



# Whitney Oaks Community Association

October 2017 Newsletter



## ANNUAL MEMBERSHIP MEETING

Please save the date for the Annual Membership Meeting on November 13<sup>th</sup> at 7:00 P.M. The meeting will be held at the Gables in Springfield, Whitney Room. There will be a presentation by the Association's Investment Advisors, Up Capital Management, Election Results, Refreshments and Door Prizes!

HOPE TO SEE YOU THERE!

### **BALLOT COUNTERS NEEDED**

We still need more volunteers to assist with ballot counting. If you are interested in helping with the process, please send me an email with your name, address, and phone number to: [melissa.bell@managementtrust.com](mailto:melissa.bell@managementtrust.com).

The meeting will open at 1:00 p.m. on Monday, November 13<sup>th</sup> at the Gables in Springfield. *Please contact Melissa Bell on or before November 10<sup>th</sup>/5:00 p.m. if you would like to be added to the list. Thank you!!*

### **ALLIED UNIVERSAL SECURITY SERVICES**

Due to some problems that could not be resolved with the current patrol company, the board interviewed additional security proposals and voted to move those services to Allied Universal.

Allied Universal is the largest security company in North America and is recognized as the premier service provider in every market they serve. They will use a marked vehicle and have one officer dedicated to the community with one back up dedicated to fill in on days off and vacations. The officer will be onsite from 11:00 p.m. to 6:00 a.m. (*times may change without notice based on circumstances*). Staff has been working diligently this last month to have a seamless transition.

Information about Allied Universal will be available at the upcoming meeting on November 1. If you are interested in obtaining this information please contact management and we can email or mail you a copy.

### **Vehicle Gate Code**

**Please Note:** The vehicle gate code for Whitney Oaks Master will change on **November 6<sup>th</sup>**. The code has not been changed in a while and should be updated to mitigate usage by unauthorized persons. The new code will be #8793. Please keep this code for your own household. Although it is understood that you have family and friends, we urge you to distribute wisely.

Delivery/vendor access codes are changed monthly. If you need a code for a vendor or delivery please contact Mikki Cooper by email.

#### **BOARD OF DIRECTORS**

**Bonnie Laderman - President**  
**Bob Jones – Vice President**  
**Natalie Trost – CFO**  
**Richard Campbell - Secretary**  
**Rosalie Hayman - Director**



The Management Trust

P.O. Box 1459  
Folsom, CA 95763  
Phone: 985-3633

#### **AFTER HOURS EMERGENCY**

866-324-3704

#### **ASSOCIATION MANAGEMENT STAFF**

##### **MANAGER:**

Melissa Bell: Extension #5125  
[melissa.bell@managementtrust.com](mailto:melissa.bell@managementtrust.com)

##### **ASSISTANT MANAGER:**

Mikki Cooper: Extension #5129  
[mikki.cooper@managementtrust.com](mailto:mikki.cooper@managementtrust.com)

##### **ARCHITECTURAL COORDINATOR:**

Sarah Pomato: Extension #5142  
[sarah.pomato@managementtrust.com](mailto:sarah.pomato@managementtrust.com)

##### **ACCOUNTING:**

Accounting Inquiries: Extension #5122  
[nc\\_accounting@managementtrust.com](mailto:nc_accounting@managementtrust.com)

##### **ALLIED UNIVERSAL SECURITY SERVICES:**

Patrol Hours: 11:00PM-6:00AM  
Patrolling Hours Call: 916-320-5615  
Non-Patrolling Hours Call: 916-704-9056

##### **ASSOCIATION WEBSITE:**

[www.whitneyoaks.net](http://www.whitneyoaks.net)

## STREET TREES

Please note that the Whitney Oaks Architectural Rules require each home to have a minimum of two trees: (i) at least one street tree and (ii) one accent tree(s) small to medium size or multi-stem or other proposed tree pending lot and space availability. Trees shall be 15-gallon minimum and staked/secured properly.



This requirement applies to drought tolerant yards as well as traditionally landscaped yards.

**If you do not have any trees in your front yard or otherwise do not meet this requirement, please plant a tree or trees in your front yard after obtaining ARC approval. Here is a list of approved street trees with their common and botanical names for your reference.**

### Street Trees:

#### Common Name

Southern Magnolia-evergreen  
Italian Stone Pine-evergreen  
London Plane Tree-deciduous  
Chinese Pistache-deciduous  
Red Oak-deciduous  
Valley Oak-deciduous  
Chinese Elm-deciduous  
Maple-deciduous

#### Botanical Name

Magnolia grandiflora  
Pinus pinea  
Platanus acerfolia  
Pistacia chinensis  
Quercus rubra  
Quercus lobata  
Ulmus Parvifolia  
Acer

### Subordinate Street Trees:

#### Common Name

Red Maple-deciduous  
European Hornbeam-deciduous  
Western Redbud-deciduous  
Sour Gum-deciduous  
Calabrian Pine-evergreen  
Afghan Pine-evergreen  
Western Cottonwood-deciduous  
Valley Oak-deciduous  
Cork Oak-evergreen  
Interior Oak-evergreen  
Chinese Tallow Tree-deciduous  
Linden-deciduous

#### Botanical Name

Acer rubrum  
Carpinus betulus  
Cercis occidentalis  
Nyssa sylvatica  
Pinus halepensis  
Pinus eldarica  
Populus fremontii  
Quercus lobata  
Quercus suber  
Quercus wislizenii  
Triadica sebifera  
Tilia

## ELECTRONIC DELIVERY OF NEWSLETTERS

If you are a Whitney Oaks Homeowner who prefers reading your news on line (and in color!), want to save your Association money, and would like to receive your newsletters by Email rather than US Postal Service, please take a minute to go onto the Management Trust web portal at: <https://weblink.managementtrust.com>

Once you get logged in, click on the tab that says "User Profile" which will



bring you to a screen where you can click on another tab that says "Email Options". Enter your email address (make sure it is correct). **Then check the box that says "send allowed correspondences via email"**. If you need a login account number and password to get started, please contact Mikki Cooper at [mikki.cooper@managementtrust.com](mailto:mikki.cooper@managementtrust.com)



To ensure you are receiving the correct documents via email, you need to verify the 'opt out of information' option is NEVER checked. Also, if you are more internet savvy than your neighbor(s), please help them sign up for this option if they are interested! There are currently approximately 400 residents and owners receiving their Newsletters electronically. This is more than last year but we would like to increase that number even more!! We want to save trees as well as costs for paper and postage, so more owners who elect to receive Newsletters electronically, the better! However, if you are more likely to read your Newsletter in paper format, please continue to do so! Thanks everyone!