



Welcome Rich Abdalah

Homeowner Rich Abdalah joined the Whitney Oaks Board of Directors earlier this month. Rich is a Whitney Oaks homeowner with years of experience in Real Estate Law. Rich also belonged to a Planning Commission and Chamber of Commerce in the Bay Area, all of which makes him an excellent addition to the Board of Directors. Please give a warm welcome to Rich when attending the Open Session Board Meetings. ■

AT&T Work Within the Community

The Whitney Oaks Board of Directors are excited to share they have made an agreement with AT&T to bring high speed broadband fiber service to the Community, including Springfield.

AT&T have informed us work within the Association will begin first in the Pioneer and upper Black Oak/Coldwater areas with limited traffic interruptions. There is currently no firm start date. We have attached a map of the first phase of the work, as well as a Fact Sheet of frequent questions we have been receiving regarding the AT&T upgrades. The Board will continue to share information as they receive it in the monthly newsletter and emails such as this one. Updates will also be given at each Whitney Oaks Board of Directors Open Meetings. These meetings are held at 6:00 PM on the first Wednesday of every month at the Rocklin Event Center. The next meeting is September 4th. ■



Capital Improvement Written Ballot

A written ballot was recently mailed/mailed to all homeowners for proposed work to add two pedestrian gates, one at each of the vehicle gates on Pebble Beach Rd., where there are currently none. If you do not receive a ballot via USPS or email, please reach out to management before the voting deadline of September 30, 2024. ■

Golf Course Etiquette

Now that summer is beginning to cool there is a renewed eagerness to get outside and enjoy the sunshine and explore areas of the community. However, we have noticed an uptick in pedestrian, bicycle, and private golf cart traffic going through the golf course. Please be reminded that this is trespassing and extremely hazardous. Unless you have signed up to play a round of golf, please stay off the course. ■

BOARD OF DIRECTORS



President	Rick Jordan
Vice President	Rosalie Hayman
CFO	Mike Miles
Director	Phil Johnson
Director	Rich Abdalah

ASSOCIATION WEBSITE

<http://whitneyoaks.org>

ASSOCIATION MANAGEMENT



The Management Trust

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

AFTER HOURS EMERGENCY
916-985-3633 Extension 2

ASSOCIATION MANAGER:

Dawn Scott: Extension-5126
dawn.scott@managementtrust.com

ASSISTANT MANAGER:

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

ASSISTANT MANAGER:

COMPLIANCE:
Brendan Lohan: Extension-5140
brendan.lohan@managementtrust.com

ACCOUNTING

Accounting Inquiries: (949) 263-4359
ext. 8825
nc-accounting@managementtrust.com

RockRidge Residents

In preparation for fence maintenance projects, we ask all residents on Sterling Drive and Abby, Kensington & Lawton Courts to begin to cut all vegetation away from wrought iron and wood fences. This includes all vines and potted plants. Look for more information soon on specific dates & scope of work! ■

Updated Exterior Paint & Fence Stain Colors

The approved Exterior Paint and Fence Stain colors have been updated! Please utilize the new colors when planning projects for ARC Committee review. All Exterior Paint Forms and Fence Stain information are available to review on your homeowner web portal or at <https://whitneyoaks.org/documents/>. ■

Architectural Application Process

Most exterior projects on your home, including fence replacements and staining as well as painting of homes (even if you are painting the home to match existing colors), require the Architectural Committee's review and approval before work can commence. Recently, Homeowners have been completing work on their homes without going through the architectural process for approval from the Architectural Committee. Architectural applications and the Association's Architectural Guidelines can be found on the Whitney Oaks website at <https://whitneyoaks.org/documents/>. Architectural meetings are held every third Wednesday of the month, via Zoom. For additional architectural application questions please contact Dawn Scott via email at dawn.scott@managementtrust.com. ■

Parking in the Association

Parking is not permitted on the street in the Association between the hours of 12:00 a.m. to 6:00 a.m. 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@managementtrust.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. If you are making a request for Saturday or Sunday, please ensure that the request is received before close of business on Friday. For longer-term requests, please be sure to complete a parking variance request form at <https://whitneyoaks.org/documents/>. Please be sure to follow the instructions on the form and submit photos with your request.

Parking variances will not be permitted for boats, trucks, vans, house trailers, campers, recreation vehicles or other vehicles containing living quarters. Vehicles such as these may be parked temporarily in a driveway or in a street in front of the owner's lot for a period of not more than forty-eight (48) hours for the purposes of loading and unloading. If you have any questions regarding gate remotes and gate access please contact Mikki Cooper at mikki.cooper@managementtrust.com. ■

Call for Volunteers

We currently have an open positions on the Social Committee. If you are interested in joining a Committee, please contact our Association Manager Dawn Scott for more information and a Volunteer Form. ■



Blue Knight Community Patrol



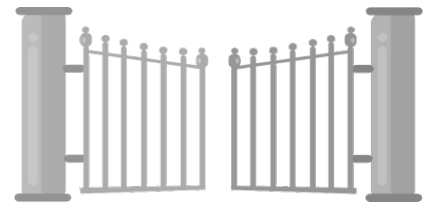
24/7 Dispatch: 916.299.0911

Guard Direct Line: 916-512-5144

Please note that this will be routed directly to the guard on-duty during the timeframe that guard is onsite from approximately 10:00 PM – 6:00 AM daily. ■

Blue Knight Patrol has been contracted by the Whitney Oaks Community Association to review WOCA common areas, facilities and, street parking – excluding the Springfield Association.

Please note the Association is not responsible for the safety and security of residents, invited guests or personal property. In case of a safety or security incident please call the Rocklin Police Department – 911 or non-emergency number 916-625-5400. ■



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/>

■

Whitney Oaks Wildlife Notes

Ed Price

One day recently, I was going for a walk on Clubhouse Drive. As I rounded the big loop I thought I noticed an unnatural object on a dead tree not far off the ground. I looked more closely and saw that it was an adult **Cooper's hawk** perched there facing me not more than 30 feet away (see photo below). I had never gotten a good photo of this species before so I hurried home, got my camera and rushed back in my car to where I had last seen the bird. There it was, still sitting on a branch in the same spot. I got out of the car and snapped a few photos. Interestingly, as I was photographing the hawk I heard a whir of wings and some California quail erupted from under some bushes near the hawk and flew away. My guess is that the hawk knew the quail were there and was waiting for the right time to conduct a surprise attack. If so, my presence foiled its plan.

Cooper's hawks and **Sharp-shinned hawks** are the two most commonly seen medium-size hawks in Whitney Oaks. At a distance they look similar in size. Actually, Cooper's hawks are somewhat larger (14-20 inches tall vs. 10-14 inches, respectively). Females are larger than males in both species so male Cooper's hawks tend to be similar in size to female Sharp-shinned hawks.

Most of the time I find them notoriously difficult to tell apart. The birder books indicate that the tip of the tail feathers of Cooper's hawks is rounded while the tip of the tail of sharp-shinned hawks is flat across. Personally, I have found this difference hard to observe unless the bird is relatively close and the tail feathers are clearly visible. A characteristic I have found more reliable is that the adult Cooper's hawk has a prominent dark crown and a pale gray neck while the sharp-shinned hawk is more uniformly gray on the top and back of its head. (Unfortunately, I do not have a good photo of a Sharp-shinned hawk.) In my opinion, other differences between the two species (e.g. head size, leg thickness, wingspan) are not very useful unless you are a very experienced birder which I am not. Juvenile plumage adds another degree of difficulty.

Both species are commonly found living in urban or suburban areas. They can often be seen in people's yards, on fences or on light poles. I once saw one perched on a bird bath in a front yard on Clubhouse Drive. Being predators, they typically feed on small birds and mammals. If you have a hawk harassing the birds at your birdfeeder it is almost certainly one of these hawks. They are fast flyers with rapid wingbeats as they dart from place to place sometimes gliding in the process. At a distance, rapid wingbeats and body size tell me I'm looking at one of these two hawk species.

