

Whitney Oaks

Community Newsletter



Common Areas – Condominium Edition

Sometimes common areas are hard to distinguish especially in a detached condominium areas, Abby Court, Lawton Court, Kensington Court, and Sterling Drive.

Here are some things to consider:

- If you see a weekly service provider (Bianco Landscape Management), chances are the common area landscaping is completed by the Association. Common areas may include locations in the front, back and side of your home, but will not include any areas or plantings in your fenced yard areas.
- Making changes to common areas are prohibited unless Board approval has been granted. For example; adding gravel/step-stone paths, adding concrete, plant removals, plant additions. If you have installed these types of items in common areas, please remove them and restore the area to its original condition.
- It is also wise to be mindful of where outside décor items like statues and pots are placed. Items placed in common areas may be damaged during vendor service. ■

Golf Course

With summer brings an eagerness to get outside and enjoy the sunshine and explore areas of the community. However, we have noticed an uptick in traffic going through the golf course during play. Please be reminded that this is extremely hazardous. Unless you have signed up to play a round of golf, please stay off greens. Your safety is important. ■

Common Area / COVID Restrictions

The Board of Directors is happy to announce that the Hillcrest gym, Hillcrest pool and Black Oak pool will be open daily from 6AM to 9PM until further notice. Please be aware of the following updates to masking and facility protocol:

All persons entering Association facilities who are not fully vaccinated must wear a face mask indoors and outdoors where six (6) feet of distance cannot be maintained. Those entering without a mask self-attest that they are fully vaccinated. We encourage all facility users to recognize the self-attesting honor system being used to fully open facilities. ■

Community Helping Hand!

The Board of Directors is looking for a few good volunteers to assist with the 2021 Director Election ballots!

We'll need help counting, opening and verifying ballots at the November 2021 Annual Meeting.

If you are interested in helping out please complete the volunteer form found on the Whitney Oaks website:

<https://whitneyoaks.org/assets/files/Volunteer%20Form.pdf> ■



BOARD OF DIRECTORS



Rosalie Hayman	President
Ross Ainsworth	VP
Rick Jordan	Secretary
Richard Campbell	Treasurer
Stan Laderman	Director



ASSOCIATION WEBSITE

<http://whitneyoaks.org>



ASSOCIATION MANAGEMENT



The Management Trust

P.O. Box 1459
Folsom, CA 95763
Phone: 916.985.3633

AFTER HOURS EMERGENCY
866-324-3704

INTERIM MANAGER:

James Hofmann: Extension – 5107
james.hofmann@managementtrust.com

ASSISTANT MANAGER:

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

ASSISTANT MANAGER:

ARCHITECTURAL APPLICATIONS &
COMPLIANCE:
Stefanie Landeros: Extension- 5121
Stefanie.Landeros@managementtrust.com

ACCOUNTING

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

Wishing you a happy and safe 4th of July!

- Whitney Oaks Board of Directors

TMT Software Upgrades

We are excited to announce that effective July 1, 2021, The Management Trust will be launching a new enterprise software system that will enhance our ability to provide an exceptional customer experience.

Our new software has increased functionality and communication tools designed to make it easier for you to interact with us, and know in real time, the status of payments received, account information, work orders placed, etc.

Following is what to expect with the conversion process:

- All of your personal telephone and email information currently on file will be transferred to the new system. If we do not have your email and phone number, please provide them to your community or village representatives so that you may take fullest advantage of our new software's many features.
- New welcome information detailing access to web portal functionality will be provided once the new software is launched.
- Your personal account number will change slightly to include prefix numbers that identify your community's designated client number.
- Assessment payments will still be accepted using your existing TrustLink account number. Your new account number will be reflected on future statements and/or coupon books.
- If you utilize ACH services for assessment payments, no action is necessary on your part. All ACH information we currently have on file will be transferred to our new software.
- Embedded electronic communications with your Manager or Community Support Specialist can be routed directly through our system allowing all parties to have a history on communication and messages.

We invite you to visit: <http://update.managementtrust.com> to get a demonstration of our new software and all the functionality available to you. We are excited about this development and are certain you will be as well. ■

Parking Variances

It is summer now and we have a lot of family and friends starting to visit again! Please be reminded that short-term parking variance requests can be made via management. Please be sure that your request is made in writing and e-mailed to mikki.cooper@managmenttrust.com, a minimum of 24 hours prior to your needs. Please also note that the management office hours of operation are from 9am – 4pm Monday through Friday. For longer-term requests, please be sure to complete a parking variance request form. The form can be found at <https://whitneyoaks.org/documents/>. Please be sure to follow the instructions on the form and submit photos with your request. ■

Garage Doors

Even with privacy gates at most entrances to the community, it is still important to keep garage doors closed when you are not present in the area. Not only can leaving garage doors open be a safety and security issue, it is also not the most scenic view for neighbors. ■

Association Meetings

As locations begin to open with less restrictions, it is the Board's goal to move back to in-person meetings when possible. Some meetings may still be conducted virtually or by teleconference. Please be sure to review the Whitney Oaks website for agendas and contact management for participation information. Agendas will be posted at the Hillcrest bulletin board and on the website. The tentative 2021 meeting calendar will be posted on the meetings site. <https://whitneyoaks.org/meetings/> ■

Blue Knight Security

Blue Knight Security has been contracted by the Whitney Oaks Community Association to review areas of the community excluding the Springfield Association.

Nightly, officers patrol streets and common areas to review street parking, disturbances, respond to owner calls, and review building security.



24/7 Dispatch: 916.299.0911

Guard Direct Line: 916-512-5144

Please note that this will be routed directly to the guard on-duty during the timeframe that guards are onsite. ■



Have questions about gate remotes, keys, or other access devices.

Check out some commonly asked questions and answers on the Whitney Oaks website at:

<https://whitneyoaks.org/remotes-keys-patrol/>

While you are on the site, be sure to check out the projects page for additional upcoming project information.

<https://whitneyoaks.org/projects/> ■

Volunteer Spotlight – Eric King

ARC Chair – Whitney Oaks Homeowner's Association

I enjoy being part of a community and feel Whitney Oaks is a wonderful community. I remember reviewing the various homeowner's documents prior to moving to the community and feeling that these documents demonstrated the care, concern and importance homeowners put into maintaining high standards in their community. I wanted to be a part of that community.

I moved to Whitney Oaks from Sacramento in 2010. I lived in an HOA down there and was familiar with the rules, regulations and guidelines normally found in an HOA. I attended the monthly HOA Board meetings and found a lot of activity and people who were committed to Whitney Oaks.

An opening on the Architectural Review Committee (ARC) in 2014 provided the opportunity for me to become more actively involved in Whitney Oaks. I see the ARC as a critical feature of Whitney Oaks as the ARC is tasked with maintaining and enhancing value and aesthetics associated with the community. In a community of over 1,000 single family homes, expecting people to have similar standards can be challenging. But that is part of what living in an HOA provides; guidelines and parameters around which people can exercise creativity in their home style while at the same time adhering to certain high community standards.

During my tenure as ARC Chair, the committee has worked on various projects, such as:

- Revising the Architectural Rules, striving to consolidate information contained in the CC&Rs, Homeowner Manual and other community documents.
- Expanding and updating the color palette for homeowner interested in painting their houses.
- Developing standards for driveways, fences and generators as new issues arise and are brought to the committee for consideration.

Committee meetings are lively discussions of the applications being considered. I feel the ARC committee members take their positions seriously and honestly take the time to review and consider the applications on the monthly agenda. The past year with Covid restrictions has been challenging. The ARC has been meeting remotely, and has not postponed any meetings, ensuring community homeowners the ability to continue to address their landscaping, painting, and solar improvements to their homes. I feel the committee takes its responsibilities seriously, and really takes its time to thoroughly review and discuss the applications presented.

I enjoy being part of Whitney Oaks and am honored to be able to contribute back to the community.

I also enjoy gardening, hiking, and volunteering at the Field Haven Feline Center.

If you would like to learn more or donate to the Field Haven please visit the link below.

<https://fieldhaven.com/> ■



Whitney Oaks Wildlife Notes

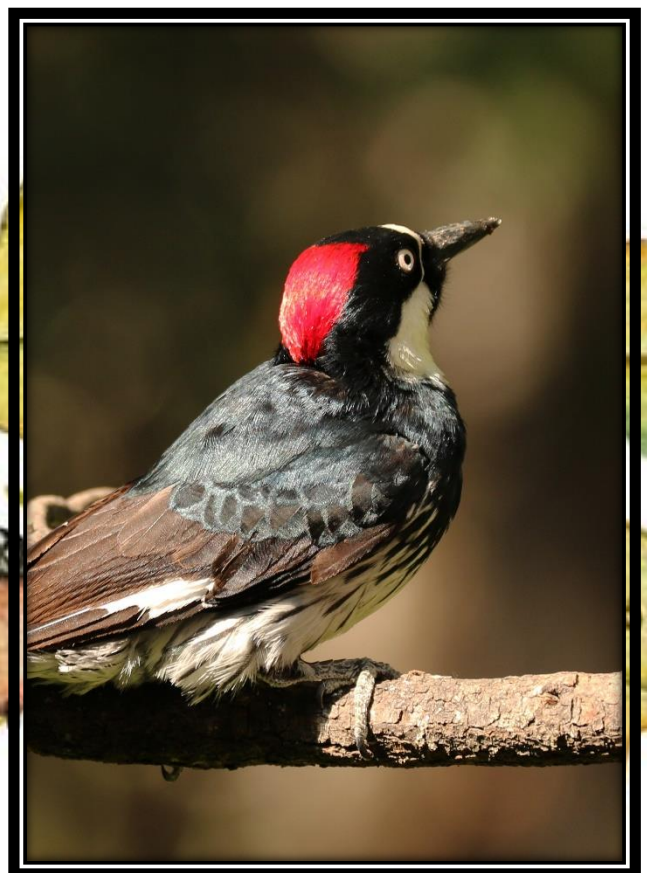
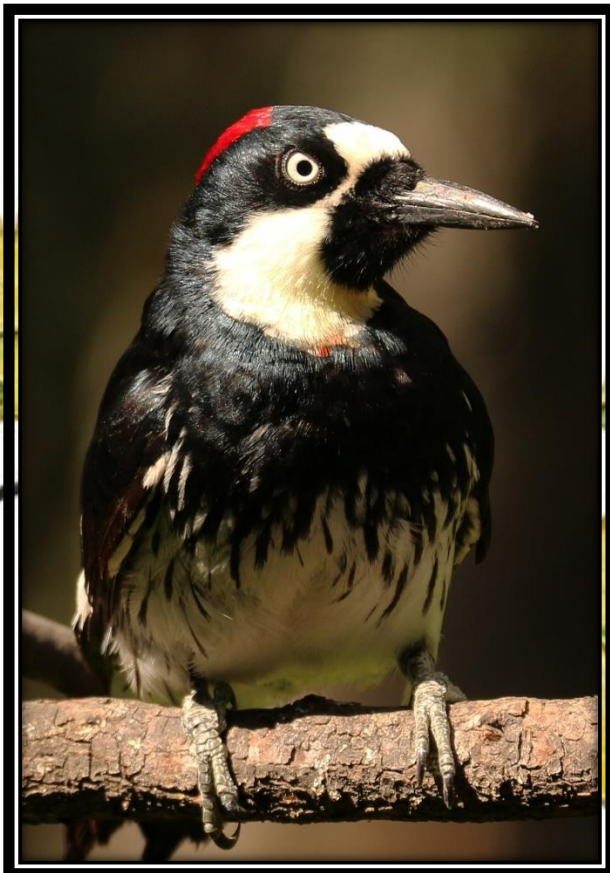
Ed Price

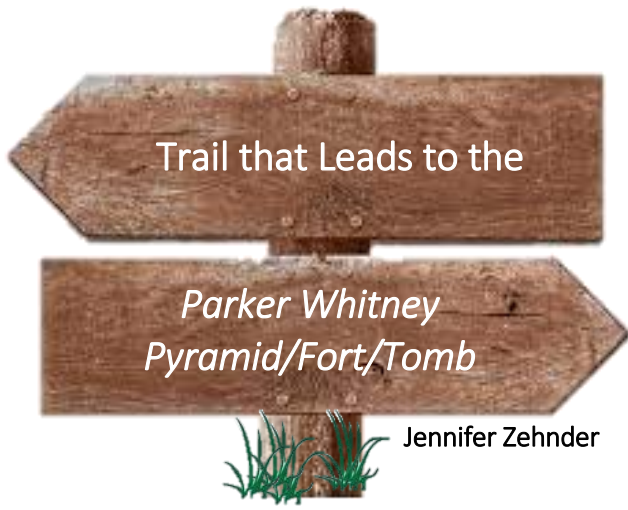
The **acorn woodpecker** is the woodpecker species most often seen and heard in Whitney Oaks. It is largely black and white with a bright red cap on its head and sinister-looking white eyes with black pupils (see photos). If you have not seen acorn woodpeckers you have undoubtedly heard their noisy raucous calls, one of which sounds like *wack-a, wack-a*. Acorn woodpeckers are also known for drilling acorn-size holes in dead trees and storing acorns in these holes for future consumption. Unfortunately, they are also attracted to vent holes in the eaves of houses and the entrance holes of nest boxes put out for hole-nesting birds. I have had to put a metal plate around the entrance holes of the bluebird nest boxes in our backyard to keep the acorn woodpeckers from enlarging the holes.

In one of the oak trees in our backyard there is a 6-inch-deep nearly vertical hole into which the woodpeckers drop acorns each fall. Although I have never seen a woodpecker remove acorns from this hole, by late spring nearly all of the acorns are removed. I once saw an old shed in the country with a small open knothole on one of its wall boards. In the fall acorn woodpeckers would drop acorns through that knothole so that a pile of the nuts would accumulate on the ground inside the shed.

Interestingly, acorn woodpeckers are often found in communal groups of several breeding males and females. These groups cooperate in raising young in a single nest, a behavior quite unusual for birds.

More photos of acorn woodpeckers can be seen on Ed's photo website <http://edwardprice.zenfolio.com/>. ■





Jennifer Zehnder



Trail

The Pyramid Restaurant/Bar, located across from the Whitney Oaks Golf Course Pro Shop, received its name from a landmark situated along the golf course within the Whitney Oaks Community.

Keep reading If you are interested in seeing the Pyramid and reading the dedication marker for yourself on your next trail hike!

Drive to Monument Park (northwest corner of Ketchikan Drive & Hood Road)

Walk along Hood Road from Monument Park toward the direction of the golf course (east)

Turn left in front of the first and only house on your left and continue walking along the paved single car road past another home.

Once past the two homes, there is a fork in the path, which you take to the left.

* If you go to the right you will be on the golf course.

Follow the path which curves/rounds left and then right and the will be on the right side.

There is a path that starts to the right which will take you to the gate and then to the area where the pyramid is located.

At the entrance to this last path is a dedication monument marker. It gives insight into the history of Joel Parker Whitney and his family's contribution to Rocklin. ■

