

# Whitney Oaks

## Community Newsletter

November 2020



### Annual Membership Meeting / Director Election 2020

Thank you to all that attended the Annual Meeting on November 9<sup>th</sup>. As previously noted, the Director Election was uncontested. Therefore, the two candidates that applied, filled the two open Board spaces available, and were appointed to the Board of Directors during the November 9<sup>th</sup> meeting. We also thanked our fantastic committee volunteers and provided a virtual round of applause to Bob Jones for his years of service to the Community.

During our upcoming Board meeting the Board will organize their positions and begin making plans for 2021. Please do be sure to check agendas that are posted on the website, with ongoing pandemic restrictions, many meetings may be conducted via zoom or teleconference. Agendas are posted at the bulletin board at the Hillcrest pool and on the Whitney Oaks website at: <https://whitneyoaks.org/meetings>. ■

### Gate Codes

Did you know that there is a monthly vendor code?

The monthly vendor codes help to ensure that resident/homeowner gate codes are used for residents only. Please feel free to give the vendor code out to those making deliveries or the pizza guy. This helps ensure that those using the code do not have continuous access to the community. Please do keep the resident gate code in confidence.

For questions about gate codes or the gates in general, please feel free to contact Mikki Cooper at [Mikki.Cooper@managementtrust.com](mailto:Mikki.Cooper@managementtrust.com).

### Pet Etiquette

Please be sure to keep furry friends on a leash when walking the community. Pets should always be under the control of their owner when not in the home or in a secured backyard. Please remember, the leash and pet baggies prior to an outing. ■

### Projects

The Association will be wrapping-up the year with a few more common area projects. Please keep your eyes peeled on the projects portion of the Whitney Oaks website. Please visit <https://whitneyoaks.org/projects/> for project updates and details. Please do note that projects and details can change and change quickly due to weather and other circumstances.

- *Street Sweeping*
- *Unit 39 fencing repairs*
- *Barking: Unit 44, Unit 39, and slope area between gates 18 and 20.*
- *Trail Paving improvements*
- *V-ditch repairs and improvements* ■

### Parking Variances

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](mailto: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. ■

### BOARD OF DIRECTORS

Ross Ainsworth  
Richard Campbell  
Rosalie Hayman  
Rick Jordan  
Stan Laderman



### BLUE KNIGHT SECURITY & PATROL



24/7 Dispatch: 916.299.0911  
Guard Direct Line: 916.521.6034  
*only during patrol hours*



### The Management Trust

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

AFTER HOURS EMERGENCY  
866-324-3704

### ASSOCIATION MANAGEMENT

MANAGER:  
Laura Smyth: Extension-5144  
[laura.smyth@managementtrust.com](mailto:laura.smyth@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  
Brittany Hanson: Extension-5104  
[brittany.hanson@managementtrust.com](mailto:brittany.hanson@managementtrust.com)

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

ASSOCIATION WEBSITE  
<http://whitneyoaks.org>

### Volunteer Opportunities

We always are interested in a few volunteers that are willing to generously donate their knowledge, skills, and abilities to the community. Currently, we are looking for a group of three that may be interested in servicing as the Whitney Oaks Community Association Inspector of Elections.

With SB 323 in affect, membership balloting and elections have additional regulations not no longer allow for current vendors of the Association to serve as the Inspector of Elections. If you are interested in opening, counting, and approving ballots and elections for the community, please contact Laura Smyth at [Laura.Smyth@managementtrust.com](mailto:Laura.Smyth@managementtrust.com).

### Holiday Décor Reminder

Door and other exterior decorations are permitted and encouraged during the holiday season with the following caveats:

- The décor must not be put up/out until one month prior to the holiday (*for you over-achievers*).
- Removal of the décor must be no later than two weeks after the holiday.
- No decorations are allowed on/in common areas.

We look forward to seeing everyone's creative decorating ideas and twinkly lights to make the season bright! ■

### Budget 101

Thank you to all that joined in the Budget 101 class. We hope that you found it educational and that we were able to answer some of your questions regarding the Association annual budgets. A big thanks to Steve VanUnen and the rest of the Finance Committee to their hard work collecting data for the presentation and budgets. ■

### 2020 – A Year for the History Books

All our households have had to adjust to manage the changes that are occurring in relation to the pandemic. These changes are different for every household and individual and vary in both degree and substance.

The Board of Directors recognizes how stressful these times can be for everyone and how difficult change can be. We ask for your continued kindness and understanding while our neighbors continue their adjustments.

Regarding the gym and common areas, we hope to provide you with updates on an opening status as soon as the possible, but currently will remained closed. With the continued changes mandated closures and protocols, it has too been a time of adjustment for the Association. ■

### Holiday Cheer

Why was the Thanksgiving soup so expensive?  
--It had 24 carrots!

Why didn't the cook season the Thanksgiving turkey?  
--There was no thyme!

What kind of noise does a limping turkey make?  
--"Wobble, wobble." ■

