

WHITNEY OAKS COMMUNITY ASSOCIATION NEWSLETTER

February 2012

www.whitneyoaks.net

February BOD Meeting Reminder



The next Board of Directors business meeting is scheduled for February 15, 2012 at 6:00 p.m. at the Gables in Springfield.

WOCA Annual Calendar

WOCA Board Executive Meetings:

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

WOCA Business Meetings:

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

Correction

Landscape Committee Meetings:

Landscape Committee meetings are held the second Wednesday of each month at 6:00 p.m. For location information, please contact Association Manager Julia Plummer.

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

Rocklin Residential Burglary Alert

This bulletin was prepared by the Rocklin Police Department to alert you about recent criminal activity and to provide you with valuable crime prevention tips and information.



The City of Rocklin and the surrounding communities have experienced a recent increase in residential burglary activity. During a recent 120 day period (September 1, 2011 - December 31, 2011), Rocklin experienced 60 residential burglaries. In addition, the County of Placer (Granite Bay/ Loomis) and the cities of Folsom and Citrus Heights have seen an

increase in residential burglaries with a modus operandi similar to those in Rocklin (i.e. front "door kick", and rear sliding door "window smash"). Granite Bay recently had 28 door kick entries that are actively being investigated.

Please be alert and aware of suspicious people and vehicles in your neighborhood. If you observe suspicious activity or an actual crime in progress, please contact the Rocklin Police Department immediately by using the numbers listed below:

Emergencies: 9-1-1

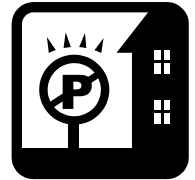
Non-Emergencies: (916) 625-5400

Resident Parking on Streets

Overnight

Prohibited

Please be reminded that resident overnight parking on Whitney Oaks streets is not allowed. Several residents have ignored the warnings placed on their cars by security and this issue has generated the single most complaints the Board and



Management receive from concerned neighbors.

In order to enforce the parking rules more stringently the Board will be entertaining contracts with towing companies and discussing painting some curbs red at the February board meeting.

Please note that guests are allowed to park on the street for up to 72 hours. Guest cars should be registered with the Management office to avoid towing.

For clarification, the rules read as follows:

B-8. PARKING

a) Residents are encouraged to park their vehicles in the garage or driveways at all times. Residents may not park in the private streets overnight or in any designated guest parking areas. Guests may

WHITNEY OAKS

Kocal Management Group, Inc.
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Board of Directors

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Vice President: Eva McLain
CFO: Rick Jordan
Secretary: Julie Stadel
Director: Chris Willsher

Assoc. Mgr: Julia Plummer, CCAM
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Assistant: Nicole Ross
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park on the private streets on an overnight basis not to exceed 72 hours in duration within a seven day period without the approval of Management or the Board of Directors. Guests who will be visiting longer must be registered with Management, including the make, year and license plate of the passenger vehicle. There shall be no parking of any vehicles where posted by signs.

c) No Owner or resident shall use the Common Area private streets for the parking or storage of any automobile, truck, trailer, boat or vehicle of any type, except as may be specifically authorized in writing by the Association and/or as posted by signs.

Speed Enforcement via Radar Gun

The Board voted to reintroduce speed enforcement measures via radar gun patrol beginning in January. Uniformed security personnel are on-site throughout the community recording vehicle speeds. When vehicles are recorded violating the speed limit, the security company will note the license plate number and run the plates through DMV to identify who the vehicle belongs to. To date, several vehicles have been recorded traveling in excess of the speed limit.

Residents are reminded that the speed limit throughout the Whitney Oaks Community is 20 mph and residents in violation of the speed limit are subject to fines.



Gates

- Please do not enter through the EXIT side of any gate.
- If you approach a gate and it IS open, do NOT assume it is safe to enter. Wait until the gate closes and press the button on your remote to re-open the gate.
- Please report any gate damage to Kocal Management; do not assume your neighbors have done so because most times they have not. You can either call 916-985-3633 ext 115 or email nross@kocal.com

- Each exit gate is outfitted with 'loops'. For the gate to open you must drive over the loop to activate the gate.
- Each gate is outfitted with safety mechanisms that prevent gates from closing on vehicles and other objects.

Pets



Please be reminded that all pets are to be on a leash when not in the confines of your home. This rule applies to dogs and cats.

Also, owners are required to pick up after their pets. In the areas where the Association maintains the turf (such as Sterling, Kensington, Lawton, and Abby Ct) it is imperative that owners pick up after their pets. The landscapers have noticed an influx of droppings being left behind. This is unsanitary and inconvenient for the landscapers.

Home Improvements

Spring is rapidly approaching and is a fantastic time to get those 'honey-do' lists completed. BUT, before you start work, be reminded that all exterior changes to your home must first be reviewed by the Whitney Oaks Architectural Review Committee. You will have to obtain an application which can be found at www.whitneyoaks.net under the 'documents and forms; section. Plans are reviewed at the monthly ARC meetings.



Board Happenings

- At their January meeting, after a presentation from an Environmentalist and the Rocklin Fire Department, the Board voted to continue with the grazing project for the 2012 year and will entertain proposals from grazing contractors in their February Executive Session meeting.
- Other proposals the Board will be reviewing in the near future are association insurance renewal, cabana replacement at the Hillcrest Pool, security patrol/pool monitoring, and engineering/construction proposals for the repair of latent defects as outlined in the latent defect lawsuit.