



Message from the Whitney Oaks Community Association Board of Directors

The Whitney Oaks Board of Directors would like to announce that the Association (WOCA) will be switching to a different management company, FirstService Residential, effective September 1, 2025.

Here are some highlights:

1. Transitioning will continue through July and August. FirstService will begin actively communicating with homeowners a few weeks before September 1st.
2. FirstService will provide the standard services with an innovative homeowner portal and user interface, including email, phone or text blasts via "One Call Now".
3. Local support with 24/7/365 pass thru to nationwide support. Support people including the managers will be able to pull up a homeowner's individual account and refer to the details.
4. There will be two full time local employees; Manager and Assistant Manager.

The Board of Directors would like to acknowledge Dawn Scott and Mikki Cooper, our managers, for their dedication and years of professional service to our community.

-Whitney Oaks Board of Directors ■

2025 Pool Season

The 2025 Pool season has been extended! The pool will now close for the season on October 1st with the pool resurfacing project to begin the next day. The Hillcrest Pool and the Black Oak Pool will be open between the hours of 7:00 a.m. – 9:00 p.m. All members must have their numbered "**Member Identification Tag**" attached to their common area key to access the pool. Please review the Association's Pool Rules for more information at <https://whitneyoaks.org/documents/>.

AT&T Work Within the Community

AT&T has begun Phase 5 of the necessary work needed to be able to offer fiber optic services to homeowners. Phase 5 includes the Clubview & Enclave neighborhoods in Whitney Oaks, and the streets adjacent to the Springfield pool & clubhouse in the Springfield. AT&T is also going to schedule the start date for Phase 5, which will include much of the Springfield HOA. Please watch for email communication regarding the specifics of the next areas AT&T will be working in to come to you via email soon. If you are not signed up for email communication from the Association, please reach out to Mikki Cooper to get signed up today! She can be reached at mikki.cooper@managementtrust.com or 916-932-5129. Additional information regarding the AT&T work at https://whitneyoaks.org/assets/files/AT_T_Fiber_FAQ.pdf

We have also been informed by AT&T the areas that the crews were working in 2024 are now fiber optic ready! Please reach out to an AT&T sales representative to know more. If you are informed by AT&T sales representative that additional trenching work is needed to receive fiber optic service, you may need to complete an Architectural Change Application. Please contact Dawn Scott via email at dawn.scott@managementtrust.com and read below to know more about this process. *Please note, fiber is a high-speed broadband option. If you are satisfied with your current broadband plan, there may be no need to change your service.* ■

BOARD OF DIRECTORS



President	Mike Miles
Vice President	Rick Jordan
Secretary	Phil Johnson
Director	Rosalie Hayman
Director	Rich Abdallah

ASSOCIATION WEBSITE

<http://whitneyoaks.org>

ASSOCIATION MANAGEMENT



The Management Trust

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

AFTER HOURS EMERGENCY
916-985-3633 Extension 2

ASSOCIATION MANAGER:

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

ASSISTANT MANAGER:

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

ASSISTANT MANAGER:

COMPLIANCE:
Brendan Lohan: Extension-5140
brendan.lohan@managementtrust.com

ACCOUNTING

Accounting Inquiries: (949) 263-4359
ext. 8825
nc-accounting@managementtrust.com

Ice Cream Social

The Springfield Scholarship Club invites Whitney Oaks residents to attend their Ice Cream Social Fundraiser – Saturday August 16th from 1:00pm until 2:30pm at the Gables. Bring your family & friends and enjoy Leatherby's Ice Cream with all the fixings. You could even win a gift card from a local business! Tickets are \$12 with proceeds supporting college scholarships for Rocklin High School and Whitney High School graduating seniors.



Whitney Oaks Residents - Email
SpringfieldScholarshipClub@gmail.com to
hold tickets for pick-up at event.
Springfield Residents - Look for more info in
Springfield Newsletter.

This past year, this club provided scholarships totaling more than \$32,000 to 21 deserving students. Scholarship support is always welcome by sending your tax-deductible donation to Springfield Scholarship Club, 2801 Springfield Drive, Rocklin Ca 95765.

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 ■



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. ■

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/>. ■



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 non-emergency number 916-625-5400. Of course, if it is a true emergency please dial 911. ■



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

European Starlings were introduced into the United States in the late 1800s by groups wishing to populate North America with European animals and plants. Numbers of these birds quickly increased with them becoming one of the most commonly seen birds in the US and Canada to this day.

Starlings are about 7 to 9 inches in length and have a stubby profile due to their relatively short tail feathers. Wings are relatively short and pointed. Starling feathers are glossy dark with an iridescent green and purple sheen covered with tiny “star-like” specks that some say resemble a starry-night sky (see photos below) which may have suggested their name. Adult males have a bright yellow beak and reddish-brown legs during the breeding season and their throat feathers are long giving them a ruffled-looking appearance.

Starlings can be very aggressive and territorial and are known to displace many of our native birds. They are despised by many for this reason.

During the non-breeding season, starlings may form large groups numbering in the hundreds if not thousands often seen gracefully swirling in unison in the sky or roosting together in trees at night. Usually, they are seen foraging for food items in small groups on lawns and trees in yards and city parks and on farms. Their diet consists of insects, including grubs, fruit and seeds. Earlier this year I repeatedly saw small flocks feeding on ripe olives in a tree along Clubhouse Drive.

Starlings are known to be good parents. Pairs are generally monogamous. Males initiate nest-building in holes found in trees and buildings and attract their mate to the nest with a variety of courtship displays and vocalizations. Females lay four to six eggs per clutch which normally hatch in 11 to 13 days. Both parents participate in incubating the eggs and feeding the young. Pairs may raise as many as three families in a season. Last year I watched a pair of starlings go in and out of a small hole in one of the large metal traffic light poles on the corner of Stanford Ranch and Park Drive. They were obviously feeding young. I couldn't help but wonder how hot it got for the young inside the pole.

Starlings can recognize one another by specific vocalizations. Like mockingbirds, they often mimic the sounds of other birds or inanimate objects in their environment. They are also known to imitate human speech patterns.



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 three (3) seats up for election this year, currently held by Rick Jordan, Phil Johnson and Rich Abdalah. The three (3) 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: Dawn.Scott@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 Friday, August 8, 2025 (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.

The rules governing this election can be found on The Management Trust web portal: my.managementtrust.com

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 8, 2025 (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.

[Print Name]

[Signature]

[Date]

[Lot/Unit# or Property Address]