

WHITNEY OAKS COMMUNITY ASSOCIATION NEWSLETTER

December 2013

www.whitneyoaks.net

Introducing the 2013/2014 WOCA Board of Directors

We are pleased to announce that joining Bob Jones and Sharon Theofelis on the Whitney Oaks Board of Directors are new Board member is Bonnie Laderman and returning Board members Eva McLain and Rick Jordan.

Annual Election Results



Thank you to all who sent in your ballot for the annual meeting on Nov. 13th! With 560 ballots

received, the results of the Annual Election are as follows:

- Rick Jordan: 443 votes
- Joseph Kapka: 192 votes
- Bonnie Laderman: 388 votes
- Eva McLain: 443 votes
- Write-ins: 10 votes as follows:
Garth Tanner - 2 votes, one vote each for the following:
Julie Stadel, David Hoyton, Shawn Gregory, Tim Doyen, Bill Jarrett, Joe Getty, Spencer Patton, Jeannette Tavan.

Carry Over Resolution:

In Favor – 506

Opposed – 8

HAPPY HOLIDAYS FROM THE MANAGEMENT TRUST, KOCAL DIVISION



TMT Kocal would like to wish everyone a safe and joyous holiday season.

Please note that our offices will be closed on Tuesday and Wednesday, December 24th & 25th and Tuesday, January 1st in observance of the holidays.

HOLIDAY DECORATIONS:

We really enjoy holiday decorations and love to see your homes all decked out for the season. As a friendly reminder, all holiday decorations must be removed from your home and yard by January 15th. Thank you!



COMMUNITY HAPPENINGS

* The next Board of Directors meeting will be at 6:30 p.m. on December 4th, 2013 at 2801 Springfield Drive in Rocklin (inside gate 10 of the community). At the meeting the Board will discuss the 2014 grazing project and the Governing Documents Re-Write Project among other things. The agenda will be posted on the website four days prior to the meeting. Homeowners are always welcome to attend the meetings.

* The red curbs in Unit 39 will be freshly painted in the near future.

*The installation of the new trellis at the Hillcrest Pool will be completed in December.

*The Black Oak Pool and Gate 23 planting projects will be completed in December.

*At their meeting on November 6th the Board of Directors, after having received feedback from homeowners, voted to NOT have gates held open during peak commute hours as was done in October. The Board appreciates homeowner feedback!!



THE MANAGEMENT TRUST
KOCAL DIVISION
P.O. Box 1459
Folsom, CA 95763-1459
Phone: 985-3633 x121
Fax: 248-8015

BOARD OF DIRECTORS

President: Bob Jones
Vice President: Eva McLain
CFO: Rick Jordan
Secretary: Sharon Theofelis
Director: Bonnie Laderman

Assoc. Mgr: Julia Plummer, CCAM
jplummer@kocal.com

Assistant: Nicole Ross
nross@kocal.com

Accounting: accounting@kocal.com

Red Curbs at Gates:

You may have noticed that we have painted the curbs red at the gates directly adjacent to Valley View Elementary School. This was done to prevent folks from parking in the gate area, blocking vehicles access to and from the community (in particular emergency vehicles).

Security Patrol



Securitas, the Association's contracted security service patrols most of the community (Springfield excluded) every evening beginning at 10:00pm.

If you notice any suspicious activities please call 911, and/or if between the hours of 10:00 p.m. and 5:00 a.m. contact security at 916-416-5123.

Coat Drive Successful – Thank you!

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A special thanks to all who donated coats to Operation Cover-Up. The coat drive was very successful and we appreciate your kind donation.



It is with much appreciation that we recognize the following homeowners for selflessly volunteering their time and effort for the betterment of the Whitney Oaks Community Association

2013 Board of Directors

Rick Jordan – President
Stan Laderman – Vice President
Bob Jones – CFO/Secretary
Eva McLain – Director
Sharon Theofelis - Director

Julie Stadel
Former 2013 Board Member

The Architectural Review Committee

Bonnie Laderman, Chair
Paul Marcillac
Bob Sackerson
Carol Tomlin

The Finance Committee

Bill Jarrett, Chair
Don Biddle
Bill Erickson
Bill Twelker

The Landscape Committee

Reinhold Gedeit, Chair
Diane Castle
Jim Cheap
Melanie Cook
Bryon Schrum

Inspector of Elections

Bea Morrow, Terry Baldwin, Susan Boeck

There are several other homeowners who volunteer their time to the Whitney Oaks Community throughout the year by assisting with ballot counting for the annual election and assisting the Board with various special projects. To those not mentioned by name above, we thank you for your continued support of the Community.



New Manager:

Julia Plummer, the Community Association Manager of Whitney Oaks for the past three years, will be leaving the community as of December 31st, 2013 in order to pursue other opportunities within The Management Trust, Kocal Division.

We're happy to announce that Vicky Langer has been chosen by the WOCA Board of Directors as the new manager for the community, and she'll begin managing the community on January 1st, 2014. Vicky has been with The Management Trust as a community association manager for 12 years, and with her wealth of knowledge of the industry and exceptional client service practices we anticipate a smooth transition between managers.

Nicole Ross will remain in place as the Administrative Assistant for the Whitney Oaks Community Association.

Vicky's contact information will be distributed as we draw closer to the management transition.

TOWN HALL MEETING TENTATIVELY SCHEDULED - NEW DRAFT GOVERNING DOCUMENTS AVAILABLE TO HOMEOWNERS SOON

The Board of Directors has tentatively scheduled a town hall meeting for Wednesday, January 15th at 6:30 p.m. in order to introduce the proposed new Governing Documents for the Whitney Oaks Community Association and answer all homeowner questions about proposed policy changes.

The Board of Directors will be reviewing the final draft of the proposed Governing Documents at their meeting on December 4th, 2013, and upon approval the documents will be available on the website for all homeowners to review. Homeowners who wish to receive a printed copy of the draft documents should contact management in writing via email, fax, or US mail as follows:

The Management Trust, Kocal Division

c/o Julia Plummer

P.O. Box 1459

Folsom, CA 95763-1459

Fax: 248-8015

Jplummer@Kocal.com