



AT&T Work Within the Community

AT&T have informed us Phase III of the work needed to make the Association ready for fiber optic services will begin on Tuesday, February 18th. Phase III will include removing a 2 foot X 3 foot section of road in front of each pedestal and digging a 2 inch trench to access existing AT&T equipment in the ground on the following streets:

- Lindbrook Drive
- Pebble Beach Rd.
- Iron Wheel Ct.
- Pyramid Ct.
- Whitney Oaks Dr. (between 3810 & 3830 only)

The AT&T utility pedestals will also be replaced on the above streets as well as on Shady Trail Lane. There will be no trenching on Shady Trail Lane, however.

There will be no traffic interruptions during the Phase III work, but street parking will not be allowed on any of the listed streets from 7:00 AM to 5:00 PM while work is being completed. Once the entire AT&T project is completed, the Association will evaluate the streets and at some point in the future slurry coat or seal them as needed. This is more than just cosmetic as the slurry seal will penetrate the cracks and help to preserve the streets. In the meantime, they are functional and drivable.

Please reach out to Whitney Oaks General Manager Dawn Scott if you have questions regarding this work at dawn.scott@managementtrust.com or 916-932-5126. Thank you for your patience during this project. ■

RockRidge Subdivision Tree Trimming

Brightview Landscape Services is currently completing a tree trimming project in both RockRidge subdivisions, and the completion date is February 19th (weather permitting). The trimming will aid in the health of the trees as well as allow for building clearance. Residents in the RockRidge subdivisions are reminded to remove any items from the front or back areas of your home that could possibly be damaged by a fallen tree limb. ■

Association Dues & Coupon Books

The 2025 Budget Packet was mailed to all homeowners in November 2024. This packet will contain information regarding the change in dues effective January 1, 2025. Coupon books were mailed in December 2024 to homeowners not enrolled in automatic withdrawal. Please note, 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**. 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. **Please note 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 using the information provided on the first page of this newsletter. For additional questions regarding your dues, please contact Dawn Scott via email at dawn.scott@managementtrust.com ■

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ASSOCIATION WEBSITE
<http://whitneyoaks.org>



ASSOCIATION MANAGEMENT



The Management Trust

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Parking in the Association

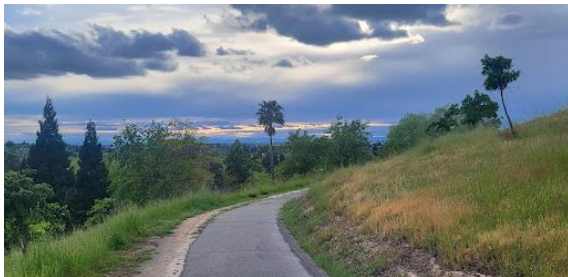
Parking is not permitted on the street in the Association between the hours of 12:00 a.m. to 6:00 a.m. Short-term parking variance requests can be made via management. Please be sure that your request is made in writing and e-mailed to mikki.cooper@managementtrust.com, a minimum of 24 hours prior to 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 twelve (12) hours in any twenty-four (24) hour period 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.

In an effort to limit parking for access to the schools surrounding the Association, parking on the private streets in the Hillcrest Community while school is in session or during a school event is not permitted. In order to enforce this restriction street parking on Hillcrest Drive, Western Way, Vivien Way, Pheasant Lane and Chasen Court shall be limited to a maximum of three (3) hours per day on school days and during school events. ■

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 ■



Trail Etiquette

As a friendly reminder, please be mindful of a few guidelines when using the trails in Whitney Oaks.

- Per the Association's CC&Rs - Article 2.9.4.; motorized vehicles including bicycles (electric or gas) are not permitted on the trails.
- Always keep pets on a leash, under your control, and clean up after them.
- Bicyclists should make their presence known when approaching walkers from behind. ■

Blue Knight Community Patrol



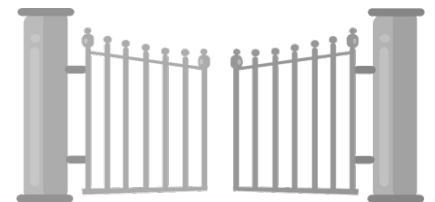
24/7 Dispatch: 916.299.0911

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

Last Saturday morning I was sitting at my desk checking email and out of the corner of my eye I noticed something moving in our backyard. To my surprise it was a **Gray Fox**. The fox trotted across our yard and exited (i.e. squeezed) through the vertical wrought iron bars of our backyard fence. Unfortunately, there wasn't time to get my camera. He or she (males and females look alike) was a beautiful specimen with a salt and pepper-gray body and tail and with reddish-orange and white fur around the back and sides of its head and ears, under its neck like a bib and on its legs. A black stripe ran down the top of its long bushy tail ending in a black tip (see my photos below). As a side note, the tail-tip of red foxes is always white.

Foxes, whether gray or red, and coyotes don't mix. Adult gray and red foxes are smaller than adult coyotes. Consequently, coyotes are known to outcompete or even kill foxes, so it is understandable why we don't see foxes in Whitney Oaks very often.

Gray foxes, like coyotes, are carnivorous. Both species feed primarily on rodents such as mice, rats and voles as well as rabbits. However, gray foxes also have a taste for plant matter, especially fruits. Aided by sharp hooked claws they can climb trees to get to fruit, a behavior unique to this species. A year or so ago, our daughter and son-in-law observed two gray foxes in a persimmon tree in their yard feasting on the sweet-ripened fruit. They are even known to sleep in trees, perhaps to avoid predators such as coyotes and domestic dogs. Like most canids, gray foxes are territorial and will mark their territories and food sources with urine.

Another reason foxes are seldom seen is that they are primarily nocturnal and crepuscular (i.e. active at dawn or dusk). During the day they are in burrows or hollow trees. The fox that came through our yard in broad daylight last Saturday was an exception to this rule. Since this is their mating season (February and March), it could have been a male searching for a female or maybe it was disturbed from its resting place by a golfer searching for a lost ball.

Once mated in the spring, females have a gestation period of about two months. Litter size averages four young called "kits". Kits learn how to hunt starting at three months and will start hunting on their own at four months. They stay with their family until sexual maturity at about 10 months of age and then venture out on their own.

If you have seen a gray fox in Whitney Oaks recently, it would be fun to hear from you.
(eoprice@ucdavis.edu)

