



# Whitney Oaks Community Association

May 2019

NEWSLETTER



## 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 #5126  
[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

## ASSOCIATION WEBSITE

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

## GOATS

The April newsletter announced the goat's arrival by the middle of the month. That did not happen. But.....they will be here!



It is hard to predict a timeframe when dealing with nature. The goats are currently grazing 2 acres per day, they should be at 5 to 7 acres a day. When they don't want to eat, they don't want to eat, grasses are also rich in the beginning.

Keep your eyes posted, the starting point is still scheduled for the Hillcrest area.

## Opening on the Architectural Committee

The architectural committee's (ARC) responsibility comes from the Association's bylaws or CC&Rs. The ARC members are responsible for maintaining the aesthetic and structural integrity of the Association. Applications are reviewed on the *third Wednesday of each month*.

Prior to making any physical improvements or modifications to a member's property, the ARC will review applications including, but not limited to; Exterior paint • Landscape • Sheds • Pools • Solar • Fencing. The ARC does not review new construction plans. Due to the complexity of new construction plans, the review and approval is handled by a third-party architect.

One of the many benefits of living in a planned community is the aesthetic cooperation of homes. The improvements benefit everyone in the community, and Owners are encouraged to make improvements to their homes. *Remember; The common appeal of your community relies on the CC&Rs set in place by the Association from the first groundbreaking.* The community has architectural guidelines in place, the ARC's job is to make sure those guidelines are followed. The process is worth the time and effort.

If you would like to help preserve and grow the value of your neighborhood by joining this committee, please contact management.

## Leashing Your Dog is the LAW

The law always requires that dogs be kept on a leash when on public property. Dogs must always be under control of their owners .



The intent of the law is to protect the health and safety of the public and to protect your pet. The common area and trails are intended for the enjoyment of all residents. Everyone should enjoy the outdoors and not feel intimidated because of the uncertainty of what may be encountered on their walks.

### *Reasons to Use that Leash.....*

- *It's a great good neighbor policy, preventing your dog from trespassing on the neighbor's property during your walk.*
- *It keeps your dog from jumping on people you encounter.*
- *Prevent the spread of disease. It is less likely that your dog will be exposed to Parvo or Distemper, leashed dogs can be restrained from "sniffing" other droppings.*
- *It is your Pet's Lifeline! Protect your pet from traffic and unrestrained animals.*
- *Other wildlife will thank you! It keeps your dog from chasing squirrels, turkeys or other wildlife.*
- *It is the LAW! The law is in place to protect other members of the public and your pet from injury.*

### *Positive life*



Having furry friends is a lot of fun, but it is a lot of responsibility. Taking daily "leashed" walks is a great way to tune up your relationship, learn new things, and bond with that special friend in your life.

### *Walk your dog - It's Healthy!!*

- *You burn energy*
- *It helps digestive health*
- *It reduces destructive behavior (for your pet)*
- *It builds confidence and trust*
- *It is a chance to learn social skills*
- *Bring the kids! It's a chance to explore*

*Remember, always keep your dog in control and on a leash. This isn't about you; it is about having consideration for your neighbors and community.*

## Down the Drain

Washing your car may seem like a great way to beat the heat this summer while accomplishing something constructive on your to-do list. But you might want to think twice about the environmental impact before you park your car in the driveway and pull out your bucket, hose and old towels.

Even if you use a biodegradable cleaner, the soapy water that runs off your car when you hose it down not only contains detergent, but residue from automobile fluids like oil, gasoline and antifreeze. Each time you rinse your car, the contaminated water flows untreated directly into the stormwater system and eventually makes its way into streams and rivers. And, as the water runs out of your driveway and down the street toward the storm sewer, it also picks up other toxic substances, like fertilizers, petroleum deposits and surface paint from the pavement.

As an alternative, consider using a commercial carwash facility. Whether a conveyor type, self-service, in-bay automatic or custom hand-wash business, these establishments are required by the U.S. Environmental Protection Agency (EPA) to capture and route their wastewater to a treatment facility before the water can be discharged into the sanitary sewer.



**TOXIC** residues aren't the only reason to take your car to a commercial car wash. Rinsing your car at home with a garden hose can use as much as 10 to 15 gallons of water per minute, while professional car wash facilities can limit the water flow to as little as three to five gallons per minute. If you spend an hour in your driveway washing your car, you may have sent as much as 150 gallons of contaminated water directly down the drain. This is especially important in long summer dry spells.

You can help the environment and save time this summer: leave car washing to the professionals.



THUNDER VALLEY  
CASINO RESORT



WHITNEY OAKS  
GOLF CLUB

EXCLUSIVE INVITATION  
TO OUR OPEN HOUSE

# DERBY DAY

AT WHITNEY OAKS  
THURSDAY, MAY 16, 2019

5PM-8PM

*You and a guest are cordially invited to  
celebrate an unforgettable evening  
with us as we say "Thank You!" to our  
fabulous Whitney Oaks community.*

## Meet the Pros

**Complimentary Hors d'oeuvres,  
S'mores Bar and Refreshments**

**Live DJ, Lawn Games and Petting Zoo  
Exclusive Offers and Raffle Prizes, featuring  
items from Thunder Valley Casino Resort,  
Whitney Oaks Golf Club and more!**

*We look forward to seeing you at our Derby Day!*

*With warmest regards,*

**Team Whitney Oaks**

**RSVP BY WEDNESDAY, MAY 8  
PLEASE CALL 877.468.8777**

Whitney Oaks Golf Club, owned and operated by the United Auburn Indian Community and located about 30 minutes from Sacramento, prides itself on providing world-class service. Features include an immaculate 18-hole course, driving range, clubhouse with bar & grill, and a well-stocked Pro Shop, plus spacious facilities large enough to accommodate weddings and banquets. The course was designed by golf legend Johnny Miller and developed in 1997.