



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:

Laura Smyth: Extension #5144
laura.smyth@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



This year we have four (4) candidates running for three (3) open seats. Candidates night is to provide the residents of Whitney Oaks the opportunity to meet the candidates running for the Board of Directors and to hear their position on issues facing the community. This year the following candidates will be on the ballot. *Candidates are listed in alphabetical order by last name:*

- Richard Campbell
- Rick Jordan
- Nathan Garcin
- Stanley Laderman

Meet the Candidates night is scheduled to be held at 2801 Springfield,

Wednesday, October 9, 2019 @ 7:00 PM

This is a perfect time to meet the people you are voting in to govern your community. Questions will be in written format only from the audience and will be handed to each candidate for a brief response. *Refreshments will be served.*

An election package including a ballot, and two pre-addressed envelopes (with instructions on how to return your ballot), is included with this mailing if you are an Owner. There is only one ballot per household, and you can only vote for the number of seats available. In other words, in this election, there are four (4) members running for three (3) seats, that means you may only cast three (3) votes. Once a secret ballot is received by the inspector of elections, it shall be irrevocable. If a member casts a ballot, the ballot cannot be retrieved to be changed or revoked.

We are here to help. Have questions about returning your ballot? Please contact Laura Smyth or Mikki Cooper.

The annual Meeting of the Membership will be held on **Monday, November 11th @ 7:00 PM.** Location of the meeting is 2801 Springfield in the Springfield Clubhouse.

A BITTERSWEET GOOD-BYE

Melissa Bell

I would like to take this opportunity to let you know, after 15 years working with a terrific company, The Management Trust, I am "semi" retiring and my last day is September 27th. I may attend an October meeting to support your new manager, **Laura Smyth**. Laura's been with The Management Trust since 2011 and quickly moved up in the company. She was awarded **Employee of the Year** in 2017. Laura is certified with CACM (California Association of Community Managers) and is very dedicated to her profession, she will be a great asset to your association.

Thank you for every experience shared, friendships made, and the opportunity to work alongside some of you. The last 3 years have been very rewarding. I supervised several communities in my tenure and **Whitney Oaks**, by far, is the best association yet.

YARD SAFETY

Properly maintaining your yard helps your home and our community look good. Just make sure that safety is a priority when undertaking your landscaping efforts:

- Clear sticks and debris before you mow. Random debris kicked up by a lawn mower can seriously injure you and those around you. Also, mowing debris shortens the life of your mower and dulls the blade.
- Replace the cord on your weed trimmer. Your trimming will be safer if you have strong trimmer cords. Always wear eye protection when using a trimmer.
- Maintain your lawnmower in top working condition. If you find yourself mowing the same areas again and again, it's time to inspect your lawnmower. Keep a maintenance checklist of important components like air filters, blades and oil.
- Keep plants and shrubs about five feet from foundation walls, and keep trees at least six to 20 feet away, depending on their size. Plant roots that are too close to the foundation not only cause damage to the structure but may also attract bugs and mold into your home since they tend to hold moisture.

ONLINE SHOPPING

FALL is here and we all know the holidays will be upon us in the blink of an eye. If you are counting, 93 days!! When shopping online it's a good practice to start early; some online shopping tips seemed appropriate to share.

According to the Privacy Rights Clearinghouse (PRC) The safest way to shop online is with a credit card. In the event something goes wrong, you are protected under the federal Fair Credit Billing Act.

You have the right to dispute charges on your credit card, and you can withhold payments during a creditor investigation. When it has been determined that your credit was used without authorization, you are only responsible for the first \$50 in charges. You are rarely asked to pay this charge.

Make sure your credit card is a true credit card and not a debit card. As with checks, a debit card exposes your bank account to thieves. Your checking account could be wiped out in minutes. Further, debit and ATM cards are not protected by federal law to the extent that credit cards are.

Using only one of your credit cards for online purchases can make it easier to spot fraudulent activity. Likewise, turning on text message or email alerts to notify you about any purchases can be a great way to quickly detect fraud.

Online shopping by personal check leaves you vulnerable to bank fraud. Sending a cashier's check or money order doesn't give you any protection if you have problems with the purchase.

Never pay for online purchases by using a money transfer service. You could be transferring cash to a fraudster. Scammers will ask consumers to send them payment using a money transfer service such as Western Union or MoneyGram because they can get your cash fast and it's difficult to trace.

Legitimate sellers normally do not ask consumers to send payment that way. Money transfer services should only be used to send money to people that you know well, not to unknown sellers of merchandise online.