



# Whitney Oaks Community Association

March 2017 Newsletter



## BOARD OF DIRECTORS

**Bonnie Laderman - President**  
**Bob Jones – Vice President**  
**Ryan Rosas – CFO**  
**Richard Campbell - Secretary**  
**Natalie Trost - 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:

Keya Pomerantz: Extension #5142  
[keya.pomerantz@managementtrust.com](mailto:keya.pomerantz@managementtrust.com)

### STAFF ACCOUNTANT: Kim Gomez

Accounting Inquiries: Extension #5122  
[accounting@kocal.com](mailto:accounting@kocal.com)

### PALADIN PRIVATE SECURITY

On Call 8:00 AM – 6:00 AM  
916-331-3175

### ASSOCIATION WEBSITE

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

## Welcome New Board Members



We would like to thank the five candidates that met with the board and interviewed for one of the two open board positions. It was a difficult decision to make, all of the candidates were well qualified and the board enjoyed meeting with them. Nevertheless, only two candidates could be appointed. The new board secretary is **Richard Campbell**. Richard is currently retired after a very successful 40 years of management. Richard, and his lovely wife of thirty-eight years, Deb, have resided in Whitney Oaks for seventeen years. Richard currently serves as a member of the Landscape Committee. The director at large is **Natalie Trost**. Natalie has many successful years in business and banking and is so enthusiastic to begin serving the community. Natalie and her family have been members for over ten years.

With the addition of the board members, a request for board reorganization was called. The board voted and approved the changes which are reflected within the column on this page.

Once again we would like to extend our appreciation to Rick Jordan and Chris Krajewski for volunteering their time as members of the board.

## Grazing Has Started!!

The Association's eco-friendly vegetation control (grazing project) is underway!! Please see the grazing map link at the bottom of the "Weed Control and Grazing" page on the City of Rocklin website if you are interested in seeing the plan:

[www.rocklin.ca.us/grazing](http://www.rocklin.ca.us/grazing)



Please remember that although at one time the grazing company was willing to graze homeowner private lots as a courtesy, because of complications with delineating lot lines and to avoid trespassing or damage to private property, the grazing company no longer performs weed abatement (grazing) on private lots. Homeowners should make their own arrangements to have weed abatement performed on their private lots. You can also register for a grazing permit. However, no less than 8 consecutive lots must agree to graze and sign a permit to be included. In other words, if only 6 of your neighbors who share a fence line agree to grazing you won't be able to participate. It is too difficult for the sheep to move in and out of small areas and therefore require 8 lots or more.



**REMEMBER.....**All vacant parcels must be abated on a year-round basis per the City's Standards for Maintenance of Vacant Parcels. Please see the above website or feel free to contact the City of Rocklin at (916) 625-5500 for more information on private property weed abatement requirements.

## Committee Position Openings

A form is included with this mailing if you are interested in volunteering your time for the community. We are looking to have additional members on each committee, please fill out the form and return it to the manager either by fax, email or mail.

## Towing Policy Reminder



This is a reminder about the towing policy of the Whitney Oaks Community. In order to maintain parking compliance if a tow tag is placed on a vehicle, the vehicle may be towed without further notice within a 3-month time period. For example, if a vehicle is parked in guest parking and you received a tow tag, you may not park in guest parking for the next 3-months, you will be towed. The seventy-two (72) hour parking is not consecutive. Each night the patrol company notes every vehicle parked on the street or in guest parking and it will be added to a database, when a vehicle is ready to be towed a tag will be placed on the vehicle. If you receive a tow tag do not park out of compliance, you will be towed. If you have any questions or need clarification on a notice you received, please contact Mikki Cooper, assistant manager.

## Important Reminder!

### **Nature Preserve / Open Space Areas**

Our nature preserve and open space areas are an important community asset. They are intended to preserve native plant and animal habitats, and to allow for the public's enjoyment while on the designated trails only. There have been reports of teens riding mountain bikes and digging jumps in our preserves. Please remember that trespassing off the main trail is forbidden, and remind your children / teens to stay on the designated paths only. The mere presence of people or pets in our preserve areas can endanger this ecosystem and cause native animals to flee the area. Additionally, golf carts are not allowed on our preserve / open space trails. Thank you for your cooperation in insuring the preservation of these beautiful areas!



***Thank you to Peter March for sharing this article with the community. The Preserve is a very important asset to the community and must be protected!***

## Newsletter Contribution

Do you have an article you would like to submit for the newsletter? We welcome your contribution, it is your community. If you would like to take part in the community newsletter please contact Melissa Bell. Articles must pertain to the community and not be used as a platform to air grievances.

## **Winds, Rain and Damaged Street Signs**



We've received several calls regarding damaged street signs, or signs that are bent and need to be straighten or replaced. Some signs have just blown off. We are working on all the signs and some will need new brackets. Currently the signs are on a 6" brackets which are really too short for the sign to be secured. There are two types of brackets we are looking into, one is longer in order to help secure the street sign more efficiently (same design currently being used, just longer) and the other bracket is a double bracket (called a *wing* bracket) to hold both signs. There is a significant cost difference between the two brackets. On the recommendation of the contractor, we will be changing out a few of the street signs that are in the worst shape with the longer bracket to monitor how well they hold up. If all goes well we will start repairing all the damaged street signs. It may take more time to have this issue resolved, that is because we want to ensure the fix will work prior to spending more money than needed.

## Drought and Landscaping

Historically dry winters combined with years of below-average rainfall have taken a toll on California. But, has the wet winter ended the drought? To answer this requires consideration of California's three primary sources of water: *surface water, snowpack, and groundwater.* While we may see a resolve on the drought, the Governor's executive order also called for a long-term efficient water use and drought preparedness plan. Whether or not a water restriction is put in place or extended this year, shouldn't determine how you maintain your yard. Many residents have been approved for drought tolerant landscaping and plants. Busy lifestyles can use a hand, submit an application for a landscaping design that fits your needs. Whitney Oaks is a beautiful community and an unkempt property on the street will affect the harmony of the neighborhood. With the onset of spring grass is going to start sprouting and unfortunately, so will weeds. Please make sure maintain your lawn and be weed free (including any weeds in flower beds, and driveway). Pull up those dead shrubs and keep your yard area free of dead vegetation and debris.



# WHITNEY OAKS Committee Volunteer Form

I am interested in joining one of the following committees. All committees meet once a month except for the Trail Committee.

- LANDSCAPE COMMITTEE:** The Mission of the Whitney Oaks Community Association (WOCA) Landscape Committee (Committee) is to advise the WOCA Board of Directors (BOD) on matters concerning the Open Space and Common areas of WOCA, landscaping and watering in these areas, trail maintenance, and the general aesthetics of WOCA. *Monthly meetings on the 2<sup>nd</sup> Wednesday. (6:00PM)*
- ARCHITECTURAL REVIEW COMMITTEE:** An architectural committee's responsibility comes from the association's bylaws or CC&Rs. Members of the architectural committee are responsible for maintaining the aesthetic and structural integrity of the association. The committee is responsible for reviewing any applications for modifications, additions, or architectural changes in the community. The committee has the power to approve or deny applications. *Monthly meetings on the 3<sup>rd</sup> Wednesday. (6:00PM)*
- FINANCE COMMITTEE:** The MISSION of the Finance Committee of the Whitney Oaks Community Association is to provide advice and recommendations to the Board of Directors (Board) regarding financial matters related to the Association. The mission includes providing support in the financial area to other Committees who provide advice and recommendations to the Board, when requested to do so by the Board of Directors. *Monthly meetings on the last Thursday (3:30PM)*
- TRAIL COMMITTEE:** The **PURPOSE** of the Ad Hoc Trail Improvement Committee of the Whitney Oaks Community Association (the "Association") is to provide advice and recommendations to the Board of Directors (Board) regarding improvement of steep and/or dangerous areas and development of a more comprehensive trail maintenance program for the "Hiking and Biking Trails" located within Whitney Oaks. *Meet as needed*
- OTHER:** Have an idea for a committee not listed? Please provide a brief description of your proposal:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PLEASE PROVIDE YOUR CONTACT INFORMATION:**

**Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

I'm interested in attending a committee meeting to observe the process    YES     Not at this time

Please return this completed form to:

Whitney Oaks Committee  
c/o The Management Trust  
PO Box 1459  
Folsom, CA 95630

Email to: [melissa.bell@managementtrust.com](mailto:melissa.bell@managementtrust.com)

WHITNEY OAKS JUNIOR GOLF ACADEMY PRESENTS:

# Spring Break

## JUNIOR GOLF CAMPS

April 10-13, 2017  
(MONDAY-THURSDAY)

*Have Fun & Learn Golf Skills!*

**SESSION 1:**

Grades 1 - Grade 5  
9:00 am - Noon  
Fee \$250  
(Lunch 12-12:30 pm)

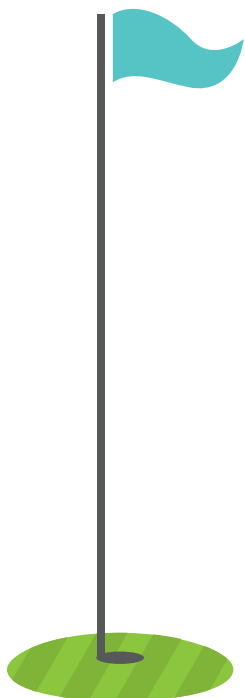
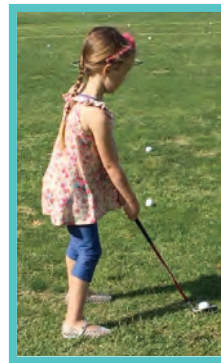
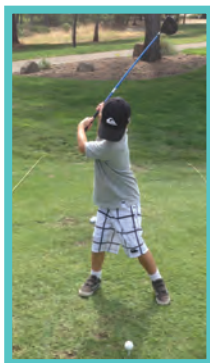
**SESSION 2:**

Grades 6 - Grade 8  
1:00 - 4:00 pm  
Fee \$200

**CAMP FEES INCLUDE:**

- Golf Instruction On/Off the Golf Course
- Golf Etiquette and Rules
- Each participant receives a golf hat
- Golf club rentals are available

***Please fill out the registration form and make payment directly to the Whitney Oaks Golf Shop at least one week prior to class.***



Junior Camps taught by LPGA Professional Kim Silva and PGA Professional Walter Hix III.

For more information contact: Kim Silva, 916-201-7094, [kimsilvagolf@yahoo.com](mailto:kimsilvagolf@yahoo.com).



WHITNEY OAKS JUNIOR GOLF ACADEMY

*Spring Break*  
**GOLF CAMP REGISTRATION**  
**April 10-13, 2017**

Junior Golfer \_\_\_\_\_ Email Address \_\_\_\_\_

Age \_\_\_\_\_ Golf Experience \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Parent Name \_\_\_\_\_

Home Phone \_\_\_\_\_ Parent Work or Cell Phone \_\_\_\_\_

Camp registering: Session 1 (\$250) \_\_\_\_\_

Session 2 (\$200) \_\_\_\_\_

***Please fill out the registration form and make payment directly to the Whitney Oaks Golf Shop at least one week prior to class.***



Junior Camps taught by LPGA Professional Kim Silva and PGA Professional Walter Hix III.

**For more information contact: Kim Silva, 916-201-7094, [kimsilvagolf@yahoo.com](mailto:kimsilvagolf@yahoo.com).**