

Whitney Oaks Community Association Newsletter

June 2016

www.whitneyoaks.net

SECURITY SERVICE

In our last newsletter we announced that the Association has hired a new contractor (Paladin Private Security)



to provide security patrol services. Please note, however, that Springfield areas are not included in the patrols. This is because the Springfield Association Homeowners do not pay for the service. Costs incurred for security services are paid out of the "Recreation" cost center/fund which only Homeowners outside of Springfield pay into. If you are a Springfield resident, please do not call Paladin Security for vacation checks, but rather contact the Springfield management office. They will contact the Rocklin Police to set this up for you. If you have parking issues or complaints, please contact Vicky or Nikki at The Management Trust. Letters can be sent to Homeowners in Springfield that are in violation of the parking rules. But patrols will not be sent to tag or tow cars in Springfield. We apologize for any confusion and thank you for your understanding.

GRAZING

The grazing project is wrapping up. Lee Hazeltine's sheep will be returning to some areas on about June 1st to do a second pass and take care of whatever the fire department still needs done. Things are a little bit behind schedule at this point because of all of the spring rains. If after June 15th you have a concern please let us know but everything should be



BOARD OF DIRECTORS

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MANAGEMENT

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Security Patrols:
Paladin Private Security
On Call 8:00 PM – 6:00 AM
916-331-3175

grazed by then and meet the fire department's requirements for weed abatement. If you have weeds on your property in the open space buffer zone, please take care of them by June 15th.

ASPHALT PROJECT

Asphalt maintenance in Whitney Oaks



is divided up into phases on a 5-year cycle. 25% of the streets are done each year for four years, and then the fifth year (which was last year) the trails and fire roads are/were coated/repared. We are pleased to announce that a contract has been approved by the Board to have California Pavement Maintenance seal cracks, do repairs, and seal coat asphalt on the following streets this summer:

Rebecca Court
Benjamin Court
Hillcrest Drive
Old Oak Tree Way
Western Way
Pheasant Lane
Vivien Way
Chasen Court
Wedgewood Way
Thistle Court
Burlwood Court
Aaron Way
Fox Hill Drive
Silver Park Lane
Silver Star Court
Lake Tahoe Court
Tahoe Vista Court
Tahoe Vista Drive
Tahoe Star Court
Silver Spur Court

Repairs (cut out asphalt and replace) will be done on June 1st and 2nd and you will be able to get around the work. The crack filling and seal coating, which will affect all residents on the streets noted above, will be done between July 18th and 28th. A more detailed schedule will be noted in the July Newsletter.

CRIME COMMENTS



At a recent Board Meeting, Officer Greg Hilton and Sgt. Adrian Passadori, from the Rocklin Police reviewed trends, recent crime, patrols and strategies, and answered various questions about multiple items. City Police do patrol the gated community neighborhoods. In the last year there have been 16 vehicle break-ins in the area and 153 reported crimes (including mental health, missing persons, animal control). The passage of legislation that has reduced penalties, re-categorized types of crimes, and reduced the police department's ability to arrest people, have resulted in a higher crime rate. The de-criminalization of marijuana possession was also discussed. Statistics were reviewed. Crime has increased by approximately 20% this past year. Owners were urged to keep their residences well lit, to submit "vacation requests", and to say something if they see something (625-5400). The Officers noted that their department is understaffed and the community is growing. The Police Chief is asking the City Council for four additional officers. The officers noted that although Rocklin's crime rate has increased and Rocklin is an affluent area, it is very low compared to other areas. Animal control should be contacted for daytime animal issues and the Police Dept. should be contacted for nighttime issues.

FENCE MAINTENANCE RESPONSIBILITY

Please note that fencing (wrought iron or wood) that is on your lot line is your maintenance responsibility. This includes fencing between you and the golf course and fencing between you and the open space. If your wrought iron fencing is getting faded, oxidized, and/or rusty, please repaint them using a black "satin" finish paint. The only parts of the fencing that the Association is going to paint and take care of this summer are those on the outermost perimeter that are not along individual lots. For example if you live at the top of Benjamin Ct., Rebecca Ct., Silver Peak Ct., Jenamar Ct. or similar streets, where the end of the court is NOT common area, you and your neighbor should get together and

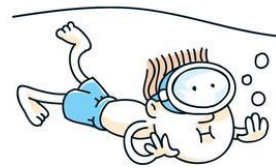
split the cost of the fence painting. Some areas look like common area but are in fact individual lots. If you are unsure of whether the fence near your home is on common area or your property please check the Placer County website or contact Vicky in the management office. Many of the wrought iron fencing wooden posts and wooden fences in Whitney Oaks are getting old and need to be replaced. Please work with your neighbors to replace good neighbor fencing and as always, please obtain architectural approval for any changes. Thank you.

CHANGES IN PAINT COLOR PALETTE

After reviewing the current paint palette for areas outside of Springfield and Units 39/44 and discussing it with the Architectural Committee, and after giving owners a notice and an opportunity to comment, the Board has **APPROVED** an updated paint palette. The changes include removal of several colors from the Kelly-Moore "Historic Lifestyles of The West" brochure and the addition of several new colors in the "Exterior Classic Colors and Custom Combinations" brochure. All of the colors in this updated brochure are now approved. Please be sure to obtain architectural approval though before you paint. The brochure is available at the Rocklin Kelly-Moore store. Also please note that while any brand of paint may be used (if colors match approved palette), Kelly-Moore offers a discount of approximately 10% to Whitney Oaks Homeowners.

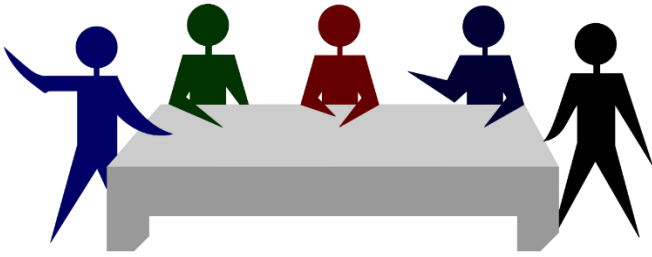


POOLS OPEN!



Pool season is here! The pools are open and will be heated beginning the Friday of Memorial Day weekend (May 27th)! 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 Management. 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 Nikki Williams at extension 143 in the Management office. If you have tenants, be sure to give their names to Nikki in the management office so they can access the pool. At the end of this newsletter are the pool rules. Please review them. Thank you and we hope you enjoy the swim season!



JUNE MEETING AGENDA

Board Meetings are held on the first Wednesday of each month at The Oaks (2801 Springfield Drive) at **6:00 P.M.** Agendas are posted four days prior to meetings on the bulletin board at the Hillcrest Pool, at The Gables in Springfield, and on the Association website – www.whitneyoaks.net. Here are some of the items that will be on the **June 1st** Board Meeting Agenda for discussion:

- Proposed Irrigation Controller and Nozzle Upgrades
- Trails Committee: Proposed Scope of Trail Maintenance and/or Improvement Work
- Landscape Committee Volunteer – Whether to Appoint
- Gate 13 vs. Vehicle –Damage Reimbursement Request
- Asphalt Project – Change Order re: Notifications
- V-Ditch Maintenance
- Replacement of Foot Bridge at End of Vivien Way

CONSTRUCTION WORK

We are pleased to report that the last of the approved construction defect drainage repair work will soon be accomplished. Engineered Soil Repairs will be digging up the street between 2379 and 2383 Clubhouse Drive starting June 20th. The project will take approximately four weeks. The lower portion of the drain next to 2380 Clubhouse Drive will be re-built and a new drain will be put in at the street, taking the water under the street to the pond area exit drain. If you live between 2379 and 2383 Clubhouse Drive, the contractor will provide ingress and egress for your vehicles in and out of the work area. Vehicles coming from other locations should go around the other side of Clubhouse Drive to avoid the work area. You will be able to get through, but there may/will be delays. So, if you live on Clubhouse Drive WEST, or up and around the bend to the work area, please use Gate #20 (Clubhouse West) and if you live on Clubhouse Drive up to 2383 Clubhouse Drive, please use Gate #23 (from the golf club) to come and go from your home during the project. We apologize for the inconvenience.



POOL RULES & REGULATIONS

1. Pool area is open between the hours of 7:00 A.M. and 10:00 P.M.
2. The pool areas may not be reserved for private use.
3. Members without their “Member Identification Tag” will be denied access
4. Children under the age of 14 should not use the pool area unless accompanied by an adult.
5. There is no lifeguard on duty. Parents/Guardians are responsible for the safety of children in their care.
6. Appropriate swimming attire is required at all times. No cutoffs, jeans, etc.
7. All bobby and hair pins must be removed before entering the pool area.
8. No Radios, record players and other audio devices in the pool areas, unless used with earphones.
9. No diving, cannon-balling, running, skateboarding, bicycling, skating, and boisterous play.
10. Animals of any kind are not permitted in the pool area.
11. Glass containers are not permitted in the pool area.
12. Alcohol consumption is not permitted in the pool area.
13. Suntan oils and lotions are to be showered off prior to entering the pool.
14. Pool may be closed during maintenance services.
15. No smoking within the enclosed pool area.
16. No barbecues in the pool area (or any other common area).
17. Lap lanes (if installed) are for lap swimming only. No hanging or playing on lane divider.
18. Profanity, improper behavior, intoxication and vulgarity are prohibited.
19. Throwing objects is prohibited within the pool area
20. All incontinent swimmers must wear swim diapers

21. Patio furniture shall be returned to its original location and umbrellas shall be lowered after use.
22. Towels should be used to avoid suntan lotions from contacting the surface of the pool deck or furniture.
23. Guests must be accompanied by Member(s) who are responsible for the actions of their guests at all times.
24. The number of guests per household is limited to ten (10) without prior written authorization so that all Members may have reasonable use of the pool facilities (CC&Rs 2.2.9).





May 24, 2016

IMPORTANT NOTICE

Enforcement of Overnight Parking Restrictions



In the past, as a courtesy, the Association's security company, which patrols all of the Association except Springfield, has issued warning notices before putting tow stickers on vehicles parked overnight on the street that have exceeded guest parking limits. In an effort to tighten up enforcement of the Association's parking restrictions, the Board has unanimously voted to do away with the courtesy warning notice and go straight to the tow sticker. This is not a rule change but simply a procedural change. This change is effective immediately.

The rules remain the same and state that guests may not park overnight more than three (3) nights during a seven (7) day period and that residents are not to park on the street or in any guest parking stalls overnight (AT ALL). Resident vehicles are subject to being towed at the owner's expense on the first night they are parked on the street overnight.

Please be aware that once a tow sticker has been placed on your vehicle or your guest's vehicle it will be towed if sighted by security in violation of the parking rules within a 90 day period of time.

If you have a guest staying more than three (3) nights, please contact management with the license plate #, the make, and the color of the vehicle prior to or during the first day of their visit to make sure security is notified and to avoid your guest getting a tow warning sticker on their car or getting towed. Thank you for your understanding and cooperation.

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