

Whitney Oaks

Community Newsletter

January 2022

Common Areas – Condominium Edition

Sometimes common areas are hard to distinguish especially in a detached condominium area; Abby Court, Lawton Court, Kensington Court, and Sterling Drive.

Here are some things to consider:

- If you see a weekly service provider (Bianco Landscape Management), chances are the common area landscaping is completed by the Association. Common areas may include locations in the front, back and side of your home, but will not include any areas or plantings in your fenced yard areas.
- Making changes to common areas are prohibited unless Board approval has been granted. For example; adding gravel/step-stone paths, plant removals, plant additions.
- It is also wise to be mindful of where outside décor items like statues and pots are placed. Items placed in common areas may be damaged during service.
- Like all other homes in the community, exterior alterations, like fencing changes, do require ARC applications submittal and approval prior to work beginning. ■

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. ■

Holiday Décor Reminder

It was a pleasure seeing all of the homeowners that participated in the Holiday House Decorating Contest. As a friendly reminder holiday décor should be removed two weeks after the Holiday. Please be sure to remove all Holiday décor no later than January 14, 2022. ■

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, 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. ■

BOARD OF DIRECTORS



Rosalie Hayman	President
Ross Ainsworth	VP
Rick Jordan	Secretary
Richard Campbell	Treasurer
Stan Laderman	Director

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ASSOCIATION WEBSITE

<http://whitneyoaks.org>

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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

ASSISTANT MANAGER:

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

ASSISTANT MANAGER:

ARCHITECTURAL APPLICATIONS &
COMPLIANCE:

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

ACCOUNTING

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



Happy New Year!
-Whitney Oaks Board of Directors

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. ■

Architectural Process

Most exterior projects on your home, including fence repairs and painting of homes, require the Architectural Committee's review and approval before work can commence. Architectural applications can be found on the Whitney Oaks website at <https://whitneyoaks.org/documents/>.

Flyers on Mailboxes

Please note that flyers are not be placed on the mailboxes in the Association. For more information regarding posting on mailboxes, please visit <https://faq.usps.com/s/article/Restrictions-for-attaching-flyers-posters-etc-to-a-mailbox>.

Town Hall Meeting

The Whitney Oaks Board will be hosting a Town Hall Meeting on Wednesday, March 2, 2022 at 6:00 p.m. The Town Hall meeting will focus on the Association's Maintenance Matrix for Unit 39 & 44 and Assembly Bill 1101. Be on the look out for postcards to be mailed out with additional details.

Zoom Meetings

We want your feedback! Homeowners have expressed positive interest in holding Board meetings by Zoom. A survey will be emailed to homeowners asking which meeting you would prefer, a Zoom Board meeting or an in-person Board meeting. Once the email is received please do take the time to complete the survey. Your opinion matters!

Spirit of the Holidays

The Social Committee would like to thank all of the homeowners that participated in the Holiday House Decorating Contest. The Committee enjoyed their time driving around the Association and seeing all of festive decorations. The winners of the contest are:

- 1st Place: 2593 Clubhouse Drive West – The Bates Family
- 2nd Place: 3840 Black Oak Drive – The Rossman Family
- 3rd Place: 5200 Silver Peak Lane – The Husband/Malit Family

The Social Committee is working hard on planning a lot more fun and exciting events for 2022.

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 ■

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 Community Patrol

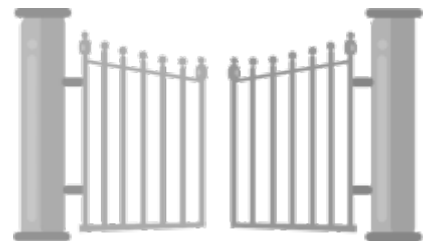
Blue Knight Patrol has been contracted by the Whitney Oaks Community Association to review areas of the community excluding the Springfield Association.

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 on onsite. ■



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

Until this spring I had never seen a young bird takes its first flight. In our backyard I have a bluebird-size nest box attached to a pole and secured to a bush adjacent to one of our windows. The box is facing the house and about 18 inches from the window pane. A pair of Bewick wrens love this nest box and have built a nest and raised young in it for several years. On May 29th I was working in the room by the nest box, keeping one eye on the adults diligently bringing food to their five young in the box. I noticed that one of the young was frequently poking its head out of the entrance hole. I assumed it was a more dominant fledgling with an insatiable appetite who wanted to be first in line to receive a tasty insect when the adults returned. This scenario went on for some time. Suddenly the fledgling's body filled the entrance hole and, in an instant, it flew with its little wings to a nearby branch. Before I knew it, another fledgling appeared in the hole and also flew to a nearby branch. In less than 10 minutes all five young had left the nest box. Needless to say, I so enjoyed witnessing and photographing this event.

Bewick wrens are the only wrens I have seen in Whitney Oaks. As you can see in the photo of the adult below, they are relatively small birds with long, slightly down-curved bills and are adorned with a white horizontal stripe (eyebrow) extending from over their eyes to the back of their head. The tail feathers are barred with black stripes and are often held upright. Adult males vigorously sing a loud melodious song in the spring as they advertise their territory. Look for them near bushes and hedges . ■





Santa Claus Came to Town



Check out these fantastic photos from our Holiday Golf Cart Parade and Santa Meet & Greet that was held in December! This joyful event was hosted by the Whitney Oaks Social Committee.







