

Community Newsletter

Annual Membership Meeting / Director Election 2020

We hope that everyone is doing well at this unusual and challenging time.

The Association's 2020 Annual Membership Meeting is currently scheduled for November 9, 2020. The formal Notice and Agenda for that meeting will be sent out in late October or early November. At this time, it looks like the meeting will have to be held electronically, because of the Governor's "stay at home" order and ongoing concerns about meeting in large groups. Instructions for attending the meeting electronically will be provided prior to the meeting.

This year, two seats on the Board are up for election. The candidate self-nomination period ended on August 17, 2020. Only two members nominated themselves to be candidates: Rosalie Hayman and Ross Ainsworth. Because there are only two candidates running for two seats, and because write-in candidates are not permitted, this is an "uncontested" election, meaning that the outcome is already known. Accordingly, as provided in the Bylaws and in the Election Rules, the Board is dispensing with distributing ballots and conducting the election, and instead will deem Rosalie and Ross elected to two-year terms that will commence at the end of the 2020 Annual Membership Meeting on November 9. Thank you to "outgoing" Director Bob Jones for his years of service as a Director. Thank you, also, to Rosalie and Ross for their willingness to serve as Directors, and welcome to the Board (or in Rosalie's case, welcome *back* to the Board).

We encourage everyone to attend the Annual Membership Meeting on November 9. Even though we will not be holding a formal election of Directors at the meeting, we *will* be introducing the new Directors, presenting important reports on the status of the Association, and conducting other routine business. The Board and management always look forward to opportunities to meet with the members and answer any questions you may have.

In the meantime, please stay healthy.

Sincerely,

Board of Directors

WHITNEY OAKS COMMUNITY ASSOCIATION ■

Bark Refresh – Gates

The Association has contracted with Applied Landscaping to have bark blown into a few different areas in the community. The work will be mainly at the vehicle gate areas. The work is estimated to begin and be completed on September 14th. Please use caution while crews are in the work areas. ■

New Trail Bench – Thanks Tyler!

Mr. Tyler Smurthwaite was kind enough to think of the community while considering options for his Eagle Scout project. The Clark-Dominguez Trail now has a lovely new bench with gorgeous views of the hills. A very nice place to take a break on your hike. Thanks Tyler! Many will enjoy this area and new bench for years to come! ■

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

ASSISTANT MANAGER:

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

ARCHITECTURAL APPLICATIONS:

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

ACCOUNTING

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

FIRST SECURITY SERVICES

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

ASSOCIATION WEBSITE

www.whitneyoaks.org

Blue Knight Security

For those of you that joined us during the regular session meeting on August 5th noted that the Board of Directors has approved a new security contract with Blue Knight Security. Their contract will begin on September 15, 2020. It is our hope that community members will find added value of the niche community patrolling that Blue Knight offers.



- **24/7 Dispatch: 916.299.0911**
- **Guard Direct Line: 916-521-6034**

Please note that this will be routed directly to the guard on-duty during the timeframe that guards on onsite.

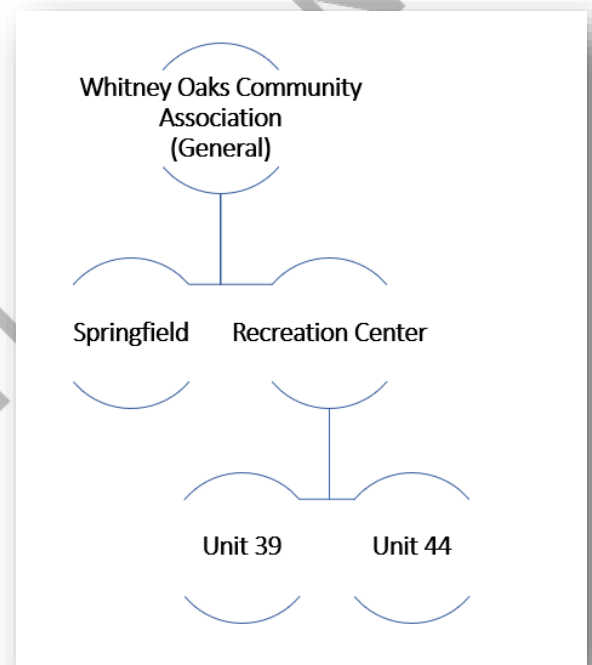
Non-Profit Corporation & Budgeting

The Association is a company registered with the State of California. As a non-profit, the Association develops and adopts zero balance operating budgets annually. Each year, four cost-center budgets are created: General, Recreation Center, Unit 39, and Unit 44.

Each cost-center has unique maintenance and operational requirements that differ from the others. For example, the Recreation Center budget contains expenses for the pools and gym areas (excluding Springfield facilities). Your dues will be based on two or more of these cost-center budgets.

For example, if you are an association member in Unit 39, you will pay cost-center dues for *Unit 39*, *Recreation Center* dues, and *General* dues. A visual breakdown of how the cost-centers overlap is located here.

The budget season has already started. Finalized and Board approved budgets are usually mailed to homeowners in November of each year. It is highly recommended that you sign-up for electronic copies to save on paper and postage. ■



Garage Doors

Even with privacy gates at most entrances to the community, it is still important to keep garage doors closed when you are not present in the area. Not only can leaving garage doors open be a safety and security issue, it is also not the most scenic view for neighbors. ■

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, 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 be sure to review the Whitney Oaks website for agendas and contact management for participation information. <https://whitneyoaks.org/meetings/> ■