



Message from The Whitney Oaks Community Association Board of Directors:

Our community thrives because of the dedication and hard work of volunteers. From the Board of Directors to the committees, these individuals play a vital role in maintaining the beauty, functionality, and sense of belonging we all enjoy in Whitney Oaks Community Association.

The Whitney Oaks Board of Directors oversees the overall governance and management of the Association. Their responsibilities include making important decisions about policies, budgets, and Association priorities to ensure Whitney Oaks has thriving and well-managed neighborhoods. The Board works closely with our community manager, vendors, and the committees to address the needs of the Association and maintain high standards.

The Landscape Committee helps to maintain and improve the short and long term appearance of the Association's common areas. Each member volunteer periodically reviews landscaped areas within the community to make sure they are well-maintained, attractive and welcoming. This includes several parks, gate entrances and recreational facilities. The committee meets monthly with vendors to review progress, address concerns, and plan future improvements.

The Architectural Review Committee (ARC) ensures that all exterior changes or modifications to homes align with the Association's standards. This includes reviewing applications for home improvements such as painting, landscaping, and structural additions. The Committee receives and reviews homeowner submitted applications through "The Management Trust" and invites homeowners to the monthly ARC Review meeting to discuss the applications.

Our Social Committee organizes events that bring residents together, fostering a sense of community and connection. Their efforts ensure that Whitney Oaks remains a welcoming and engaging place to live. This includes planning events such as holiday parties and other social activities.

The Board of Directors and committees efforts play a key role in maintaining the quality of life in Whitney Oaks and making it a wonderful place to live. Volunteers make important, significant contributions to our Association. If you are interested in getting involved, please contact our General Manager Dawn Scott at dawn.scott@managementtrust.com or 916-932-5126 for more information. ■



AT&T Work Within the Community

AT&T have informed us there will be only three more phases of the work to replace the utility pedestals, which includes the trenching in the streets of the Association. Please watch for email communication regarding the specifics of the next area AT&T will be working in to come to you soon. ■

BOARD OF DIRECTORS



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

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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:
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dawn.scott@managementtrust.com

ASSISTANT MANAGER:
Mikki Cooper: Extension-5129
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ASSISTANT MANAGER:
COMPLIANCE:
Brendan Lohan: Extension-5140
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ACCOUNTING
Accounting Inquiries: (949) 263-4359
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nc-accounting@managementtrust.com

Association Dues & Coupon Books

The 2025 Budget Packet was mailed to all homeowners in November. This packet contained information regarding the change in dues effective January 1, 2025. Coupon books will also be arriving before January 1, 2025. ***Please note you do not need the coupon to pay your assessment.*** Simply list your account number on a check payable to Whitney Oaks Community Association. The remittance address is PO Box 97942 Las Vegas, NV 89193-7942. If you use bill pay service through your bank or have your account set up for automatic withdrawal, it is important to ensure that the payment amount is updated to reflect the correct dues assessment for 2025. Remember that assessments are due on the first of each month and are considered late if not received by the fifteenth of the month. It is highly recommended that payments are made prior to the first of each month to avoid accruing any late fees. For account inquiries, please feel free to reach out to The Management Trust Accounting Staff, contact information is listed to the right of this page. For additional questions regarding your dues, please contact the Association Manager. ■

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 or 916-932-5129. ■

Thank You Richard Conrad

We would like to thank Richard Conrad for his time and dedication while serving as a member of the Landscape Committee. His years of oversight included the extensive trails within the Association, as well as several parks. Thank you, Richard! ■

Call for Volunteers

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

Whitney Oaks Community Association Board of Directors

The Whitney Oaks Board of Directors have made an organizational change to appointment of offices. Please see the new changes are below:

- Mike Miles - President
- Rick Jordan – Vice President
- Rosalie Hayman – Chief Financial Officer
- Phil Johnson - Secretary
- Richard Abdalah – Director at Large

Thank you to all the Board Members for their continued service! ■

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

Valley Pocket Gophers are very present in Whitney Oaks but never seen. Their work, however, is very evident. Have you ever gone out of your house in the morning and there, to your dismay, is a pile of dirt on your nicely manicured lawn? If you have, it's quite likely the work of this small mammal. Gophers make dirt piles that are usually horseshoe- or crescent-like in shape from dirt excavated in digging tunnels and pushed outside the ground-level entrance of their burrows with their front paws. In contrast, moles produce round dome-shaped dirt mounds with a slight depression on the top. Both species regularly plug the entrances of their burrows with dirt which is believed to help maintain a constant humidity in their tunnels and discourage predators such as snakes and weasels from entering. If you have not seen gopher mounds, check out the oak covered hill by our golf course clubhouse and parking lot (see photo below). Fresh mounds can be seen there almost daily.

Gophers weigh from a quarter to a half pound, are 5 to 7 inches in length and have a relatively naked 2- to 3-inch long tail. Their paws are equipped with long curved claws for digging. Eyes and ears are very small and their prominent yellowish front teeth (upper and lower incisors) grow continually as in all rodent species. Excessive growth of the incisors is kept in check by gnawing on things and grinding the teeth together. I have never photographed a gopher so I am including a picture of one from a "Gopher Farm" YouTube .

Being vegetarians, gophers consume roots and tubers underground and occasionally come out of their tunnels for a short distance at dusk or during the night to obtain seeds, grass and other plant material. They are called "pocket" gophers for their fur-lined cheek pouches which extend from their mouth to their shoulders. These pouches allow them to carry large quantities of food to their underground food storage sites.

Gophers are solitary except during the breeding season in spring and early summer. Female gophers produce litters of two to six young which are born blind and helpless but which develop quickly and are weaned at about 40 days of age.

