

# Whitney Oaks

## Community Newsletter



September 2021

### Association Manager

Whitney Oaks has a new Association Manager! Jasmine Brinson has been with the Management Trust for over three years and has worked with the Gold River Community Association prior to managing Whitney Oaks. She enjoys reading, spending time with family and fun outdoor activities. Be sure to attend the next Board meeting to meet Jasmine and obtain updates on the Association. ■

### Town Hall Meeting

The Whitney Oaks Board will be hosting a Town Hall Meeting on Wednesday, October 6, 2021 at 6:00 P.M. with the City of Rocklin. Representatives from the City of Rocklin will be in attendance, including City Council, City Manager, Community Services, Police and Fire. **If you have questions or would like to suggest a topic for discussion please email the Association Manager in advance of the meeting. If you would like to attend please RSVP by September 30, 2021 to [jasmine.brinson@managementtrust.com](mailto:jasmine.brinson@managementtrust.com).** ■

### DJs Needed

The Board is searching for a DJ to play great music for the Volunteer Appreciation BBQ event scheduled for Saturday, October 16, 2021. If you or someone you know is interested in volunteering to be the DJ for this event please contact our Association Manager, Jasmine Brinson. This would be a great way to gain exposure and lunch will be provided. ■

### Pool Season Update

The Board has extended the pool season for 2021 until October 17, 2021, the Hillcrest pool and Black Oak pool will be open daily from 6AM to 9PM. Please be aware of the following updates to masking and facility protocol:

*All persons entering Association facilities who are not fully vaccinated must wear a face mask indoors and outdoors where six (6) feet of distance cannot be maintained. Those entering without a mask self-attest that they are fully vaccinated. We encourage all facility users to recognize the self-attesting honor system being used to fully open facilities.* ■

### Architectural Review Committee (ARC) Volunteers

The Architectural Review Committee is looking for Volunteers to serve on the Committee.

If you are interested in helping out please complete the volunteer form found on the Whitney Oaks website:

<https://whitneyoaks.org/assets/files/Volunteer%20Form.pdt> ■



**Happy Labor Day!**  
**-Whitney Oaks Board of Directors**

### BOARD OF DIRECTORS



Rosalie Hayman	President
Ross Ainsworth	VP
Rick Jordan	Secretary
Richard Campbell	Treasurer
Stan Laderman	Director



### ASSOCIATION WEBSITE

<http://whitneyoaks.org>



### ASSOCIATION MANAGEMENT



The Management Trust

P.O. Box 1459  
Folsom, CA 95763  
Phone: 916.985.3633

AFTER HOURS EMERGENCY  
866-324-3704

#### ASSOCIATION MANAGER:

Jasmine Brinson: Extension – 5144  
[jasmine.brinson@managementtrust.com](mailto:jasmine.brinson@managementtrust.com)

#### ASSISTANT MANAGER:

Mikki Cooper: Extension-5129  
[mikki.cooper@managementtrust.com](mailto:mikki.cooper@managementtrust.com)

#### ASSISTANT MANAGER:

ARCHITECTURAL APPLICATIONS &  
COMPLIANCE:  
Stefanie Landeros: Extension- 5121  
[Stefanie.Landeros@managementtrust.com](mailto:Stefanie.Landeros@managementtrust.com)

#### ACCOUNTING

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

## 2021 Annual Meeting & Election & Candidate Solicitation

The 2021 Annual Membership Meeting and Election will be held on **November 18, 2021** at 6:00 p.m. A candidate solicitation notice is attached to this newsletter. Please take the time to review the request and note important deadlines for submission. Additional Director Election information will be posted to the Whitney Oaks website for your use and reference. <https://whitneyoaks.org/meetings/>. ■

## Common Areas

Sometimes common areas are hard to distinguish especially in a detached condominium areas, Abby Court, Lawton Court, Kensington Court, and Sterling Drive.

Here are some things to consider:

- If you see a weekly service provider (Bianco Landscape Management), chances are the common area landscaping is completed by the Association. Common areas may include locations in the front, back and side of your home, but will not include any areas or plantings in your fenced yard areas.
- Making changes to common areas is prohibited. For example; adding gravel/step-stone paths, adding concrete, plant removals, plant additions. If you have installed these types of items in common areas, please remove them and restore the area to its original condition.
- It is also wise to be mindful of where outside décor items like statues and pots are placed. Items placed in common areas may be damaged during vendor service. ■

## Email Sign-Ups

Do you know someone that hasn't signed up for electronic delivery of documents? Ask them to go to the Whitney Oaks website for the form. Link below.

[https://whitneyoaks.org/assets/files/WOCA\\_Email%20Distribution.pdf](https://whitneyoaks.org/assets/files/WOCA_Email%20Distribution.pdf) ■

## 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](mailto: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. ■

## Gates

The gates were electrostatic painted in July, this completes phase one of the gate project. Phase two will include power washing and painting the stone gate entry pillars including all of the trim and the top caps. In addition, the Whitney Oaks Board is in the process of obtaining bids to power wash and paint the stone monument pillars and to replace any of the worn Whitney Oaks logo signs. ■

## Association Meetings

As locations begin to open with less restrictions, the Board has begun with in person Open Session Board Meetings. Some meetings may still be conducted virtually or by teleconference. Please be sure to review the Whitney Oaks website for agendas and contact management for participation information. Agendas will be posted at the Hillcrest bulletin board and on the website. The 2021 meeting calendar is posted on WOCA's website under 'meetings': <https://whitneyoaks.org/meetings/> ■

## Blue Knight Security

Blue Knight Security has been contracted by the Whitney Oaks Community Association to review areas of the community excluding the Springfield Association.

Nightly, officers patrol streets and common areas to review street parking, disturbances, respond to owner calls, and review building security.



**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 guards are onsite.* ■



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/> ■

## Volunteer Spotlight – Steve Van Unen

### Finance Chair – Whitney Oaks Homeowner’s Association

My wife, Lori, and I have lived in Whitney Oaks (Hillcrest) for 19 years. We have two adult sons, one lives locally, and the other in Boston, MA. Fortunately, our two grandsons, ages 5 and 2, live nearby, and we are able to spend a lot of time with them.

Both Lori and I were raised in the Bay Area and left California in 1993 for job assignments in Salt Lake City, Utah and Lenexa, Kansas. The appeal of Rocklin in general and Whitney Oaks specifically, were key factors that brought us back to CA in 2002.

I retired 7 years ago after a 34-year career with Deluxe Corporation, with the majority of my time spent in operations budget management. I joined the Finance Committee in April 2017 to support our community, meet new people, and utilize my skills.

The Finance Committee provides financial oversight of Whitney Oaks Community Association and advises the Board of Directors to ensure assets are protected and efficiently managed.

I appreciate the contributions made by all volunteers, from the Board members to all committee members, who strive to make Whitney Oaks a desirable community to live. ■



The trail highlighted this month, is an actual fire break that CalFire can access if necessary to safeguard homes on the ridge overlooking the North & Middle forks of the American River. The trail is about a 30-minute drive from Rocklin. If you decide to walk/hike the trail it may also be interesting to look up the name Wendell T. Robie for a bit of Placer County history!



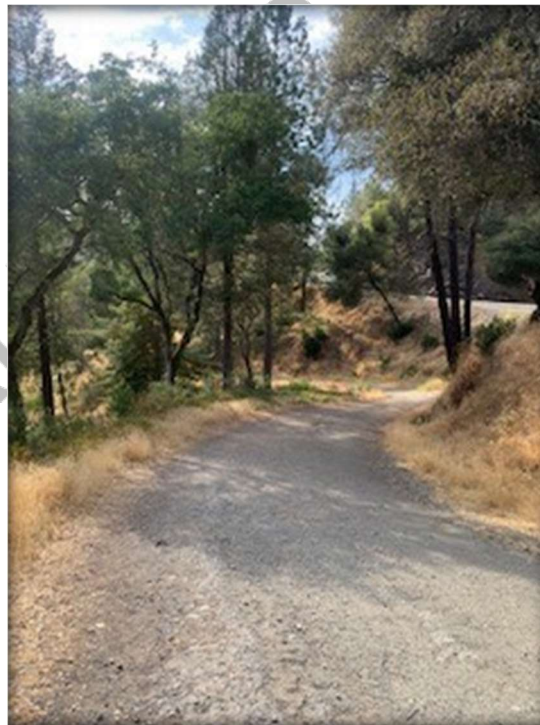
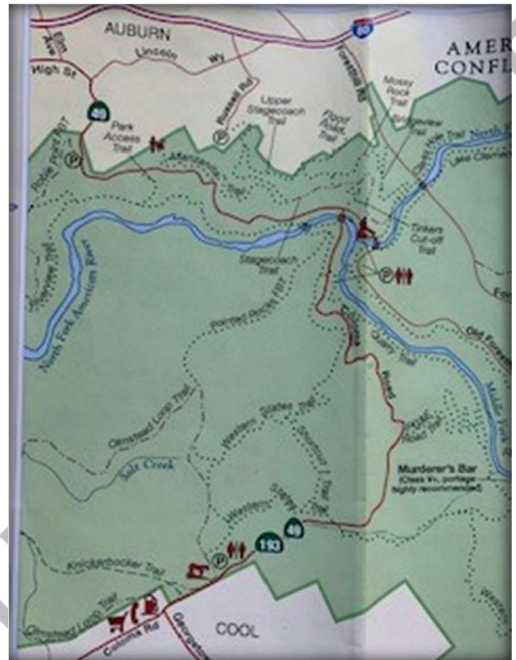
Jennifer Zehnder  
Landscape Committee  
Springfield Homeowner

#### Directions:

- Take Interstate 80 from Rocklin heading toward Auburn
- Exit 119 C, Highway 49 South Placerville (Elm Street)
- Follow directional signs for Hwy 49 South Placerville
- About .5 miles down Hwy 49, note the “yellow” Auburn State Recreation Area sign
- Just past sign is the Murphy’s Gate to Robie Point turnoff to park car & walk/hike
- Marker sign on the green gate Robie Point Fire Break Trail:
- Opportunity to walk/hike .6-, .8-, 2.6-, or 3-mile easy terrain with a wide trail!

35,000-acre Auburn State Recreation Area is home to a section of the Western States Trail Ride, “Tevis Cup” as well as the Western States Endurance Run that traverses the length from Squaw Valley to Auburn! Robie Point is near the end of the trail, at the top of a steep climb from the combined North & Middle forks of the American River.

About a 1 mile from Murphy’s Gate toward Robie Point is a picnic table situated on the right side of the trail with spectacular views of the canyon and river below. Enjoy!



As always, I hope to see you along the 9 trails throughout Whitney Oaks! Be sure to say “Hello”. I usually have my blue hiking shirt on which on the back says: “Trails Are My Happy Place”. If you would like a map of the Whitney Oaks trails, just ask! I usually carry one with my water bottle. ■



## Whitney Oaks Wildlife Notes

Ed Price

**Western bluebirds** are abundant in Whitney Oaks. Much smaller than a robin, the male is largely cobalt blue on its head, back, wings and tail feathers and its breast is rusty-orange. The female's wings and tail feathers are blue but its head and back are mostly gray and its breast is pale orange. Pairs nest in the spring or early summer with the female doing most of the nest building. The female lays 2-8 unmarked pale blue eggs in each clutch and incubates them for 12 to 17 days after which they feed the nestlings for 18-25 days.

As I write this piece here in mid-July a pair are feeding their second brood of 5 young in a nest box we placed in our backyard. Being hole-nesters, bluebirds readily use nest boxes that can be purchased at any wild bird supply store. We have had one or two broods of bluebirds raised in our yard in each of the last 15 years. It's interesting and fun to watch the bluebird parents bringing food, mostly insects, to their young. Back and forth they go feeding their young all day long even on the hottest days.

Several years ago, I decided to add a second bluebird nest box in our yard thinking two pairs would produce more young than one. To my surprise I found that only one box is used at a time. Dominant breeding pairs consistently exclude a second pair from nesting at the same time even though the two boxes are 50 ft. apart. I didn't know they were so territorial. And interestingly, the same box is not always used for each nesting event over season or year. More photos of bluebirds can be seen on Ed's photo website at <http://edwardprice.zenfolio.com/>. Once you reach the website click on "My Photography". It is easy to bring the website up on your cell phone. ■



# **CANDIDATE SOLICITATION ANNOUNCEMENT**

## **WHITNEY OAKS COMMUNITY ASSOCIATION**

### **Important Announcement #1 Regarding Upcoming Election of Directors**

You are invited and encouraged to become a candidate for election to the Whitney Oaks Community Association's Board of Directors. There are three (3) seats up for election this year, currently held by Richard Jordan, Richard Campbell and Stan Laderman. The three (3) candidates who receive the highest number of votes in the election will serve two-year terms.

To become a candidate, you must notify the Association in writing, by completing and submitting the enclosed *Notice of Desire to be a Candidate* form. Your *Notice of Desire to be a Candidate* must be submitted either by:

- e-mail: [Jasmine.Brinson@managementtrust.com](mailto:Jasmine.Brinson@managementtrust.com)
- Mail: Whitney Oaks Community Association  
PO Box 1459 Folsom, CA 95763
- Hand delivery: 160 Blue Ravine Road STE C  
Folsom, CA 95630

Your *Notice of Desire to be a Candidate* and your optional *Director Election Statement* (described below) must be received by the Association prior to 5:00 p.m. on Monday, September 20, 2021 (the "Nomination Deadline"). Each Member who meets the qualifications set forth below and whose *Notice of Desire to be a Candidate* is received by the Association prior to the Nomination Deadline shall automatically be a candidate. There shall be no nominations from the floor at the Annual Meeting and votes for write-in candidates shall not be valid. It is each Member's responsibility to confirm that such Member's *Notice of Desire to be a Candidate* was received by the Association prior to the Nomination Deadline.

#### **Candidate / Director Qualifications:**

1. Except as provided in Section 1.D of the Election Rules, in order to be eligible to become a candidate, a person must, as of the Nomination Deadline, be a Member who is current in the payment of regular and special Assessments.
2. Except as provided in Section 1.D of the Election Rules, in order to be eligible for election to the Board, a candidate must, as of the date scheduled for close of the balloting period, be a Member who is current in the payment of regular and special Assessments.
3. Only one co-Owner of a particular Lot/Unit may serve on the Board at any time.

#### **Director Election Statements:**

Each candidate and each Member advocating a point of view may, but is not required to, submit (to the addresses listed above) a *Director Election Statement* that is reasonably related to the election. *Director Election Statements* shall not, when printed, exceed one side of a single 8½" x 11" page. Black and white copies of all *Director Election Statements* that are received by the Association prior to the Nomination Deadline will be included

with the *Ballot Packets* that will be mailed to all Members and may be posted on the Association's official internet website, in accordance with the Association's Election Rules.

By submitting a *Director Election Statement*, you accept full responsibility for its content and agree to indemnify the Association and its agents and representatives for any and all damage arising from or related to any such content. It is each Member's responsibility to confirm that such Member's *Director Election Statement* was received by the Association.

## **Whitney Oaks Community Association Notice of Desire to be a Candidate**

I desire to be a candidate for election to the Whitney Oaks Community Association's Board of Directors in the upcoming election. I am the owner of the Lot/Unit identified below within the development.

By submitting this *Notice of Desire to be a Candidate*, I understand and acknowledge the following:

1. I may, but am not required to, submit a *Director Election Statement* to the Association. The content of my *Director Election Statement* must be reasonably related to the election, and must not exceed one side of a single 8½" x 11" page. Black-and-white copies of all *Director Election Statements* that are received by the Association by 5:00PM on September 20, 2021 (the "Nomination Deadline") will be included with the ballot packets which will be mailed to all Members. Scanned copies of all *Director Election Statements* that are received prior to the Nomination Deadline may be posted on the Association's official internet website, in accordance with the Association's *Election Rules*. By submitting a *Director Election Statement*, I accept full responsibility for its content and agree to indemnify the Association and its agents and representatives for any and all damage arising from and related to any such content.
  
2. It is my responsibility to confirm that this *Notice of Desire to be a Candidate* and my *Director Election Statement* were received by the Association by the Nomination Deadline.

By submitting this *Notice of Desire to be a Candidate*, I attest that as of the date hereof, I meet all of the qualifications for candidacy and election to the Board.

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[Print Name]

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[Signature]

[Date]

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[Lot/Unit# or Property Address]