



# Whitney Oaks Community Association

January 2019 Newsletter



# HAPPY NEW YEAR

We hope you had an enjoyable and safe holiday season and we are excited about the New Year!!

One reason why Whitney Oaks is a top notch community....YOU! Associations create rules that you and your neighbors must follow, but in return, the Board of Directors work to protect your interest, your investment and your quality of life. In order to maintain the value of your home and community, the association relies on each homeowner to maintain their property.

Now is a good time to review some of your goals for 2019? If your home is ready for painting, we hope that is on your list. New paint and updated paint colors really do a lot for maintaining property values and this will be one of the association's goals, to address home painting. If you haven't replaced dead shrubs or remodeled your landscape recently you may want to include that on your list of goals as well. Please remember the emergency drought was lifted so your lawn should be lush and your shrubs and plants healthy. It's also recommended that you check your fences and replace damaged slats and stain old and discolored fences. Stain colors are posted on the website, as well as home paint colors. Please remember to ALWAYS submit any changes to your home to the Architectural Review Committee (ARC) for review and approval prior to commencing any work (ARC guidelines are also posted on the website along with ARC applications). Thank you for making the maintenance of the exterior of your home a priority. We really appreciate all that you do to help keep the neighborhood looking nice and keeping property values UP!

## BOARD OF DIRECTORS

**Bob Jones - President**  
**Rick Jordan – Vice President**  
**Richard Campbell – CFO**  
**Rosalie Hayman - 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 APPLICATIONS:

Mail plans to The Management Trust  
Questions? Please contact  
Gwendolyn Rogers #5112  
[gwendolyn.rogers@managementtrust.com](mailto:gwendolyn.rogers@managementtrust.com)

### ACCOUNTING

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

### PALADIN SECURITY

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

### ASSOCIATION WEBSITE

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

## WHO ARE YOUR BOARD OF DIRECTORS?

You are probably aware of who your elected officers are, but board positions were just recently assigned during the organizational meeting that was held on January 2, 2019. The board agreed on the following positions:

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

Board members are there to serve their communities, not their own personal interests. Great board members understand this and demonstrate respect to all community members, regardless of how they feel about an issue personally. HOA board members know that they possess no individual authority, rather, in their roles as a unified board, they make group decisions that positively impact their communities. They quickly support group decisions, even if they are counter to their own personal opinion.



We would like to thank our current board for the time, patience and enthusiasm to dedicate themselves to community issues, even though they receive no monetary compensation.

**Add JOY to your Daily Life for 2019**

1. Pay as much attention to the things that are working positively in your life as you do those that are giving you trouble.
2. Rake a big pile of leaves every fall and jump in it with someone you love.
3. Memorize your favorite love poem.
4. Learn three knock-knock jokes so you will always be ready to entertain children.
5. Don't let weeds grow around your dreams.
6. Remember that everyone you meet is afraid of something, loves something, and has lost something.
7. Regardless of the situation, react with class.
8. Let some things remain mysterious.



**HOLIDAY LIGHT ETIQUETTE**

You've been seeing holiday displays in stores since October, and by the time holidays are over, you're probably more than ready to turn off the seasonal jingles and ditch the Christmas cookies. So when you see those holiday lights staying bright deep into the New Year, you could start feeling like a Grinch.

Most of us are ready to put festivities behind us after the new year and move on. Reminders of a celebration that is long over can be bothersome. That is why the association established rules to have *holiday lights removed by the second week in January*. Even if you're the one who can't bear to take down the decorations just yet, remember, you've gotten your money's worth out of your holiday lights this year, give your electric bill a break and have those lights boxed up by **January 15, 2019** so they will be ready for next year festivities!!



Currently, the association is still in need of interested homeowners for the **Finance Committee** and the **Landscape Committee**. This year the board is looking to establish a **Social Committee**.

Starting a social committee promotes community involvement, inspires the use of residents' special talents for the greater good, and allows residents to get to know each other on a more personal level. The Board is excited with the possibilities the Social Committee can inspire!! Please contact management if you are interested in any of these committees.

**Monthly Assessments Don't Get Behind - It Costs More!**

Everyone goes through tough financial periods when the bills start accumulating and the light at the end of the tunnel seems to be getting dimmer and dimmer. But, as is most often the case, those times pass and through determination and careful financial planning we are able to get back on our financial "feet" once again.

During those challenging periods it is often tempting to avoid meeting certain financial obligations in order to meet others. However, when deciding which bills to "juggle" and which to pay remember that your monthly association dues are just as important as your mortgage payment. If you don't pay your mortgage, you will eventually lose your home. Likewise, if you don't pay your monthly assessment, the association has the right to foreclose on your property and sell it. More importantly, is that should you let your assessment become delinquent, in order to bring your account current, you will have to pay more than the original monthly assessment amount. Late fees, interest charges and if applicable various administrative and legal fees must also be paid. The bottom line: *Don't juggle your monthly assessment payment. Pay on time and avoid paying more (and possibly losing more!) in the long run.*

**2019 BOARD MEETING DATES**

**EXECUTIVE MEETING**

Private Meeting held at the Oaks at Springfield  
6:00 PM

- February 4<sup>th</sup>
- March 4<sup>th</sup>
- April 1<sup>st</sup>
- May 6<sup>th</sup>
- June 3<sup>rd</sup>
- July 1<sup>st</sup>
- August 5<sup>th</sup>

- September 9<sup>th</sup>
- October 7<sup>th</sup>
- November 4<sup>th</sup>
- December 2<sup>nd</sup>

**OPEN MEETING**

Meeting of the Board of Directors at the Oaks at Springfield  
6:00PM

- February 6<sup>th</sup>
- March 6<sup>th</sup>
- April 3<sup>rd</sup>
- May 8<sup>th</sup>
- June 5<sup>th</sup>
- July 3<sup>rd</sup>
- August 7<sup>th</sup>

- September 4<sup>th</sup>
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