



Message from The Whitney Oaks Community Association Board of Directors: Assessment Fees

What happens to my Whitney Oaks Association assessment fees? Where do they go to? How are they used?

Every month, Whitney Oaks Community Association members (including Springfield) pay assessment fees which help fund two accounts: The "General Operating Budget" and the "Reserve Fund". Respectively, you might want to think of these as a checking account for day-to-day operational expenses, and a savings account for long term funding. Things like monthly administrative, gate landscaping costs and utility costs are part of the General Operating Budget and the Reserve Fund is saved for large projects, for instance, repairing a street or grazing to help with fire prevention.

But wait a minute: If I live in Springfield, why am I paying Whitney Oaks Community Association assessment fees? The reason is because Springfield is part of Whitney Oaks Community Association (WOCA). Fees paid by all members help fund and maintain our community assets. These include:

- Gate Landscaping (Maintenance, plant replacement, renovation)*
- Streets and Sidewalks (Resurfacing, major and minor repairs)*
- Gates (Electricity, replacement, repair and painting)*
- Street Safety (Lighting and marking)*
- Trails (Repair and maintenance)*
- Grazing (Required annual grazing of Open Space for fire management)*
- Open Space (Trail repair and maintenance, Erosion Control, Streams and V Ditches)*
- Tree Health, Trimming, Storm damage (except Springfield)*
- Bark Mulch Application (Open Space and Gate areas)*

There are some exceptions. For example, Rockridge (Units 39/44) have their yards maintained as part of their assessment and Springfield association members are not assessed for the Whitney Oaks (WOCA) pools because they have their own pools.

As a member of Whitney Oaks Community Association, your assessment fees contribute to a wide range of shared services that benefit the entire community. Assessment fees can be confusing, so for more information contact General Manager Dawn Scott at the Management Trust at dawn.scott@managementtrust.com or (916) 932-5126. ■

Association Dues & Coupon Books

The 2025 Budget Packet will be mailed to all homeowners no later than November 30, 2024. This packet will contain information regarding the change in dues effective January 1, 2025. Coupon books will also be arriving before January 1, 2025. 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 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.

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>

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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

Association Dues & Coupon Books (con't)

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 the Association Manager. ■

Capital Improvement Written Ballot

The Capital Improvement written balloting for proposed work to add one pedestrian gate at each end of Pebble Beach Rd. where none currently exist concluded on October 31, 2024. 108 YES votes were received and 385 NO votes, meaning Whitney Oaks Community Association will not move forward with the Capital Improvement. The full Inspector of Elections Report has been posted at the community bulletin board. ■

AT&T Work Within the Community

AT&T have informed us there will be only three more phases of the work to replace the utility pedestals, which includes the trenching in the streets of the Association. Please watch for email communication regarding the specifics of the next area AT&T will be working in to come to you soon. ■

Projects Within the Community

The Whitney Oaks Community Association Board of Directors have recently approved contracts for several large scale improvement projects. Please watch for emails alerting you if you live in an effected area or any needed amenity closures. Thank you for your patience while the Board works to improve your Association. ■



Call for Volunteers

We currently have open positions on the Social Committee. If you are interested in joining a Committee, please contact our Association Manager Dawn Scott for more information and a Volunteer Form. ■

Whitney Oaks Community Association Board of Directors

The Whitney Oaks Board of Directors have made an organizational change to appointment of offices. Please see the new changes are below:

- Mike Miles - President
- Rick Jordan – Vice President
- Rosalie Hayman – Chief Financial Officer
- Phil Johnson - Secretary
- Richard Abdalah – Director at Large

Thank you to all the Board Members for their continued service! ■

Blue Knight Community Patrol



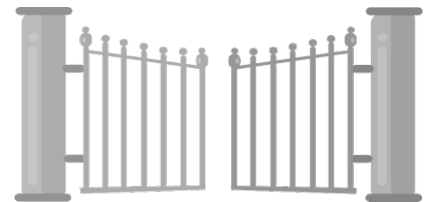
24/7 Dispatch: 916.299.0911

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/>

Whitney Oaks Wildlife Notes

Ed Price

Some of the smaller birds in Whitney Oaks are difficult to tell apart. Not so for the **Black Phoebe**. It is mostly dark charcoal gray with a black head and white belly (see photos below). It is the only black and white flycatcher in North America. However, it can also be identified by a simple behavioral characteristic. When it is perched it continuously flicks (i.e. pumps) its tail up and down, hence the nickname “Willy Wagtail”.

Black phoebes usually perch not far off the ground in an area with good visibility. They are often seen making short flights from their perch to catch insects either in the air, on foliage or on the ground. It favors areas with water nearby, even artificial ponds. Interestingly, it has an unusual tolerance for urban areas and human activity. Just the other day one landed on the railing of our deck just a few feet from the kitchen door. Backyard bird baths are attractive to them also.

Their diet is predominantly insects such as flies, moths, caterpillars, grasshoppers, spiders, dragonflies and beetles. Indigestible parts of their prey are coughed up as pellets. Males and females maintain separate feeding territories in the winter so this time of year you will normally see them alone.

Female black phoebes build a mud nest mixed with grass or weeds and lined with plant fibers. The nests are often plastered on beams under the eaves of buildings, bridge supports or other sheltered structures. They often build their nests in the same place year after year, sometimes refurbishing the previous year’s nest. Clutch size ranges from one to six eggs and one to three broods may be produced each year.

Black phoebes are increasing in numbers each year perhaps due in part to their tolerance for human activity and associated structures.

