

## Community Newsletter



### Candidate Solicitation

A candidate solicitation notice is attached to this newsletter. Please take the time to review the request and note important deadlines for submission. Additional Director Election information will be posted to the Whitney Oaks website for your use and reference. <https://whitneyoaks.org/meetings/> ■

### Year-End Financials & E-Mail Distribution

The year-end financials are also on there way to you! Keep your eyes peeled for those!

By the way, did you know you could sign up to have these documents e-mailed to you? Please review, complete, and return the attached authorization form. ■

### Ad hoc COVID/Safety Committee Volunteer Request

The Board of Directors is requesting assistance from interested and/or knowledgeable homeowners to volunteer for an ad hoc safety committee. The Committee will act in an advisory capacity to the Board of Directors with the goal of evaluating safety risks to opening common area facilities like the pools and gym. If you are interested in volunteering please contact Laura Smyth for additional information and steps. ■

### Deer, Rabbits, Turkeys, and Baby Snakes... Oh, My!!!

It is the time of the year for animals to be out and about. Each of our native neighbors can pose unexpected issues, and at times threats.

Deer and rabbits certainly love to eat up our beautiful plants and those turkeys can certainly make a mess of the bark. However, it is also important to note that these neighbors can also be a bit dangerous.

Many of these animals can dart across the roads, unless the crosser is a turkey, then expect more lingering or meandering. Please watch your speeds when driving through the community. Our furry and feathered friends have not yet learned to use crosswalks.

It is also snake season. Please be on the lookout for baby and adult rattlesnakes. To learn more about the native creatures in the area, visit the Whitney Oaks website and read through the Whitney Oaks Trails Guide.

<https://whitneyoaks.org/trails-and-wetlands.html> ■

### 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. For longer-term requests, please be sure to complete a parking variance request form. The form can be found at <https://whitneyoaks.org/documents/>. Please be sure to follow the instructions on the form and submit photos with your request. ■

### Association Meetings

While group gatherings are prohibited, Association meetings are being conducted virtually or by teleconference. Please see sure to review the Whitney Oaks website for agendas and contact management for participation information. <https://whitneyoaks.org/meetings/> ■

## BOARD OF DIRECTORS



Bob Jones	President
Rosalie Hayman	VP
Stan Laderman	Secretary
Richard Campbell	Treasurer
Rick Jordan	Director



## The Management Trust

P.O. Box 1459  
Folsom, CA 95763  
Phone: 916.985.3633

AFTER HOURS EMERGENCY  
866-324-3704

### ASSOCIATION MANAGEMENT

#### MANAGER:

Laura Smyth: Extension-5144  
[laura.smyth@managementtrust.com](mailto:laura.smyth@managementtrust.com)

#### ASSISTANT MANAGER:

Mikki Cooper: Extension-5129  
[mikki.cooper@managementtrust.com](mailto:mikki.cooper@managementtrust.com)

#### ARCHITECTURAL APPLICATIONS:

Mail plans to The Management Trust  
Questions? Please contact  
Brittany Hanson: Extension-5104  
[brittany.hanson@managementtrust.com](mailto:brittany.hanson@managementtrust.com)

#### ACCOUNTING

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

#### FIRST SECURITY SERVICES

Patrol Hours: 8:00PM-5:00AM

#### ASSOCIATION WEBSITE

[www.whitneyoaks.org](http://www.whitneyoaks.org)



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**Form to Obtain Member Approval for E-mail Distribution of Association Disclosure Documents  
FOR Whitney Oaks Community Association**

Whitney Oaks is pleased to offer e-mail distribution services to its members. By signing up for e-mail distribution, not only are you going green and saving trees, but you are saving the Association substantial expenses on copying, postage and supply costs. Ultimately your participation in electronic delivery will assist the association to keep **YOUR** assessments down. We are encouraging all Whitney Oaks Members to **sign up** for e-mail distribution services. Please complete the consent form below and return it upon your earliest convenience.

Electronic documents include, but are not limited to:

- Notices
- Regular Board Meeting Notices
- Special Board Meeting Notices
- Proposed Rule Change Notification
- Request for Volunteers [Candidates, Committees, Inspector of Election, etc.]
- Pro Forma Operating Budget Summary
- Insurance Coverage Summary
- Alternative Dispute Resolution [ADR] Rights
- Secondary Address Notification Request
- Reserve Funding Plan
- Annual Update of Reserve Study
- Rules & Regulations
- Newsletters
- Annual Financial Statement
- Disclosure Documents Index
- Assessment and Reserve Funding Disclosure Summary
- Assessment Collection Policy
- Board Minutes Access
- Internal Dispute Resolution [IDR] Rights
- Architectural Changes Notice
- Monetary Penalties Schedule
- Review of Financial Statement

Registration forms must be signed and only one e-mail address will be accepted per property address. Signed forms may be scanned and e-mailed to Management at [mikki.cooper@managementtrust.com](mailto:mikki.cooper@managementtrust.com) or returned by mail to Whitney Oaks Community Association, c/o The Management Trust • P.O. Box 1459 • Folsom, CA 95763.

Please note that delivery of notices, disclosures and/or documents is complete at the time of e-mail transmission. Further, ***I understand and agree that it is my responsibility to notify the community association if our e-mail address should change.*** I also understand that any documents [delivered by e-mail transmission] and other non-electronic forms, can be made available to me as a hard copy at any time upon my written request.

**The undersigned member hereby agrees to receive electronic delivery of association documents.**

\_\_\_\_\_  
Signature of *Owner*

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

Property Address: \_\_\_\_\_

E-mail address: \_\_\_\_\_

# **CANDIDATE SOLICITATION ANNOUNCEMENT**

## **WHITNEY OAKS COMMUNITY ASSOCIATION**

### **Important Announcement #1 Regarding Upcoming Election of Directors**

You are invited and encouraged to become a candidate for election to the Whitney Oaks Community Association's Board of Directors. There are two (2) seats up for election this year, currently held by Bob Jones and Rosalie Hayman. The two (2) candidates who receive the highest number of votes in the election will serve two-year terms.

To become a candidate, you must notify the Association in writing, by completing and submitting the enclosed *Notice of Desire to be a Candidate* form. Your *Notice of Desire to be a Candidate* must be submitted either by:

- e-mail: [Laura.Smyth@managementtrust.com](mailto:Laura.Smyth@managementtrust.com)
- Mail: Whitney Oaks Community Association  
PO Box 1459 Folsom, CA 95763
- Hand delivery: 160 Blue Ravine Road STE C  
Folsom, CA 95630

Your *Notice of Desire to be a Candidate* and your optional *Director Election Statement* (described below) must be received by the Association prior to 5:00 p.m. on August 17, 2020 (the "Nomination Deadline"). Each Member who meets the qualifications set forth below and whose *Notice of Desire to be a Candidate* is received by the Association prior to the Nomination Deadline shall automatically be a candidate. There shall be no nominations from the floor at the Annual Meeting and votes for write-in candidates shall not be valid. It is each Member's responsibility to confirm that such Member's *Notice of Desire to be a Candidate* was received by the Association prior to the Nomination Deadline.

#### **Candidate / Director Qualifications:**

1. Except as provided in Section 1.D of the Election Rules, in order to be eligible to become a candidate, a person must, as of the Nomination Deadline, be a Member who is current in the payment of regular and special Assessments.
2. Except as provided in Section 1.D of the Election Rules, in order to be eligible for election to the Board, a candidate must, as of the date scheduled for close of the balloting period, be a Member who is current in the payment of regular and special Assessments.
3. Only one co-Owner of a particular Lot/Unit may serve on the Board at any time.

#### **Director Election Statements:**

Each candidate and each Member advocating a point of view may, but is not required to, submit (to the addresses listed above) a *Director Election Statement* that is reasonably related to the election. *Director Election Statements* shall not, when printed, exceed one side of a single 8½" x 11" page. Black and white copies of all *Director Election Statements* that are received by the Association prior to the Nomination Deadline will be included with the *Ballot Packets* that will be mailed to all Members and may be posted on the Association's official internet website, in accordance with the Association's Election Rules.

By submitting a *Director Election Statement*, you accept full responsibility for its content and agree to indemnify the Association and its agents and representatives for any and all damage arising from or related to any such content. It is each Member's responsibility to confirm that such Member's *Director Election Statement* was received by the Association.

## **Whitney Oaks Community Association Notice of Desire to be a Candidate**

I desire to be a candidate for election to the Whitney Oaks Community Association's Board of Directors in the upcoming election. I am the owner of the Lot/Unit identified below within the development.

By submitting this *Notice of Desire to be a Candidate*, I understand and acknowledge the following:

1. I may, but am not required to, submit a *Director Election Statement* to the Association. The content of my *Director Election Statement* must be reasonably related to the election, and must not exceed one side of a single 8½" x 11" page. Black-and-white copies of all *Director Election Statements* that are received by the Association by 5:00PM on August 17, 2020 (the "Nomination Deadline") will be included with the ballot packets which will be mailed to all Members. Scanned copies of all *Director Election Statements* that are received prior to the Nomination Deadline may be posted on the Association's official internet website, in accordance with the Association's *Election Rules*. By submitting a *Director Election Statement*, I accept full responsibility for its content and agree to indemnify the Association and its agents and representatives for any and all damage arising from and related to any such content.
  
2. It is my responsibility to confirm that this *Notice of Desire to be a Candidate* and my *Director Election Statement* were received by the Association by the Nomination Deadline.

By submitting this *Notice of Desire to be a Candidate*, I attest that as of the date hereof, I meet all of the qualifications for candidacy and election to the Board.

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[Print Name]

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[Signature]

[Date]

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[Lot/Unit# or Property Address]