

# Whitney Oaks

## Community Association

### June BOD Meeting Reminder

The next Board of Directors business meeting is scheduled for June 5<sup>th</sup>, 2013 at 6:30 p.m. at the Oaks Building in Springfield.

### On The Agenda:

At their June meeting the Board will be discussing the installation of speed lumps in the Hillcrest Community and on Clubhouse Drive. Homeowners are welcome to attend the meeting to provide constructive feedback about this (or any other) topic.

Please note that the installation of speed lumps will be the first item on the agenda for discussion, and will be discussed in a homeowner forum format. The Board will ask homeowners who wish, to speak for 3-minutes maximum, one at a time. The Board looks forward to hearing from homeowners and appreciates all positive, constructive feedback that will assist the Board during their deliberation of whether to install speed lumps and where.

### 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 Management Trust web portal at [www.whitneyoaks.com](http://www.whitneyoaks.com).

### Homeowner Private Lots: Weed Abatement

As per the Association Governing Documents and City of Rocklin Fire Department, owners are required to perform weed abatement on their private lots. Please feel free to contact the City of Rocklin at (916) 625-5500 for more information on private property weed abatement requirements and a list of local contractors who perform weed abatement.



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### BOARD OF DIRECTORS

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

Community Manager	Julia Plummer <a href="mailto:jplummer@kocal.com">jplummer@kocal.com</a>
Assistant	Nicole Ross <a href="mailto:nross@kocal.com">nross@kocal.com</a>
Accounting	<a href="mailto:accounting@kocal.com">accounting@kocal.com</a>

### Pools Open May 25th!!

The Hillcrest and Black Oak pools will be open and heated on May 25th. A pool monitoring company has been hired to provide us with trained pool monitors (not security guards or life guards) and a Pool Monitor is on site every day from 12:00 p.m. until 6:00 p.m. and will spend time at each pool according to pool use. Please be mindful of the pool rules and help us to keep these wonderful community assets in pristine condition by reporting any vandalism or poor behavior to security or Julia Plummer, Association Manager. Please note that in order to access the pool area you must have a pool key and a pool pass. To purchase a pool key and pass, please contact Nicole Ross in the Management office.



**Please Stay on the Trails**

This is just a friendly reminder to stay on the trails while enjoying the open areas. Exploring off of the trails, into any portion of the open space is not permitted and could be dangerous to you and to the wildlife who habitat in the open areas. Thank you.

**Fox Hill Mail Box landscaping**

The Landscape Committee is considering installing cobblestone at the mailbox area on Fox Hill Drive in order to improve the areas esthetics. Because irrigation to the area is unavailable, hardscape is the only option. Fox Hill homeowners are encouraged to provide feedback or suggestions for improving the esthetics of the area by contacting association manager, Julia Plummer.

**Friendly Reminders:**

The beautiful weather makes playing outside inviting. With the increase in outside activity we would like to remind you to please drive carefully throughout the community.



Additionally, while outside play equipment is great recreational fun, please be reminded that basketball standards must be stored out of view of the common area when not in use and should never be placed in the street or blocking the sidewalks (whether in use or not).

Let's face it, garbage containers are unsightly and most of us don't want to see them when we don't have to. Please kindly follow the association rules by only putting out your garbage container the day of garbage pick-up, and putting it away (and out of sight) the same day.

**Exterior Home Painting:**

As summer approaches and the weather improves we'd like to remind all homeowners that items such as paint run-off on the exterior of your home, distressed wood fences and distressed lawns/landscaping must be attended to.

In an effort to maintain the beautiful esthetics of your community and in accordance with the association governing documents, in the very near future homeowners whose homes are in need of repair/painting will receive courtesy letters from the association informing homeowners that these violations must be cured. If these items are not attended to, the association will move forward according to the Whitney Oaks governing documents for handling non-compliance matters.

It would be terrific if homeowners attended to these matters without notice from the association! Your neighbors will truly be appreciative that you've done your part in maintaining the aesthetic appeal of the community!

**Whitney Oaks Paving Schedule**

**Black Oak Community, Pleasant Creek Drive, Jenamar Court, Bonney Court**

Asphalt repairs and seal coating will be performed on the above streets during the week of July 8, 2013. An asphalt schedule will be included in the July newsletter which will be mailed out by June 24<sup>th</sup>.



The asphalt schedule and maps will be posted on the Whitney Oaks website with detailed information by May 31, 2013.

**WHY IS THIS NEWSLETTER SO EARLY?**

California Civil Code states that when a Board adopts a new community rule, the new rule must be mailed to all homeowners within 15-days. At their May 1<sup>st</sup> business meeting, the Board adopted the new Exterior Paint Palette Guidelines, and in order to avoid a costly separate mailing with the new rule and still abide by the law, we decided to save the community money and just send out the June newsletter in mid-May!

The new rule and paint colors are included with this newsletter.