



Whitney Oaks Community Association

November 2018 Newsletter



Annual Election Results

Thank You for participating in the recent membership meeting by casting your ballot, attending the meeting, or both. We would also like to thank all of our wonderful volunteers!

This year the board had two (2) open seats with four (4) candidates running. **It was a close race!!** Noted below are the election results: *Quorum requirement is 470, this means the inspector of elections must receive a total of 470 ballots by the time polls close to hold the annual meeting. Quorum was met.*

BOARD OF DIRECTORS

Natalie Trost - President
Bob Jones – Vice President
Richard Campbell – CFO
Rosalie Hayman - Secretary
Rick Jordan - 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

ASSISTANT MANAGER:

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

ARCHITECTURAL APPLICATIONS:

Mail plans to The Management Trust
Questions? Please contact
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ACCOUNTING

Accounting Inquiries: (916) 985-3633
Pay-By-Phone: Extension #8050
nc-accounting@managementtrust.com

PALADIN SECURITY

Patrol Hours: 8:00PM-5:00AM
24 Hour Dispatch: 916-331-3175

ASSOCIATION WEBSITE

www.whitneyoaks.net

• Combined total ballots	=	498
• Total Invalid ballots	=	7
• Total ballots counted	=	491
• Bob Jones	=	266
• Rosalie Haymen	=	296
• Nathan Garcin	=	253
• Adam Rehfeldt	=	119

Resolution on excess income passed with **433 in favor, 9 opposed**. The annual resolution for excess income allows any excess income to roll over toward the following years (2019) associations expenses without being taxed.

Thank You!

Inspector of Election: *Barbara Oberest (The Management Trust)* **Ballot Counters:** *Keri Berkler • Linda Costa • Sue Facciola • Mary Etta Holland • Raymond Mysliwki • Robert Ramirez • Thomas Reilly.*

The board's organizational meeting will be determined. The organization meeting is a meeting to determine each office (president, vice-president, secretary, treasurer and member at large).

We would also like to thank all the vendors who donated several wonderful prizes. ***ECO Tree Service, A&D Gates, Bianco Landscaping, Browning Reserves, Russo Insurance and The Management Trust.***

A special thank you to the 2018 Board of Directors. It should be noted that your Board is made up of homeowners, like you, who volunteer and put countless hours in meetings and advocating for all the residents living in the Whitney Oaks Community. To be a member of the board is a challenging role, and important role, and the community benefits every day from their dedication. Thank you for all you do, the community is fortunate to have such thoughtful and devoted board members to represent Whitney Oaks!

Reaching Others When Disasters Strike

The first thing many of us do during or immediately following a natural disaster is to call family and friends. Unfortunately, in the minutes and hours after a disaster, overloaded cell phone networks can make it difficult—if not impossible—to reach others. While there is no guarantee, the following tips can increase your chances of getting through when it matters most.

- Even if you have a traditional landline, keep a corded phone in your home. It will work even if you lose power.
- Keep a list of emergency phone numbers in your cell phone and near your home phone.
- Prepare a family contact sheet with at least one out-of-town person who can serve as your family's emergency contact. Often, it's easier to make long distance rather than local calls during an emergency.
- Have charged batteries and car phone chargers for back-up power.
- Subscribe to text alert services from local or state governments and schools to receive emergency alerts.
- Use text messaging, e-mail or social networks such as Facebook, Twitter and Linked In instead of making calls on your cell phone. Texts and e-mails are less likely to experience network congestion. You can use social media to let family and friends know you're okay.
- Keep phone calls brief to avoid tying up voice networks.
- Conserve your cell phone battery by reducing screen brightness and closing apps you are not using.
- Limit streaming videos, downloading music or playing video games on cell phones after a disaster to help emergency calls get through to 911.



Try to remain calm.

Call 911 if you have a life-threatening emergency.

USE CAUTION IF YOU COLLECT OR EAT WILD MUSHROOMS

Mushrooms begin to pop up across lawns in the spring and fall, and mushroom poisonings reach their highest levels.



There are no easily recognizable differences between poisonous and nonpoisonous mushrooms. Most mushrooms that cause human poisoning cannot be made nontoxic by cooking, canning, freezing or any other means of processing.

Dangerous species are found in habitats ranging from urban lawns to deep woods. Poisonous mushrooms have no antidote and can cause severe illness or death. Only a qualified mushroom expert should identify the mushrooms growing in your community, and you must take appropriate precautions to prevent children and pets from eating or licking them.

Mushroom spores are everywhere all the time. While there is no simple way to get rid of mushrooms in your yard, there are things you can do to minimize fungal growth.

- Dig up mushrooms as soon as they appear, and throw them in the trash. If you pick them before they mature, they will be unable to send out spores. Never put them on a compost pile; it is an ideal environment for their growth. To avoid spreading their spores, don't kick, stomp or mow mushrooms.
- Mushrooms need water and organic matter to grow, so water grass and plants only when necessary and keep your lawn cut and free of debris. Rake up leaves and grass clippings, and scoop up animal droppings.
- Avoid over-fertilizing your lawn, as fertilizer encourages the growth of mushrooms.
- Use lawn fungicides. While these won't eliminate the problem, they may help control it if other measures are not successful.

If a pet or child eats a mushroom from your lawn, seek immediate medical care. Also pick as many of the mushrooms as you can, and take them with you to be identified.

We hope you are surrounded with the love of your dear ones on this festive occasion.



Happy Thanksgiving