



2022 Annual Meeting and Election

The 2022 Whitney Oaks Community Association Annual Membership Meeting and Election will take place on November 2, 2022 at 6:00 p.m. The Meeting will be held at the Gables at Springfield in the Whitney Room. Light refreshments will be served and the Association's Financial Advisor, Matt Bopp, with Morgan Stanley will be in attendance to give a brief update on the Association's financial standings. There will also be raffle prizes for the homeowner's in attendance to win! Any questions regarding the Annual Meeting and the Election may be directed to the Association Manager, Jasmine Brinson. ■

2022 Tree Trimming Project

The 2022 Tree Trimming Project that is being completed by NorCal Tree Management is well underway. They have completed the tree trimming, pruning and necessary removals around the gates and pools and in the Rockridge Community – Unit 39. On October 31st through November 2nd they will be completing the tree work in the Rockridge Community – Unit 44. This will be the last phase in the 2022 Tree Trimming Project. ■

Social Committee – Upcoming Holiday Events

The Social Committee will be hosting several events this holiday season! Be on the lookout for additional information for the following events:

- Holiday Parade
- Santa Meet & Greet
- Golf Cart Decorating Contest
- Holiday House Decorating Contest

If you participated in any of these events last year then you can agree that these fun events are ones that you don't want to miss. We hope that you will join us again this year and tell your neighbors all about it! **These events are excluding the Springfield Homeowners.* ■

Hillcrest Fitness Center Closure

In preparation for Santa's visit the Hillcrest Fitness Center will be closed on December 9th through December 11th. The Fitness Center will re-open on Monday, December 12th at 6:00am. ■

Holiday Decorating

As we approach the holiday season, we look forward to all of the creative decorating ideas to make the season that more enjoyable. Please keep in mind the following guidelines:

- Holiday décor must not be put out until one month before the holiday.
- Removal of the décor must be no later than two weeks after the holiday.
- Décor is not allowed in the common areas or on the gates. ■

Mistletoe Eradication

The Whitney Oaks Community Association will be making every effort to eradicate the mistletoe from the trees in the common areas this winter season when it is most visible for easy removal. We encourage homeowners to do the same. For the treatment of existing trees, it is important to remove mistletoe before it produces seed and spreads to other limbs or trees causing damage. ■

BOARD OF DIRECTORS



Rosalie Hayman	President
Ross Ainsworth	VP
Rick Jordan	Secretary
Richard Campbell	CFO



ASSOCIATION WEBSITE

<http://whitneyoaks.org>



ASSOCIATION MANAGEMENT



The Management Trust

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AFTER HOURS EMERGENCY
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Jasmine Brinson: Extension – 5144
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ASSISTANT MANAGER:

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ASSISTANT MANAGER:

COMPLIANCE:
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ACCOUNTING

Accounting Inquiries: (916) 985-3633
nc-accounting@managementtrust.com

Resident Gate Code

The Resident Gate Code to enter the gates in the Association will change annually in the month of November. ***The gate code will be changing on November 2nd.*** If you have any questions regarding gate remotes and gate access please contact Mikki Cooper at mikki.cooper@managementtrust.com. Mikki may also assist with Whitney Oaks pool and fitness center keys. ***It is important to not share gate codes, including posting the codes on social media websites such as NextDoor.*** ■

Association Dues & Coupon Books

The 2023 Budget Packet will be mailed to all homeowners no later than November 30, 2022. This packet will contain information regarding the change in dues effective January 1, 2023. Coupon books will also be arriving before January 1, 2023. 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 withdraw it is important ensure that the payment amount is updated to reflect the correct dues assessment for 2023. ***Please note that dues 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. 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. ■

Association Privacy

The Whitney Oaks Community Association may have taken measures to increase community privacy and protect the Whitney Oaks Community Association common areas and amenities, via community cameras, access gates and parking enforcement. However, those should not be relied upon to protect the safety and security of individual homeowners and their personal property, including but not limited to mail and packages. We would like to remind homeowners that it is important to keep your doors locked, vehicles secured and to remove personal belongings out of view as well as turning on outdoor lighting at night. Always report any suspicious activity to the Rocklin Police Department. ■

Hillcrest Fitness Painting Project

The Fitness Center's interior and exterior will be painted by Progressive Painting, Inc. During this time the Fitness Center will be closed. Once this project has been scheduled additional notification will be provided to homeowners detailing the time period for the closure. ■

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. If you are making a request for Saturday or Sunday, please ensure that the request is received before close of business on Friday. For longer-term requests, please be sure to complete a parking variance request form at <https://whitneyoaks.org/documents/>. Please be sure to follow the instructions on the form and submit photos with your request. ***Parking variances will not be permitted for boats, trucks, vans, house trailers, campers, recreation vehicles or other vehicles containing living quarters. Vehicles such as these may be parked temporarily in a driveway or in a street in front of the owner's lot for a period of not more than twelve (12) hours in any twenty-four (24) hour period for the purposes of loading and unloading.*** ■



Blue Knight Community Patrol

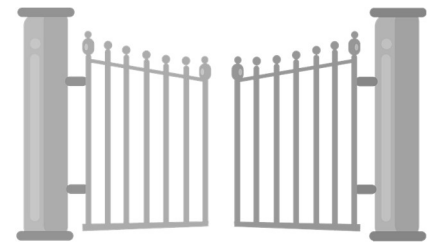
24/7 Dispatch: 916.299.0911

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 6:00 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

Meet the **Towhees!** We have two species of towhees in Whitney Oaks, the **California Towhee**, and the **Spotted Towhee**. Both species are about the size of a robin, so they are quite easy to see when present. However, there are some distinct differences in their appearances. The California towhee is brownish overall with a ting of orange under the base of the tail (see photo below) whereas the spotted towhee is very colorful with a solid black head and cape, black back and wings spotted with white, rust-colored flanks and white belly (see photo below). Both species have relatively long tails. Personally, I think the spotted towhee is one of the most attractive birds found in Whitney Oaks.

California towhees are seen year-round here. We have observed them in our backyard every year since we moved here 22 years ago. Most of the time they are seen on or near the ground foraging for insects and seeds. It's rare to see them very high in trees. Spotted towhees appear to be winter residents here, at least that's the only time I have seen them. Like the California towhees, they are most often seen on or near the ground close to shrubs or thick cover. Spotted towhees seem most active on cloudy, damp, or rainy days whereas I have not noticed that the weather affects the activity of California towhees. Listen for their sharp high-pitched "chips".

California towhees are attracted to bird feeders and appear less shy than spotted towhees. I have never seen a spotted towhee at my bird feeder, but they will readily go for seeds spread out on the ground under a low-hanging tree or near bushes. Their shyness has made it difficult for me to get a good close-up photo of one. Maybe I will get lucky this winter.



