

WHITNEY OAKS COMMUNITY ASSOCIATION



September 2012



NEWSLETTER



www.whitneyoaks.net



ANNUAL MEETING DATE CHANGE

Please note that the annual meeting date has been changed to **November 14, 2012**. It was recently noted that the annual meeting had been scheduled for the day before Thanksgiving. The Board changed the date in order to avoid scheduling conflicts and provide an opportunity for more people to attend this important meeting.

Because the annual meeting date has been changed, so has the due date for Self Nomination Forms. Therefore, please note that Self Nomination Forms (included with this newsletter) are due no later than September 11, 2012.

The Annual Meeting Calendar is as follows:

9/11/12: Self nomination forms due (must be received at least 30-days prior to ballots being sent per election rules)

9/12/12: Nominating Committee to report to BOD the names of all qualified candidates (30 days prior to sending ballots to the membership per election rules)

10/10/12: 6:00 p.m. Meet the Candidates Night in the Whitney Room at the Gables (see address below)

10/12/12: Ballots mailed to membership (30 days prior to annual meeting per election rules)

11/13/12: Ballots Due if mailed by 5:00 p.m.

11/14/12: Counting Ballots: 1:00 p.m.

11/14/12: Annual Meeting: 6:00 p.m.

11/14/12: Polls close at 6:15 p.m.

Annual Meeting Location

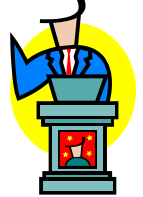
The Gables at Springfield: The Whitney Room
2801 Springfield Drive
Rocklin, CA. 95765

Volunteers Needed to Count Ballots:

Several volunteers are needed to assist in counting the annual election ballots at 1:00 p.m. on November 14, 2012 at the Gables in Springfield. If you are interested in volunteering a few hours of your time for this very important cause, please contact Julia Plummer at Jplummer@kocal.com. Thank you!

BOARD CANDIDATES NEEDED FOR THE 2012 ANNUAL MEETING ELECTIONS

Preparations are underway for the 2012 annual meeting (being held on November 14, 2012 at the Gables in Springfield), including recruiting candidates to run for the Board of Directors.



Two seats are available for election to the 2012-2014 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 by September 11, 2012.

We encourage all candidates to attend WOCA Business meetings to observe what the Board does and become current on Board happenings.

WOCA BOD Meeting Date

The next business meeting is scheduled for Wednesday, September 5th, 2012 at 6:00 p.m. at the Oaks Building, 2801 Springfield Drive in Springfield. The Board will also meet in executive session on Monday, September 10, 2012 at the Gables. Executive sessions are for the Board and others who either request to meet with the Board in private, or who the Board has requested their attendance at the meeting.



**The Management Trust
Kocal Division
P.O. Box 1459
Folsom, CA 95763-1459
Phone: 985-3633
Fax: 248-8015
Board of Directors**

**President: Stan Laderman
Vice President: Eva McLain
CFO: Rick Jordan
Secretary: Julie Stadel
Assoc. Mgr: Julia Plummer, CCAM
jplummer@kocal.com
Assistant: Nicole Ross
nross@kocal.com
Accounting: accounting@kocal.com**

COMMUNITY HAPPENINGS

- **New Irrigation Controllers:** At their July meeting the Board voted to install new irrigation controllers at several of the community common areas. With the installation of these smart controllers (that irrigate based on watering needs, not on a timer system), we anticipate a 30% decrease in the water bills for those areas the new controllers will be servicing.
- **Street Sweeping:** At their September meeting the Board will be reviewing proposals for street sweeping throughout the community (except those streets recently sealed/paved). Once a proposal has been approved, we will schedule the street sweeping for October and advise homeowners of the street sweeping date in the October newsletter.
- **Hillcrest Pool Heater:** At their September meeting, the Board will be reviewing proposals to replace the pool heater at the Hillcrest Pool.
- **Upcoming Projects** include planning trail maintenance, obtaining annual tree trimming proposals, latent defect repairs, and 2013 budget preparation.

WHITNEY OAKS PAVING - THANK YOU!



Thank you for your cooperation and patience during the asphalt sealing project. We greatly appreciate your consideration!

VOLUNTEER OPPORTUNITIES

- **Governing Document Re-Write Committee Being Formed:** A committee is being formed for the purpose of re-writing the Whitney Oaks Governing Documents. The committee will begin reviewing the Governing Documents including suggested revisions from the attorney in January 2013. **If you are interested in serving on the committee, please contact Julia Plummer in the management office.**
- **Finance Committee:** The Finance Committee has openings for those interested in all financial matters related to the Whitney Oaks Community. Accounting background is not necessary but is desirable. The Finance Committee meets on the fourth Thursday of every month at 3:30 p.m.

DID YOU KNOW?

- ❖ Digital phones and cellular phones are not guaranteed to work at the gates. Landlines are the only sure way to let folks into the community gates via telephone.

- ❖ All changes to the exterior of homes within the community **must** be approved by the Architectural Review Committee. Applications for improvements to homes in the Springfield Community should be forwarded to Springfield, and applications to homes throughout the remainder of Whitney Oaks must be forwarded to Julia Plummer, the Whitney Oaks Manager.
- ❖ Please also note that according to the community Governing Documents, home improvement projects, once approved by the ARC, must commence within 45 days of approval and be completed within **one-year** of approval.
- ❖ For more information on the ARC process including ARC applications, the Whitney Oaks Design Guidelines, and ARC meeting dates (which homeowners are welcome to attend), please visit the Whitney Oaks web-site at www.whitneyoaks.net.

COMMUNITY PATROL SERVICE

Securitas is the Association's contracted community patrol service.

Patrolling hours and locations remain the same; most of the Whitney Oaks Community will be patrolled every evening beginning at 10:00 p.m.



If you notice any suspicious activity, please call 911 or security at 916-416-5123 between the hours of 10:00 p.m. and 6:00 a.m. If you have any questions about the information provided in this newsletter, please feel free to contact Julia Plummer, Association Manager at (916) 985-3633 x121.

ASSOCIATION WEBSITE



Did you know that you can find a wealth of information on the Association's website? It can be found at www.whitneyoaks.net.

On there you will find a copy of the governing documents, rules and regulations, ARC applications, and a map of the community.

If there is something you would like to see on the website, please feel free to contact Nicole at nross@kocal.com.