

# WHITNEY OAKS COMMUNITY ASSOCIATION NEWSLETTER

January 2014

www.whitneyoaks.net

**Happy New Year!**

*Wishing you a wonderful  
New Year*

- Open Space Management Plan Report Review

## **IMPORTANT** **TOWN HALL MEETING**

### **January BOD Meeting Reminder**



The next Board of Directors business meeting is scheduled for January 8, 2014 at 6:30 p.m. at the Oaks Building in Springfield.

### **WOCA Annual Calendar**

#### **WOCA Board Executive Meetings:**

Executive Board meetings are held on the first Monday of every month at 6:30 p.m. at the Golf Club. 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 web portal at <https://weblink.managementtrust.com/>.

### **January BOD Agenda**

These and other items will be on the January 8<sup>th</sup> business meeting agenda for Board discussion:

- Review Board Goals, Association Mission and Vision Statement
- Approve 2014 Committee Rosters
- Grazing



The Management Trust

Kocal Division

P.O. Box 1459

Folsom, CA 95763-1459

Phone: 985-3633x 121 | Fax: 248-8015

#### **BOARD OF DIRECTORS**

**President:** Bob Jones  
**Vice President:** Eva McLain  
**CFO:** Rick Jordan  
**Secretary:** Sharon Theofelis  
**Director:** Bonnie Laderman  
**Comm. Mgr.:** Vicky Langer, CCAM  
Vicky.langer@managementtrust.com  
**Assistant:** Nicole Ross  
Nicole.ross@managementtrust.com  
**Accounting:** accounting@kocal.com

The Board of Directors has scheduled a town hall meeting for Wednesday, January 15th at 6:30 p.m. at the Gables (2801 Springfield Drive) 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 documents are 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 WOCA  
P.O. Box 1459  
Folsom, CA 95763-1459  
Vicky.langer@managementtrust.com  
Fax: 248-8015  
Phone: (916) 985-3633 x121

### **Association Website & Web Portal**

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).

**Want to pay your dues on-line?** Log on to the community's TrustLink Web Portal and make payments with a credit card or electronic check. Click the "e-Payment" tab and follow the step-by-step instructions, click submit and you're done! You can even print a payment receipt to keep for your records.

Visit <https://weblink.managementtrust.com/> to sign in and learn more! You will need your account number and password that was mailed to you. If you have misplaced this information, please contact Kocal Management for a replacement copy. You will be

## January, 2014 Newsletter ~ Whitney Oaks Community Association

required to provide your account number for verification purposes.

### **WOCA Manager wins Best On-Site Manager of the Year Award 2<sup>nd</sup> year in a row at the Community Associations Institute (CAI) Annual Awards Gala:**

By Eva McLain, WOCA Board Member

The Whitney Oaks Community Association (WOCA) is honored to announce that, Julia Plummer, our Manager for the past three years, has won CAI's On-Site Manager of the Year Award for the second year in a row. Julia will be leaving WOCA on January 1, 2014 to assume another position with the Management Trust, Kocal Division. However, she will not be far away and we hope to see her often.

In notifying the WOCA Board of her award, Julia said: "I know the award is indicative of my hard work, but it's also indicative of how much I truly care for Whitney Oaks and the joy I've had managing the community. Thanks for helping to make my job one that I truly love!"



The California North Chapter of Community Associations Institute (CAI-CNC) serves the educational, business, and networking needs of community associations in the Northern California area encompassing 22 counties including the greater Sacramento region southwest to Elk Grove, east to the Tahoe region, and north to the Oregon/California border.

### **Welcome Vicky Langer, New Community Manager:**

Please join us in welcoming Vicky Langer to Whitney Oaks. Vicky will be the new community manager beginning January 1, 2014, and we know she'll be a terrific asset to the Whitney Oaks Community.



Vicky has been a Community Association Manager with The Management Trust, Kocal Division for 12 years, managing a large portfolio of smaller associations. Now her time will be dedicated to managing Whitney Oaks full-time, and her experience and professionalism make her perfectly suited for the challenge. Welcome, Vicky!

Please note that beginning 1/1/14, all official communications to the Association should be sent to: The Management Trust-Kocal Division, P.O. Box 1459, Folsom, CA 95763 and to the attention of Vicky Langer, the

community manager for the Association. Emails may be sent to [Vicky.langer@managementtrust.com](mailto:Vicky.langer@managementtrust.com)

### **Friendly Reminders:**

\* Please be reminded that dogs should remain on leash and in the owners control at all times and homeowners are responsible for cleaning up after their pets.



\* While basketball standards are allowed when in use, they must be put away out of site of the common area in the evenings.

### **Out of Sight, Out of Mind**

Thank you to all residents who have made a conscience effort to put away their garbage cans in a timely manner. Your continuous effort to keep the Association looking its best is appreciated.



### **Holiday Lights/Decorations:**

Please be reminded that holiday decorations must be removed from the exterior of homes (lawn décor, holiday lights, etc.) no more than two weeks after the holiday.



### **The ARC Approval Process:**

As many homeowners prepare for spring and summer home projects, we'd like to remind you that you must seek approval from the Architectural Review Committee for all home improvements related to the exterior of your home including house painting, landscaping, pool installations, solar panel installation, roof replacement, etc.

The Architectural Review Committee meets monthly to review ARC applications and is committed to working with homeowners to assist you with making improvements to your home that are aesthetically pleasing and in accordance with the Association Governing Documents.



The Association Design Guidelines as well as an Architectural Application can be found on the Whitney Oaks Website at [www.whitneyoaks.net](http://www.whitneyoaks.net) and please feel free to contact either Vicky or Nicole if you have any questions.