: Area #3 of the construction defect drainage repairs is underway. There have been delays due to utility lines having been found in the easement area, but we are hopeful that this project will still be completed this summer.

Asphalt Repairs and Seal Coating: If you live in one of the affected areas we want to **THANK YOU** for your understanding and cooperation during the recent asphalt project. Overall the project went well! We know that asphalt sealing projects cause much inconvenience for residents and we apologize for that.

Whitney Oaks Community Association

Self-Nomination / Candidate Statement Form

Name: _____

Homeowner in Whitney Oaks Community Association _____ Years

Phone Number: _____ Email Address: _____

Home Address: _____

Please do not publish my phone number(s) or email address.

My Vision for the Whitney Oaks Community Association:

My Past and/or Current WOCA Volunteer Experience:

My Past and/or Current Volunteer Experience In Other Associations and/or Organizations:

My Other Experience (Work, Education, Etc.) That May Be Useful To WOCA:

This form and any attachments or information you provide will be mailed to all Homeowners with the election ballot. *Candidate Night is scheduled for October 12th at 7:00 PM at 2801 Springfield Dr. Rocklin, CA Annual Membership Meeting is scheduled for November 14th at the same location*
There are two board members with expiring terms.

Please return this form by August 30, 2016 to:

Whitney Oaks Community Association

c/o The Management Trust, P.O. Box 1459 Folsom, CA 95763

Phone: 916-985-3633 Ext. 121 / Fax: 916-248-8062 /

Email: Vicky.Langer@managementtrust.com