

🖢 Whitney Oaks Community Association

October 2017 Newsletter



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

<u>AFTER HOURS EMERGENCY</u>
866-324-3704

ASSOCIATION MANAGEMENT STAFE

MANAGER:

Melissa Bell: Extension #5125 melissa.bell@managementtrust.com

ASSISTANT MANAGER:

Mikki Cooper: Extension #5129 mikki.cooper@managementtrust.com

ARCHITECTURAL COORDINATOR:

Sarah Pomato: Extension #5142 sarah pomato@managementtrust.com

ACCOUNTING:

Accounting Inquiries: Extension #5122 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

MEMBERSHIP MEETING

Please save the date for the Annual Membership Meeting on November 13th 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.

The meeting will open at 1:00 p.m. on Monday, November 13th at the Gables in Springfield. *Please contact Melissa Bell on or before November 10th/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 6th*. 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.

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 staked/secured properly.



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

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

Subordinate Street Trees: **Common Name**

Red Maple-deciduous Europen Hornbean-deciduous Western Redbud-deciduous Sour Gum-deciduous Calabrian Pine-evergreen Afghan Pine-evergreen Western Cottonwood-deciduous Populus fremontii Valley Oak-deciduous Cork Oak-evergreen Interior Oak-evergreen Chinese Tallow Tree-deciduous Linden-deciduous

Botanical Name

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

Botanical Name

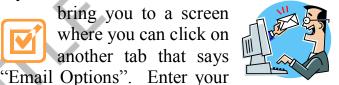
Acer rubrum Carpinus betulus Cercis occidentalis Nyssa sylvatica Pinus halepensis Pinus eldarica Quercus Iobata Quercus suber Quercus wislizenii Triadica sebifera Tilia

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 https://weblink.managementtrust.com

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

bring you to a screen where you can click on another tab that says



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

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. better! However, if you are more likely to read your Newsletter in paper format, please continue to do so! Thanks everyone!