



Message from The Whitney Oaks Community Association Board of Directors

The AT&T fiber project continues and we're excited that we can bring high speed internet as an option for you. Having fiber based broadband is notable since it increases the value of our neighborhoods, especially for people considering a move to the greater Whitney Oaks area. This is a self-funded project where no Association money is used. Problems have been minimal and we are trying hard to anticipate and communicate them as the project moves forward. As part of our agreement, AT&T will provide payments to Whitney Oaks Association at the completion of the project. This money will go into the general fund.

Speaking of streets, we hired a company to fill cracks in the asphalt and renew the street safety signs. We apologize for the delay and appreciate your patience. In the future we will be considering the application of a "slurry seal coat" to provide additional protection to the streets.

We are also addressing erosion issues on some of our community trails where streams pass under bridges. This is an expensive project and to make sure the work is done correctly, we're in the process of hiring an engineer that will provide the technical specifications, recommend contractors and review bids. Each will be presented to the Board of Directors for consideration.

We want to avoid any miscommunication so we welcome your comments, concerns and questions. For those, contact our General Manager Dawn Scott at the Management Trust at dawn.scott@managementtrust.com or (916) 932-5126. ■

AT&T Work Within the Community

AT&T have informed us the next phase of the work needed to be able to offer fiber optic/5G services will be in the lower Hillcrest Subdivision, as well as the Live Oak subdivision. Please see the attached map of Phase 2 of the work. This work will include removing a 2 foot X 3 foot section of road in front of each pedestal and digging a 2 inch trench to access existing AT&T equipment in the ground. There will be no traffic interruptions, but street parking will not be allowed in the Phase 2 area from 7:00 AM to 5:00 PM while work is being completed. There is no firm start date yet, but we will let you know as soon as it is set. ■

2024 Pool Season

Even though Mother Nature is not allowing summer to leave quite yet, it is time for the 2024 pool season to come to an end. The last day to enjoy the pool is Sunday, October 13th. Both pools will reopen May 2025. ■

Capital Improvement Written Ballot

The written ballot deadline was recently extended to October 31, 2024 because enough votes have not yet been received (quorum). If you have not done so already, please submit your completed ballot for proposed work to add two pedestrian gates, one at each of the vehicle gates on Pebble Beach Rd., where there are currently none. If you did not receive a ballot via USPS or email, please reach out to management before the voting deadline of October 31, 2024. ■

BOARD OF DIRECTORS



President	Rick Jordan
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ASSOCIATION WEBSITE

<http://whitneyoaks.org>

ASSOCIATION MANAGEMENT



The Management Trust

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Whitney Oaks Resident Gate Code Change

The Whitney Oaks Resident Gate Code to enter the vehicle gates changes annually in the month of November. The gate code will be changing to [REDACTED] on November 6th. If you have any questions regarding gate remotes and/or 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.

Please note, the Springfield gate code will not be changing. ■

RockRidge Residents

Fence maintenance projects will begin October 21st, and we ask all residents on Sterling Drive, Kensington Court, Lawton Court and Abby Court to cut all vegetation away from wrought iron and wood fences. This includes all vines and potted plants. ■

Parking in the Association

Parking is not permitted on the street in the Association between the hours of 12:00 a.m. to 6:00 a.m. 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@managementtrust.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 forty-eight (48) hours for the purposes of loading and unloading. If you have any questions regarding gate remotes and gate access please contact Mikki Cooper at mikki.cooper@managementtrust.com. ■

Thank You Katie Pitman

We would like to thank Katie Pitman for her time and dedication while serving as the chairperson for the Social Committee. The Committee has been responsible for many fun and charitable events over the years, in no small part to Katie's contributions. Thank you, Katie! ■



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. ■

Blue Knight Community Patrol



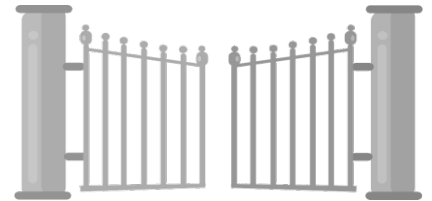
24/7 Dispatch: 916.299.0911

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/>

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Whitney Oaks Wildlife Notes

Ed Price

Snakes are not a popular topic for most people but I would be remiss to not point out the most common snake in Whitney Oaks, the **Gopher Snake**. I have seen them quite a few times in the 25 years Marti and I have resided here. In fact, I opened our garage door earlier this week and there was a young one on the garage floor behind our cars. I scooted it out onto the driveway where it slithered into the nearby bushes.

Gopher snakes can grow to six or seven feet in length but I have never seen one that big. Even so, a three- or four-foot snake can give you quite a startle as it did for me one day several years ago. I left our garage door open while I was working in the yard and when I returned there it was crawling around on the garage floor. I knew I had to get it out of there and off our premises or Marti would be housebound until I did. So, I picked it up with a long-handled tool and hurried it to the backyard fence and golf course. Once released it slithered off into the long weeds while a squirrel in the tree overhead chattered angrily at this unwelcomed visitor.

Gopher snakes are non-venomous so no need to worry there. As you can see in the photos below they are relatively slender buff-colored snakes with a chain of prominent brown or black square or rectangular markings (i.e. “saddles”) on their back and dark spots on their sides. The head is narrow with a blunt snout and their eyes have round pupils. The tail is tapered to a point.

Gopher snakes are sometimes mistaken for rattlesnakes. I have never seen a rattlesnake in Whitney Oaks but I have talked to people who have, mostly in the first few years we lived here when the area was being developed. If you see a snake, the first thing to look for is the shape of the head and the tail. Rattlesnakes have prominent triangular or “spade-shaped” heads in contrast to the narrow heads of gopher snakes. Then, as you know, rattlesnakes have rattles on the end of their tail while rattles are absent on the tail of gopher snakes. Interestingly, rattlesnake eyes have vertical slit-like pupils in contrast to the round pupils of gopher snakes.

Gopher snakes feed predominantly on small rodents and birds. They will prey on gophers but gophers are not an important part of their diet. It is believed they derived their name from using the underground holes of gophers to get out of the elements. Gopher snakes are constrictors meaning they coil their bodies around their prey, effectively squeezing and suffocating them to death while gripping them with their tiny hooked teeth. They have no fangs.

Gopher snakes hibernate during the winter months. Mating occurs in the spring. Females lay eggs about 8 weeks after mating and the young hatch after another 8 weeks. In contrast, rattlesnakes give birth to live offspring after about 7 months of incubation.

