

# WHITNEY OAKS COMMUNITY ASSOCIATION NEWSLETTER

August 2012

www.whitneyoaks.net

## WOCA BOD Meeting Date/Location Change



The next business meeting is scheduled for August 1, 2012 at 6:00 p.m. at the Oaks Building, 2801 Springfield Drive in Springfield. The Board will also meet in executive session on

Monday, August 6, 2012 at the Gables. Executive sessions are for the Board and others who either request to meet with the Board in private, or who the Board has requested their attendance at the meeting.

## BOARD HAPPENINGS

- **New Irrigation Controllers:** At their July meeting the Board voted to install new irrigation controllers at several of the community common areas. With the installation of these smart controllers (that irrigate based on watering needs, not on a timer system), we anticipate a 30% decrease in the water bills for those areas the new controllers will be servicing.
- **Hillcrest Pool Heater:** At their August meeting, the Board will be reviewing proposals to replace the pool heater at the Hillcrest Pool.
- **Latent Defect Repairs:** After having interviewed three contractors, the Board approved a proposal from Engineered Soil Repairs to perform V-ditch and channel repairs identified for the latent defect lawsuit. We anticipate that the repairs will be finalized in 2013.
- **Governing Document Re-Write Committee being Formed:** At their June meeting the Board agreed to form a committee for the purpose of re-writing the Whitney Oaks Governing Documents. The committee will begin reviewing the Governing Documents including suggested revisions from the attorney (due to changes in California Law throughout the years) in January 2013. If you are interested in serving on the committee, please contact Julia Plummer in the management office.
- **Upcoming Board projects** include planning trail maintenance, obtaining annual tree trimming proposals, and 2013 budget preparation.

## BOARD CANDIDATES NEEDED FOR THE 2012

### WOCA ANNUAL MEETING ELECTIONS

Preparations are underway for the 2012 annual meeting (being held on November 21, 2012 at the Gables in Springfield), including recruiting candidates to run for the Board of Directors.



Two seats are available for election to the 2012-2014 Board of Directors, and we would love if you would consider being a candidate! If you are curious about what being a Board member entails, please contact Julia Plummer at (916) 985-3633 x121.

**If you would like to be placed on the ballot to serve on the Board of Directors, please fill out the Self Nomination Form attached and return it to the management office.**

### SECURE YOUR ANIMALS, PLEASE!

Even the sweetest of pets can become aggressive if they are out of their element, away from their owners, or encouraged by other, more aggressive animals.

Recently a homeowner was attacked by two neighborhood dogs that had escaped their backyard and had not been previously aggressive.

Now is a good time to make sure that your gate closes and locks completely, that all fence holes are repaired, and to ensure that your animals are secured at all times.

Please note that the WOCA rules and regulations state that; **B.10 (a) whenever pets are outside of the resident's lot, they must be on leash or otherwise under full control of the owner. No dogs shall be allowed to run loose. B.10 (c) Residents shall be responsible for any personal injury or property damage caused by their pets.**

Those in violation of any of the WOCA Governing Documents are subject to warnings, being called to a hearing with the Board of Directors, and fines. Thank you for your consideration.



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### Board of Directors

<b>President:</b>	<b>Stan Laderman</b>
<b>Vice President:</b>	<b>Eva McLain</b>
<b>CFO:</b>	<b>Rick Jordan</b>
<b>Secretary:</b>	<b>Julie Stadel</b>
<b>Assoc. Mgr:</b>	<b>Julia Plummer, CCAM</b> <a href="mailto:jplummer@kocal.com">jplummer@kocal.com</a>
<b>Assistant:</b>	<b>Nicole Ross</b> <a href="mailto:nross@kocal.com">nross@kocal.com</a>
<b>Accounting:</b>	<b>accounting@kocal.com</b>

## WHITNEY OAKS PAVING SCHEDULE



Please be advised that Clubhouse Drive and all adjacent courts, and portions of Springfield will be paved on the following dates:

**Monday 8/6** - Asphalt sealcoat Coldwater Drive from Park Drive gate (gate 11) to Sasparilla Court, Horseshoe Court, Coldwater Court, Deerwood Court, Spring Court, Cody Court

**Tuesday 8/7** – Asphalt sealcoat Coldwater Drive from Sasparilla to Coldwater Place gate, Sasparilla Court, Wyatt Court, Lariat Court, Coldwater Place (gate 12)

**Wednesday 8/8** – Asphalt sealcoat Coldwater Drive from Coldwater Place to Shire Horse Court, Winchester Court, Executive Court, Cricket Club Court, Greens Court, Chimney Court, Shire Horse Court

**Thursday 8/9** – Asphalt sealcoat Coldwater Drive from Shire Horse Court to Black Oak Drive gate (gate 13), Black Oak Drive from Coldwater Drive to gate, Boulder Ridge Court, Saddlepeak Court, Brighton Court, Darlington Court

**Monday 8/13** – Asphalt sealcoat Clubhouse Drive East from (gate 23) to 1<sup>st</sup> Mariella Drive, Mariella Drive, Mariella Court

**Tuesday 8/14** – Asphalt sealcoat Clubhouse Drive East from 1<sup>st</sup> Mariella drive to Clubhouse Court

**Wednesday 8/15** – Asphalt sealcoat Clubhouse Drive West from Clubhouse Court to Chip Court, Clubhouse Court, Stone Temple Drive, Jennieke Court, Heather Court, Chip Court

**Thursday 8/16** – Asphalt sealcoat Clubhouse Drive West from Chip Ct to Whitney Oaks gate (gate 20), Woodhouse Court, Clubview Court

## 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 at [www.whitneyoaks.net](http://www.whitneyoaks.net)). Vehicles not moved will be towed at the owner's expense.

- 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.

## COMMUNITY PATROL SERVICE

**Securitas** has been selected as the Association's contracted community patrol service and began servicing WOCA family units on July 1, 2012.

Patrolling hours and locations remain the same; most of the Whitney Oaks Community will be patrolled every evening beginning at 10:00 p.m.



With a new security patrol service on site we anticipate that parking rules and regulations will be more thoroughly enforced, including towing unauthorized vehicles parked on streets overnight.



If you notice any suspicious activity, please call 911 or security at 916-416-5123 between the hours of 10:00 p.m. and 6:00 a.m. 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.

## ASSOCIATION WEBSITE



Did you know that you can find a wealth of information on the Association's website? It can be found at [www.whitneyoaks.net](http://www.whitneyoaks.net).

On there you will find a copy of the governing documents, rules and regulations, ARC applications, and a map of the community.

If there is something you would like to see on the website, please feel free to contact Nicole at [nross@kocal.com](mailto:nross@kocal.com).

Please be reminded that the speed limit throughout the Whitney Oaks Community is 20 mph.