



### Association Dues & Coupon Books

The 2023 Budget Packet was mailed to all homeowners in November. This packet contained information regarding the change in dues effective January 1, 2023. Coupon books were mailed on December 7, 2022. 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 withdraw, it is important to ensure that the payment amount is updated to reflect the correct dues assessment for 2023. Please note that assessment dues are due on the first of each month and is 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. ■

### Hillcrest Fitness Painting Project

The Fitness Center's interior will be painted in January and the exterior will be painted in Spring by Progressive Painting, Inc. During the scheduled painting the Fitness Center will be closed. Once this project has been scheduled additional notification will be provided to homeowners detailing the time period for closures. ■

### Holiday Decorating

We enjoyed seeing everyone's Holiday décor this season. As a friendly reminder, decorations shall be removed two weeks after the holiday. ■

### Architectural Process

***Most exterior projects on your home, including fence repairs and 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.*** 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 Jasmine Brinson via email at [jasmine.brinson@managementtrust.com](mailto:jasmine.brinson@managementtrust.com). ■

### Common Area Etiquette

One of the wonderful aspects of living in an Association is having beautiful areas for you and your neighbors to enjoy. However, it takes a village to keep these areas nice.

Please remember to properly dispose of all litter and trash. Loose trash items like fast food wrappers and water bottles on trails and streets can create an unkept look. This includes for picking up pet waste after our furry friends.

Also, be courteous when parking. Make sure that vehicles are not parked blocking any areas of ingress or egress and that sidewalks are clear for pedestrian traffic. Please also note that parking in front of a fire hydrant is never acceptable. ■

## BOARD OF DIRECTORS



Rosalie Hayman	President
Ross Ainsworth	VP
Rick Jordan	Secretary
Richard Campbell	CFO



## 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  
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### ASSISTANT MANAGER:

Mikki Cooper: Extension-5129  
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### ASSISTANT MANAGER:

COMPLIANCE:  
Dawn Scott: Extension- 5126  
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### ACCOUNTING

Accounting Inquiries: (916) 985-3633  
[nc-accounting@managementtrust.com](mailto:nc-accounting@managementtrust.com)

## 2023 Meeting Schedule

Please note that the dates, times, and location noted here are subject to change based on quorum, room availability, and business needs. Please look for agendas on the Whitney Oaks website and at the Hillcrest pool bulletin board.

### Executive Session

Executive Session meetings are planned for the first Tuesday of each month.  
[4:00 PM]

### Regular Session

Regular or open session meetings are planned for the first Wednesday following Executive Session. [6:00 PM]

### Architectural Committee

The Architectural Committee is scheduled to meet the third Wednesday of each month.  
[6:00 PM]

### Landscape Committee

The Landscape Committee is scheduled to meet the third Tuesday of each month.  
[6:00 PM]

### Social Committee

The Social Committee is scheduled to hold meetings on the second Tuesday of each month.  
[Time: TBD]



## 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 6:00 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/> ■

## Christmas Tree Recycling

To dispose of your Christmas tree after the Holiday, place unflocked trees in your green waste bin. Remove and cut the trunk into sizes small enough to fit within the bin. Make sure the tree fits completely within the bin with the lid closed. You may also drop your Christmas tree off at Johnson Springview Park and Twin Oak Park until January 6, 2023. ■

## 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) ■

## 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@managmenttrust.com](mailto:mikki.cooper@managmenttrust.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.* ■