



Message from The Whitney Oaks Community Association Board of Directors

In 2024, Whitney Oaks Community Association (WOCA) had a busy year with several key projects:

- Administrative Updates:** WOCA updated or created new policies, including Ethics and Code of Conduct, volunteer forms for committee and board members, and complied with the Corporate Transparency Act. The Board, through the budget process, also ensured an adequate level of Reserve Funding.
- Bridge & Stream Restoration:** After a thorough search, WOCA hired an engineer to oversee the restoration of water-damaged bridge and stream areas along the Clark Dominguez Trail, including at least two major storm-water runoff areas in our Association.
- Pedestrian Gate Ballot:** The Board held meetings, had legal consultations, and sent out ballots regarding the installation of pedestrian gates on Pebble Beach Rd. The proposal was ultimately voted down by our Association membership.
- Street & Curb Repainting:** The majority of street safety striping and red curbs in Springfield and WOCA were repainted (ongoing).
- Bark Mulch Refresh:** Bark mulch was refreshed in various common areas, including slopes, parks, gates, and recreation centers.
- Fire Prevention:** Fire prevention efforts were implemented using grazing by CAPRA and string trimming in the open spaces of Springfield and WOCA.
- Tree Pruning:** Trees were pruned in parks, along streets and common areas (including outside the Springfield gates).
- Pool Fencing:** The wrought iron fencing around the Hillcrest and Black Oak pools was painted.
- Rock Ridge Community Projects:**
 - Painted and stained fencing in Units 39/44.
 - Refreshed bark in common areas.
 - Enhanced landscaping in Unit 44 as part of a 6-year landscaping project.

We are working towards a productive 2025 and appreciate your support! ■

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. 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 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 ■

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

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nc-accounting@managementtrust.com

Holiday Décor Reminder

It was a pleasure seeing all of the homeowners that decorated their homes for the Holiday. As a friendly reminder holiday décor should be removed two weeks after the Holiday. If you have not yet removed your Holiday décor please do so. ■

AT&T Work Within the Community

AT&T have informed us the next phase of the work needed to make the Association ready for fiber optic/5G services will be on the City of Rocklin streets of Pebble Beach Rd. and Whitney Oaks Dr., as well as the Heritage Oaks, Highland and Shires subdivisions. Please see the attached map of Phase III of the work. This work 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. There will be no traffic interruptions, but street parking will not be allowed in the Phase 2 area from 7:00 AM to 5:00 PM while work is being completed. There is no start date yet, but we will let you know as soon as it is set. ■

Springfield at Whitney Oaks

Springfield at Whitney Oaks is a sub-association within the Whitney Oaks Community Association. Springfield is a 55+ community Association. Springfield members pay dues to the Springfield association to maintain their common areas like a pools, tennis & pickleball courts, and the Oaks buildings. Please be reminded that these areas are for the exclusive use of Springfield members and residents. ■

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 ■



Call for Volunteers

Thank you to the homeowners that have expressed an interest to join the Social Committee. The Board of Directors is currently creating an updated Charter for this Committee to provide a template for success to the new members. Many hands make light work! If you are interested in joining a Committee, please contact our Association Manager Dawn Scott for more information and a Volunteer Form. ■

Blue Knight Community Patrol



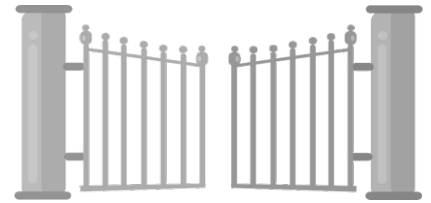
24/7 Dispatch: 916.299.0911

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/>

WORK LOCATION :
4366 PEBBLE BEACH RD, ROCKLIN, CA 95765
PLACER COUNTY



ISSUE	DATE
0	11/8/2024

WORK LOCATION:
 4366 PEBBLE BEACH RD,
 ROCKLIN, CA 95765
 PLACER COUNTY

(E) MH #212 :
 LATITUDE: 38.832235,
 LONGITUDE: -121.251686
SCOPE OF WORK:
 FROM EXISTING HH MICRO
 TRENCH AND INSTALL ±2741'
 1-5" HDPE CONDUIT TO ROW &
 NEW BDGNP12 IN VARIOUS
 LOCATIONS. INSTALL ±487' OF
 1-1" HDPE CONDUIT FROM NEW
 PED TO NEW FLOWER POTS IN
 VARIOUS LOCATIONS.
 INSTALL(5) NEW (17"X30"X24")
 HANDHOLE
 INSTALL (12) NEW BDGNP12.
 INSTALL (5) NEW FLOWER
 POTS (9" X 12").
 BACKFILL AND RESTORE
 SURFACE PER CITY STANDARDS.

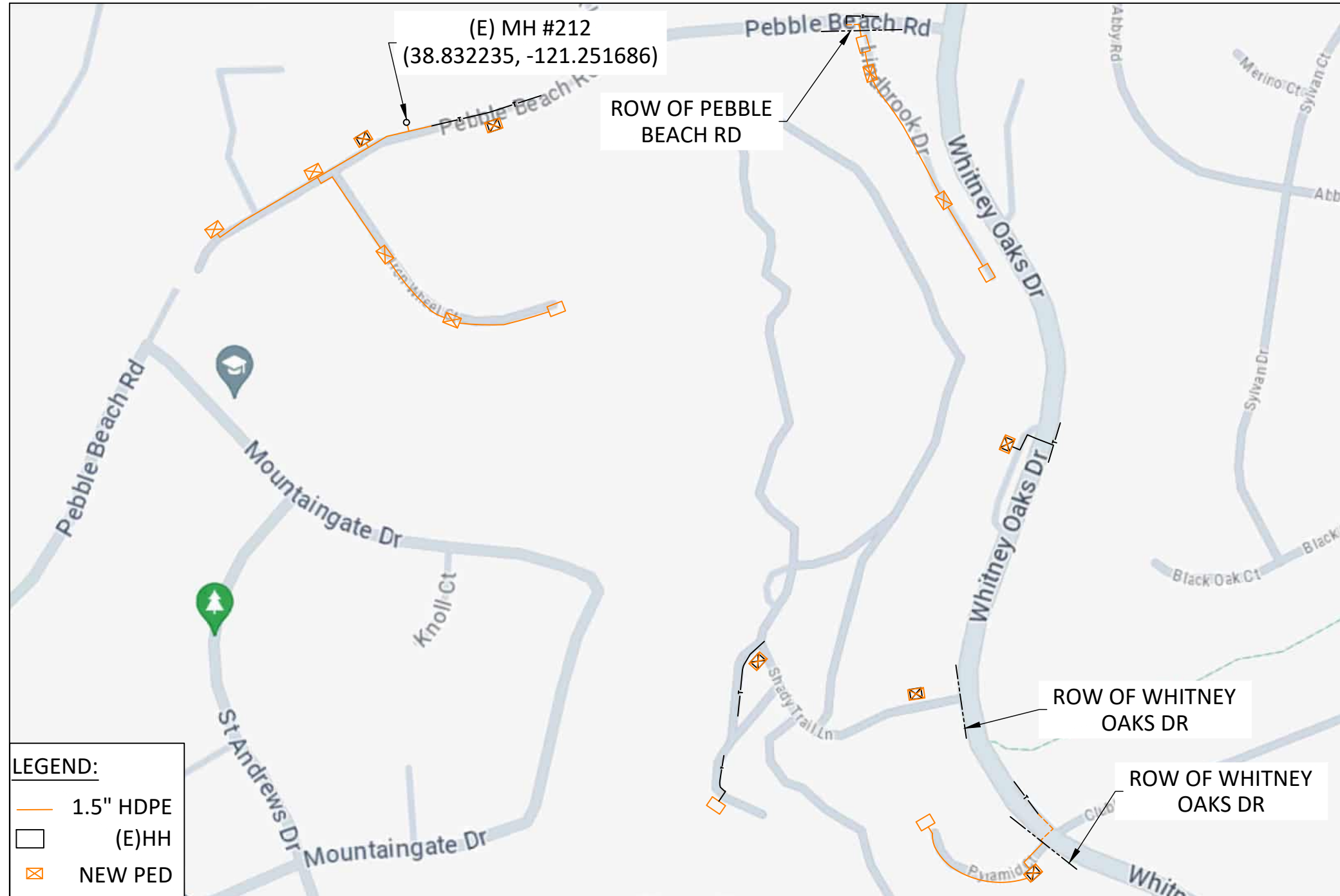
CALL **USA** TOLL FREE
 48 HOURS PRIOR TO DIGGING
 FOR ALL SUB-STRUCTURE
 LOCATIONS
 800-227-2600

CITY:ROCKLIN



THIS JOB WAS ENGINEERED AND DRAWN BY HARSHIT GAUTAM OF AMDOCS UNDER CONTRACT TO AT&T. FOR QUESTIONS AND ASSISTANCE ON THIS JOB PLEASE CALL ENGINEER AS NOTED IN TITLE BOX.

GEO/CO	TB78
EXCH.	RCKLCA01
ENGR.	STEPHEN L CHIOTTI TEL. (707) 260-0463
ENGR ARC	V0KDL EE00
TYPE OF CONST.	PERMIT DRAWING
RO/EST. NO.	A02RCGX
DWG.	1 OF 25



LEGEND:

	1.5" HDPE
	(E)HH
	NEW PED

NOTE:
 AT&T ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE STRUCTURE INFORMATION HEREIN PROVIDED. THE CONSTRUCTION CONTRACTOR ASSUMES RESPONSIBILITY FOR VERIFYING SUBSTRUCTURE LOCATIONS BEFORE EXCAVATING AND ASSUMES ALL LIABILITY FOR DAMAGE TO FACILITIES AS A RESULT OF SUCH EXCAVATION. CALL ON (800)227-2600 TWO DAYS BEFORE DIGGING.

NOTE:
 EXTRA CAUTION SHOULD BE TAKEN WHEN DIGGING AND PLACING NEW FACILITIES FOR AT&T, AS OTHER UTILITIES MAY BE IN CLOSE PROXIMITY OF THE WORK LOCATION. TUNNEL UNDER CURBS AND GUTTERS. ALL BENDS WILL BE 6' RADIUS UNLESS OTHERWISE NOTED. RESTORE AREA TO LIKE OR BETTER CONDITION. NOTIFY CITY 72 HRS BEFORE STARTING WORK OPERATIONS. ADHERE TO ALL PERMIT REQUIREMENTS.

Whitney Oaks Wildlife Notes

Ed Price

Soon after Marti and I moved to Whitney Oaks, a **Northern Mockingbird** took up residence in our neighborhood. It would perch on our neighbor's chimney and go through its repertoire of songs in rapid succession and often well onto the night. Admittedly, these nighttime songfests sometimes became a bit irritating. Of course, that's how this bird species got its name, mimicking the songs of other birds and even the sounds of insects, amphibians, dog barks and sounds related to human activity. I have read that male mockingbirds can learn up to 200 different sounds during their lifetime. Perhaps that is why they were often kept as caged pets from the late 1700s until the early 1900s when the practice became illegal. Mockingbirds were President Thomas Jefferson's favorite pets.

Mockingbird vocalizations serve the purpose of attracting mates and advertising territories. Male mockingbirds are the primary soloists especially during spring, summer and fall. Females rarely sing except in the fall when they are establishing their winter territories.

Mockingbirds are seen in Whitney Oaks year-around and are highly territorial. They will readily attack intruders on their territory including other birds, dogs, cats and even humans. One of my photos below shows a mockingbird attacking a hawk that presumably had invaded its territory.

The Northern Mockingbird is a medium size bird about the size of a robin with relatively long tail feathers. Its head and back are gray and its breast and underparts are generally whiteish. When mockingbirds fly they display conspicuous white wing patches and white outer tail feathers which make this species relatively easy to identify (see photos below).

Mockingbirds feed primarily on insects during spring and summer and berries and fruit during fall and winter. They exhibit an interesting behavior of periodically spreading their wings (i.e. "wing-flashing") when foraging for food. This behavior is thought to aid them in locating insects and other invertebrates by startling them into view. However, wing-flashing has also been seen when feeding on berries which raises questions regarding its overall function.

Northern Mockingbirds almost always mate for life. Three to four eggs are hatched after 11 to 14 days of incubation by the female. Both parents feed the hatchlings which leave the nest 10 to 12 days later.

Interestingly, the Northern Mockingbird is the third most common state bird in the US (Arkansas, Florida, Mississippi, Tennessee and Texas). Only the Northern Cardinal and Western Meadowlark represent more states, 7 and 6, respectively.

