



November 9, 2020 – Annual Membership Meeting & Director Appointment

As previously mentioned, our 2020 Annual Membership meeting will not be including a Director Election this year. However, we do hope that you will set aside some time the evening of November 9th to join us via zoom to hold the Annual Meeting. Although, we would love to see everyone in person, we must continue to be mindful of large gatherings and the safety of the membership.

For agendas and the 2020 Board/Committee meeting calendar please visit: <https://whitneyoaks.org/meetings/> ■

HOA Budgets 101

In the last newsletter we briefly denoted that the Whitney Oaks Community Association (WOCA) develops four separate budgets: General, Recreation Center, Unit 39 and Unit 44. Each of these budgets are based on expected operating costs for the upcoming year (2021) and will affect your 2021 dues payments.

Some important aspects that are included in each of these budgets are:

- general utilities, such as water, gas, and electricity.
- insurance.
- landscaping maintenance.
- reserve provisions.

What is a *reserve provision*?

The *reserve provision* is based on a third-party assessment of assets that the Association has a responsibility to repair, maintain and/or replace (aka the Reserve Study). For each budget, a Reserve Study is prepared.

The Reserve Study is used by the Association as a guide to ensure that assets, over a thirty-year period, are being tracked and funded. The *reserve provision* is the amount of operating funds that is allocated to the reserve accounts for the long-term repairs.

For example, the private roads in the community are maintained by the Association via reserve funds that are gathered in the *reserve provision*.

If you have additional questions about Association budgeting please stay tuned. The Finance Committee will be hosting a Townhall Budget information session via Zoom. The meeting is planned for the end of October and we hope you will join us. ■

Association Projects

The Association regular completes maintenance projects throughout the community and year. The Association is planning for trail maintenance, v-ditch maintenance, and additional barking projects soon. Be sure to check the community projects page at <https://whitneyoaks.org/projects/> for details regarding scheduled projects. Any time, date, and proviso information will be listed and updated there. ■

Association Meetings

While group gatherings are prohibited, Association meetings are being conducted virtually or by teleconference. Please see sure to review the Whitney Oaks website for agendas and contact management for participation information. <https://whitneyoaks.org/meetings/> ■

BOARD OF DIRECTORS



Bob Jones	President
Rosalie Hayman	VP
Stan Laderman	Secretary
Richard Campbell	Treasurer
Rick Jordan	Director



The Management Trust

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ASSOCIATION MANAGEMENT

MANAGER:

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ASSISTANT MANAGER:

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ARCHITECTURAL APPLICATIONS:

Mail plans to The Management Trust
Questions? Please contact
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ACCOUNTING

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Pay-By-Phone: Extension-8050
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FIRST SECURITY SERVICES

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

ASSOCIATION WEBSITE

<https://whitneyoaks.org/>

WPWMA INVITES RESIDENTS TO TALK TRASH AT 10th ANNUAL COMMUNITY MEETING

Discover our continued efforts to reduce odors at our virtual meeting on October 20th.

The Western Placer Waste Management Authority (WPWMA) is seeking input from residents as they virtually host their 10th annual community meeting on Tuesday, October 20th at 6:00 PM to discuss odors and other operational issues of importance to residents. The meeting will be broadcast from the WPWMA's facility at 3013 Fiddymont Road near the corner of Athens Avenue in Roseville. Please visit WPWMA.ca.gov to RSVP and receive the virtual meeting link.



10th Annual Odor Workshop

Discover our efforts to identify and reduce odors and provide your feedback.

Learn about:

- Current waste management operations
- Waste Action Plan to address long-term facility operational needs
- Other regional odor sources

October 20th | 6pm

Virtual Meeting | RSVP at wpwma.ca.gov

@OneBigBin /onebigbin @WPWMA1978

The workshop will include updates on current WPWMA projects and provide an opportunity for residents to engage with WPWMA staff and ask questions surrounding the following topics: WPWMA history and facility operations; on- and offsite odor conditions; pending regulations affecting odors; enhancements to the odor monitoring system; and an overview of the WPWMA's Waste Action Plan to address western Placer County's waste management needs into the future.

The WPWMA is a joint powers authority comprised of Placer County and the cities of Lincoln, Rocklin and Roseville. The WPWMA owns and operates a Material Recovery Facility and the only active landfill in Placer County. Over the past nine years, the WPWMA has conducted community meetings to engage residents in a dialogue regarding the WPWMA's operations and regional odor conditions. Eric Oddo, the WPWMA's Program Manager, commented on the upcoming meeting, "The public's participation has been instrumental in helping us understand how we can continue being a good partner in the community. We encourage our neighbors to join us virtually this year to learn more about current and future facility efforts to address odors and provide their feedback." ■

Blue Knight Security

Some may have noticed the Blue Knight Security & Patrol car in the community. Blue Knight has contracted with the Association for nightly patrols, as of September 15, 2020. It is our hope that community members will find added value of the niche community patrolling that Blue Knight offers. Below is guard and dispatch contact information.

- 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 are onsite.



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@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. 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. ■