

# Whitney Oaks

## Community Newsletter

December 2021

### Spirit of the Holidays 2021

A Holiday Golf Cart and Car Parade will be hosted by the Whitney Oaks Board of Directors and the Social Committee on Saturday December 11, 2021. Following the parade there will be a Meet and Greet with Santa Claus with the opportunity to take a photo with Santa in Santa's Workshop (*the Hillcrest Fitness Center*). Please note that the Fitness Center will be closed from Friday, December 10<sup>th</sup> at 3:00 p.m. until Sunday, December 12<sup>th</sup> at 6:00 a.m. in preparation for Santa's visit. In addition, there will also be a Holiday House Decorating Contest on December 17, 2021. Judges will be driving by in the evening of the 17<sup>th</sup> and winners will be announced on December 18<sup>th</sup> by email. Postcards have been mailed to all Whitney Oaks homeowners, *excluding Springfield residents*. Visit <https://whitneyoaks.org/calendar-of-events> for event details. ■

### Dues Coupons

Dues coupons should arrive soon. You do not need to pay with the coupon – just list your account number on the check payable to Whitney Oaks Community Association. **The remittance address is PO Box 97942 Las Vegas, NV 89193-7942.** ■

### Delay with USPS Delivery

As of October 1, 2021, USPS has stated that First-Class mail delivery will be intentionally delayed. First-Class mail will no longer be guaranteed within the usual 1-3 business day timeframe. It has been reported that mail will be delayed up to 10-12 days for First-Class mail delivery. With this in mind we do encourage homeowners to provide their e-mail address to obtain Association correspondence electronically so that receipt is not delayed due to mail delivery. In addition, if you mail in your monthly dues payment it is suggested that you send in your payment early so that it is received before the 15<sup>th</sup> of month to avoid accruing a late fee. ■

### 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.
- 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 for the Holiday House Decorating Contest! ■

### 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@managementtrust.com](mailto: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. 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. ■



**Happy Holidays!**  
**-Whitney Oaks Board of Directors**

### 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

#### ASSOCIATION MANAGER:

Jasmine Brinson: Extension – 5144  
[jasmine.brinson@managementtrust.com](mailto:jasmine.brinson@managementtrust.com)

#### ASSISTANT MANAGER:

Mikki Cooper: Extension-5129  
[mikki.cooper@managementtrust.com](mailto:mikki.cooper@managementtrust.com)

#### ASSISTANT MANAGER:

ARCHITECTURAL APPLICATIONS &  
COMPLIANCE:  
Dawn Scott: Extension- 5126  
[dawn.scott@managementtrust.com](mailto:dawn.scott@managementtrust.com)

#### ACCOUNTING

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

### Association Privacy

The Whitney Oaks Community Association may have taken measures to increase community privacy and protect the Whitney Oaks Community Association common areas and amenities, via community cameras, access gates and parking enforcement. However, those should not be relied upon to protect the safety and security of individual homeowners and their personal property, including but not limited to mail and packages. We would like to remind homeowners that it is important to keep your doors locked, vehicles secured and to remove personal belongings out of view as well as turning on outdoor lighting at night. Always report any suspicious activity to the Rocklin Police Department. ■

### Volunteers Needed

We currently have an open position on the Whitney Oaks Community Association Board of Directors and open positions on the following Committees: Architectural, Finance, Landscape and Social. If you are interested in joining the Board or one of the Committees please contact our Association Manager, Jasmine Brinson for more information. ■

### 2021 Projects

This year has been a busy year for the Association! There have been several projects that have been completed in 2021. There have been ongoing landscape renovations and upgrades. The asphalt project was completed in numerous areas in the community and will continue on the trails into 2022. Tree trimming and was completed in Unit 39 & 44 as well as in the Whitney Oaks common areas. The 27 Association gates were electrostatically painted in the summer, the Association converted the gates to cellular service. The Goat Grazing also took place in the summer. There will additional projects in 2022, please be sure to visit the Association website to stay updated. <https://whitneyoaks.org/projects/>. ■

### Christmas Tree Recycling

The City of Rocklin makes it easy and convenient for you to recycle your Christmas Tree after the holidays. Between December 28, 2021 and January 8, 2022, you are able to drop off your tree at Johnson Springview Park and Twin Oaks Park to be recycled. ■

### Email Sign-Ups

Do you know someone that hasn't signed up for electronic delivery of documents? To help save on Association cost, the Board may send updates electronically by email delivery. Ask your neighbor to go to the Whitney Oaks website and complete the form to provide their email address with the link below so that they do not miss an important update.

[https://whitneyoaks.org/assets/files/WOCA\\_Email%20Distribution.pdf](https://whitneyoaks.org/assets/files/WOCA_Email%20Distribution.pdf) ■

### Association Meetings

As locations begin to open with less restrictions, it is the Board has begun with in person Open Session Board Meetings. 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/> ■

### Upcoming Newsletters

We want to hear from you! If you have a column of interest to be included in an upcoming newsletter, please submit your article to the Association Manager, Jasmine Brinson for consideration. ■

### **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?

Click 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 – Stan & Bonnie Laderman

*“Volunteers don’t get paid, not because they’re worthless, but because they’re priceless!”*

~Sherry Anderson

After a combined thirteen (13) years of volunteer service on the Board of Directors, WOCA bid’s a heartfelt farewell to Stan Laderman. During his tenure, Stan has served in each of the five (5) Board positions including President and has volunteered untold hours serving our community. Stan plans to take a step back to enjoy more free time in the company of his wife, Bonnie, dinner in the company of good friends, perfecting his golf game (is that even possible for any of us?) and crafting homemade Limoncello. Who knows, maybe Stan will even decide to take his Limoncello world-wide and make an appearance on Shark Tank.

The only person who’s served the Whitney Oaks community longer than Stan is his lovely wife, Bonnie Laderman. Her combined eighteen (18) years of service includes nine (9) years serving on the Architectural Review Committee (ARC), 7 of those as Committee Chair; five (5) years on Springfield’s Social Committee, 2 as Committee Chair; and four (4) years of service on WOCA’s Board of Directors including as President.

Shortly after the Laderman’s new house was built in Springfield, Bonnie, being a civic minded person, thought it was important to serve her new community. Though she may not have been able to imagine the impact of her decision back then, Bonnie’s years of service have strengthened WOCA, led to many accomplishments, and forged longtime friendships.

Grazie e buona fortuna, Bonnie and Stan! ■

## Homeowner Spotlight – Mariann Bjorkman

*Who is that friendly neighbor who gives you a warm smile and a wave when you drive past her in Whitney Oaks? She makes you feel like you’ve met her before...yet you can’t quite place her! After months of what came to be shared greetings and hearing that others have experienced her kindness, I stopped one day to learn more about her. Fortunately, she was willing to share her story and inspiring perspective in this month’s newsletter.*

Hi, Neighbors! I’m Mariann Bjorkman, and I’ve lived in this community with my husband Peter for about 11 years. We are empty nesters now, and the reason you’re seeing this is that I try to wave to you all before work, during lunchtime, and sometimes even after work while I’m walking around the neighborhood. Why do I do this? When COVID hit, we seemed to all lose our community. I went soul searching as a Jesus follower and found love God and love others as the primary things to do. Outside, I can see God in His creation with the vastness of the sky and the beauty of the majestic deer. I had a hard time figuring out how to love others when we had to keep apart, but then I saw someone and just waved. The return smile gave me joy, and I realized that we all just want to be seen and appreciated. Now, I wave to you all. My husband does, too! I’ve met Bob, DeShayne, Kayla, Gloria, Cindy, Rose, Lisa, and so many other friendly neighbors just returning the wave and having a moment to chat. I have seen people picking up garbage for our community. What a kind act! A veteran fell from his automated wheelchair, and several people rushed to help him and his wife get back home. So many people care for their pets by walking them even in the rain. What started out as trying to care for others has really been a blessing for me. Thank you for this truly sweet community. ■

## Whitney Oaks Wildlife Notes

### Ed Price

If you have a number of trees in your backyard or nearby, you have probably seen Western gray squirrels scampering from branch to branch with the ease of an aerial acrobat. Or maybe you've seen them searching for acorns or other food items on the ground underneath. Oak trees seem to be their top priority. We have a big maple tree in our backyard and the only time I have seen them in this tree is when the seed pods mature in the spring (see photo).

Gray squirrels make nests in hollow trees or high in the branches of trees using sticks, leaves and soft, dried vegetation. They mate primarily in the winter and early spring and give birth to 3 to 5 young after a gestation of about 6 weeks.

Speaking of acrobatics did you know they can climb on bare stucco walls? I would have never thought of such a thing until one morning Marti and I heard some loud scratching on the outside wall of our bedroom. It sounded like someone had a leaf rake and was trying to remove the stucco. I went out the door and around the house to see two squirrels aggressively chasing one another, gripping the stucco with their sharp toenails. Why there?

Most of the time I like gray squirrels. But there are times when my love for them grows cold. It has to do with bird feeders. Bird feeders are like a magnet for these squirrels. I have tried bird feeders in our yard a few times but each time the joy of seeing birds has been soured by squirrels trying to take over the feeder. I have placed feeders on tall, skinny metal poles, or dangling below tree branches overhead and I have hung feeders from a thin wire fastened between two trees 10 feet apart. Not a problem for Mr. Gray Squirrel. They even go for seeds imbedded in suet. They will do almost anything to get at food. I watched one squirrel bite a chunk out of our Trex deck railing when it couldn't access one of my feeders. Needless to say, I don't feed the birds anymore. Peace has been restored. ■

