

# WHITNEY OAKS COMMUNITY ASSOCIATION

## Newsletter

July 2013

www.whitneyoaks.net

### WOCA BOD Meeting



The next business meeting is scheduled for July 3rd, 2013 at 6:30 p.m. at the Oaks Building, 2801 Springfield Drive in Springfield. The Board

will also meet in executive session on Monday, July 1, 2013 at the Gables. Executive sessions are for the Board and their invited guests only.

### WOCA MEETING CALENDAR

#### WOCA Executive Board Meetings:

Executive Board meetings are held on the first Monday of every month at 6:30 p.m. at the Gables. 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) and on the association web-portal.*

### COMMUNITY HAPPENINGS

\*At their June meeting, a homeowner suggested that the Board consider **adding BBQ areas** to the Hillcrest grass area adjacent to the fitness room, as well as the grass area adjacent to the Black Oak Pool. The Board will be visiting the cost to do so at their July 3<sup>rd</sup> meeting.

\* The Board is planning on **discussing the implementation of speed control measures including the possible installation of speed lumps** at their meeting on August 7<sup>th</sup>. Additionally, the Board is attempting to **schedule a traffic engineering firm to attend the August business meeting to answer homeowner questions.**

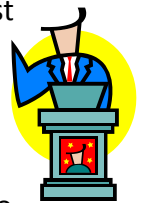
\* The Board asked Management to get proposals for **project managers to oversee the latent defect repair project.**

\* At their July meeting, the Board will be reviewing proposals to **replace the wood awning at the Hillcrest pool**, which has dry-rot and needs to be replaced. The replacement of the structure is in this year's budget.

### BOARD CANDIDATES NEEDED FOR THE 2013

#### WOCA ANNUAL ELECTIONS

Preparations are just beginning for the 2013 annual meeting (being held on November 13, 2013), including recruiting candidates to run for the Board of Directors.



Three seats are available for election to the 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.**



The Management Trust  
Kocal Division, Inc.  
P.O. Box 1459  
Folsom, CA 95763-1459  
Phone: 985-3633 x121  
Fax: 248-8015

#### Board of Directors

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

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

Assistant: Nicole Ross  
nross@kocal.com

Accounting: accounting@kocal.com

#### Security Patrol

Securitas, the Association's contracted security service patrols the community (Springfield excluded) every evening beginning at 10:00 pm. If you notice any suspicious activity, please call 911 or security at **916-416-5123** between the hours of 10:00 p.m. and 5:00 a.m.



#### ARC Position Available

The Architectural Review Committee currently has a vacancy. If you are interested in serving on the

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committee, please contact Julia Plummer, Association Manager at (916) 985-3633 x121.

### WHITNEY OAKS PAVING SCHEDULE

The following streets will be repaired and sealed:



Black Oak Drive in the Family Units only, Raintree Court, Weddington Court, Red Hawk Court, Black Oak Court. Pleasant Creek Drive including Bonney Court and Jenamar Court. Live Oak Lane and Live Oak Court.

Asphalt repairs and seal coating will be performed on the above streets during the following dates:

**Thursday 6/27**- Asphalt crack fill all communities. No street closures are necessary and residents will have full access to their homes. There will be minor traffic control.

**Monday 7/8** - Asphalt sealcoat Black Oak Drive in the family units only from the entrance to just past Weddington Court, Raintree Court, and Weddington Court. Streets **will** be closed.

**Tuesday 7/9** - Asphalt sealcoat remainder of Black Oak Drive as well as Red Hawk Court and Black Oak Court. Streets **will** be closed.

**Wednesday 7/10** - Asphalt sealcoat Pleasant Creek Drive, Bonney Court, Jenamar Court, and Live Oak Lane and Court. Streets **will** be closed.

### 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.
- Homeowners 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. Neither the contractor, the Association, or Management is responsible for damage to vehicles from driving on the wet seal coating.

- 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.
- Management has obtained a permit for vehicles to park on city streets during the asphalt project (Park & Whitney Oaks Drive). Signs will be posted where parking is permitted. During the asphalt project, parking is allowed on community streets overnight in those areas adjacent to the asphalt project(s).

### POOL TAGS

Summer has officially arrived and many owners and tenants are utilizing the pools. Please be reminded that to gain access, you should have the green pool tag which is pictured to the right →



The pool tags were reissued in 2006 and all start at 1000 or higher. If you have a 3 digit permit or a permit that is under 1000, please contact management for an updated pass. Additionally, if your home is rented out, it is requested that you contact management with the name of your tenants so their name can be added to the pool tag roster.

The pool monitor is required to check the tags so please be sure to take it with you every time you visit the pool; this is to ensure that only Whitney Oaks residents are accessing the facilities.

### FENCE PAINT COLOR:

This is just a reminder, if you should be replacing or repainting your fence, that the community has a standard fence paint color. Recently Kelly Moore contacted the association to let us know that at their Rocklin store they are now carrying the paint needed for fencing, just for Whitney Oaks residents. The information is below for your convenience.

Kelly-Moore Paint Co (4257 Rocklin Rd, Rocklin, CA )  
(916) 624-2483

### Account # for Whitney Oaks is 207-WH8333

Product Name	Color
Preserva Wood	Sequoia
Kelly-Moore 1288 Acry-Shield Exterior Waterborne Semi-Transparent Stain	Sierra Brown