



Whitney Oaks Community Association

August 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

ASSISTANT MANAGER:

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

ARCHITECTURAL APPLICATIONS:

Mail plans to The Management Trust
Questions? Please contact
Brittany Hanson #5104
brittany.hanson@managementtrust.com

ACCOUNTING

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

FIRST SECURITY SERVICES

Patrol Hours: 8:00PM-5:00AM

ASSOCIATION WEBSITE

www.whitneyoaks.org

2020 Board Elections are Coming Soon

Volunteer board members are essential to the harmonious functioning of a planned development. To be a good board member, you'll need to act as a proactive team player, who uses diplomacy, discussion and reasonable negotiation to find best solutions for the community.

In general, board members have a fiduciary duty and obligation to:

- Act in good faith
- Act in the best interests of the HOA as a whole
- Be informed prior to acting
- Not take any actions without proper authority, and
- Not take negligent, or willfully harmful actions



Are YOU up for the Challenge? Then we encourage you to fill out the **Notice of Desire to be a Candidate** along with the **2020 Self-Nomination Form** to management, the deadline to receive your paperwork is **September 16, 2019 prior to end of business (5:00 PM)**. The annual meeting will be held on **Monday, November 11th at 7:00PM**. This year the board will have three (3) open seats to fill. Board members who have terms ending:

Richard Campbell • Rick Jordan • Natalie Trost

Summer Season Blues

Summer is BBQs, swimming pools.....and the blues? Soon daytime will be less frequent but as the seasons change there is a lot to look forward to! Before you know it, the sun will be beaming down on everyone's smiling face!!

So.....get a good night's sleep, clean out your closet, go on a "staycation" and don't forget FUN! Go to a new place for dinner or plan a movie night. If you are really missing summer, keep motivated throughout the year by planning a trip for next summer.

One more thing to remember, the pool will be closed after Labor Day, **September 2, 2019** but summer isn't a limited time offer; it is coming back again next year!



Summer Lawn Care Tips

Sacramento has some HOT summers, how to handle the heat with summer lawn can be a challenge. Lawn care options do exist for those hot months and with a few extra practices in place will help keep your lawn looking beautifully green all summer. LawnStarter has the following tips:



MOWING: If your lawn has more cool season grasses than warm season ones, avoid over mowing during the summer. Cool season grasses include fescue varieties, Kentucky bluegrass, and ryegrass. These grasses tend to grow most during spring and fall and will slow growth during oppressive heat. With cool season grasses it is best to mow once a week.

Most grasses in the valley are warm season grasses and include bahia, St. Augustine, zoysia, Bermuda, and centipede. These grasses tend to grow most during hot summer months, meaning mowing during the summer will simply become a necessity.

WATERING: Watering your lawn is a necessity during the hot months and a common difficulty associated with summer watering is that plants just don't seem to take in enough water and end up browning or wilting. Try watering your lawn between 2 and 8 in the morning to avoid water losses due to evaporation. To encourage a deep healthy root system growth, water should reach as deep as 6 to 8 inches into the soil.

FERTILIZING: This can be the most important factor for your lawn. It is recommended the lawn is fertilized with complete fertilizer (containing nitrogen, phosphorus, and potassium) once either during late May or early June. Warm season grasses will tend to display better, greener colors once the weather turns cool if the lawn is fertilized correctly during the warmer months.

Weed of the Month: The nutsedge weed (also known as nut grass), can be difficult to control due to the extensive root system. There are steps you can take to keep your lawn *nutsedge* free. Seems many lawns in Whitney Oaks are battling the Nutsedge!!



When purchasing new soil, riversand, or plants, check the soil for nutsedge tubers, you can unknowingly introduce your lawn to nutsedge through new plants, flowers, and soil.

Nutsedge can grow in almost any type of soil or climate, but truly thrives in damp, moist soil. Maintain your soil and make sure there is proper drainage in your lawn. You can core aerate your lawn to assist in the draining of excess moisture.

Maintain a healthy lawn because a healthy lawn is less likely to have nutsedge. By practicing some basic lawn care tips, you can keep your lawn thriving and help eliminate a nutsedge problem before it starts.

ASSOCIATION VENDORS



The association hires vendors to fulfill contracts approved and authorized by the Board of Directors. It is important for contractors or service providers to have clear direction and understand who is authorized to provide them with instructions.

Owners/residents are not permitted to re-direct the vendors working for the association. It puts the contractors or service providers in a terrible position. If you have a maintenance item to report **do not contact the vendor directly, this applies to all vendors who are on the property working for the association.** Please contact management to report your issue.

EMAIL SIGN UP REMINDER

If you have not signed up for electronic email distribution, this is a great time to complete the enclosed form and return to management.

When you save the association money, you save yourself higher assessments, plus you are helping the environment and trees.

Thank you!



NOTICE OF DESIRE TO BE A CANDIDATE

I desire to be a candidate for election to the **Whitney Oaks** Association's Board of Directors in the upcoming election. I am the owner of the Lot identified below, which is within the _____ subdivision.

By submitting this *Notice of Desire to be a Candidate*, I understand and acknowledge the following:

1. I may, but am not required to, submit a *Director Election Statement* to the Association. The content of my *Director Election Statement* must be reasonably related to the election and must not exceed one side of a single 8½" x 11" page. Black-and-white copies of all *Director Election Statements* that are timely received will be included with the ballot package which will be mailed to Association Members. By submitting a *Director Election Statement*, I accept full responsibility for its content and agree to indemnify the Association and its agents and representatives for any and all damage arising from and related to any such content.
2. It is my responsibility to confirm that this *Notice of Desire to be a Candidate* and my *Director Election Statement* were received by the Association.

[Print Name]

[Date]

[Signature]

[Lot # or Property Address]

PLEASE RETURN this form with your "*Self-Nomination*" form. Both forms must be filled out and submitted to management on or before the deadline to have your name added to the 2020 ballot.



WHITNEY OAKS

Whitney Oaks Community Association

2020 Self-Nomination / Candidate Statement Form

Name: _____

Homeowner in Whitney Oaks Community Association _____ Years

Phone Number: _____ Email Address: _____

Home Address: _____

Check this box if you do not wish to publish your phone number or email address.

My Vision for the Whitney Oaks Community Association:

Please be advised

This form and any attachments or information you provide will be mailed to all Homeowners with the election ballot as submitted by you. Management will not change or make any corrections.

Candidate Night is scheduled for October 9th at 7:00 PM and will be held at the Springfield Community Clubhouse: 2801 Springfield Dr. Rocklin, CA

Annual Membership Meeting is scheduled for November 11th at the same location and time. There are three (3) board seats with expiring terms.

Please return this form on or before September 16, 2019 @ 5:00 PM to:

Whitney Oaks Community Association

c/o The Management Trust, P.O. Box 1459 Folsom, CA 95763

Phone: 916-985-3633 Ext. 5125

Email: melissa.bell@managementtrust.com



Association Email Distribution Form

Whitney Oaks Community Association

Whitney Oaks offers email distribution services to its members. By signing up for email distribution, not only are you *going green and saving trees*, but you are saving the Association *substantial expenses on copying, postage and supply costs*. Ultimately your participation in electronic delivery will assist the association to keep **YOUR** assessments down. We are encouraging all Whitney Oaks Members to **sign up** for email distribution services. Please complete the consent form below and return it upon your earliest convenience.

Electronic documents include, but are not limited to:

- Pro Forma Operating Budget and Reserve Study
- Notices of Proposed and Adopted Rule Changes
- Announcements
- Notices of Year-End Financial Reports
- Secondary Address Notification Request
- Architectural Changes Notice
- Year-End Review of Financial Statement
- Assessment Collection Policy
- Monetary Penalties (Fine) Schedule
- Newsletters

Registration forms must be signed and only one email address will be accepted per property address. Signed forms may be scanned and emailed to Management at mikki.cooper@managementtrust.com or returned by mail to Whitney Oaks Community Association, c/o The Management Trust • P.O. Box 1459 • Folsom, CA 95763.

Please note that delivery of notices, disclosures and/or documents is complete at the time of email transmission. Further, ***I understand and agree that it is my responsibility to notify management of any email changes.*** I also understand that any documents [delivered by email transmission] and other non-electronic forms, can be made available to me as a hard copy at any time upon my written request.

You may cancel email delivery at anytime upon a written request.

The undersigned member hereby agrees to receive electronic delivery of association documents.

Signature of Owner

Date

Printed Name

Property Address

Email Address

Phone Number

Please make sure your information is clearly written so you don't miss any mailings!!