

### Open Session Meeting Location

The Whitney Oaks Community Association Board of Directors will be holding their Open Session meetings at a new location, the Rocklin Event Center! The meetings will still be held the first Wednesday of the month at 6:00 p.m. The Rocklin Event Center is located at 2650 Sunset Blvd, Rocklin, CA 95677. We hope that you can join us for the Open Session Board meetings.

### 2023 Annual Membership Meeting & Election

The 2023 Annual Membership Meeting and Election will be held on Wednesday, November 8, 2023 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. If you would like to submit your intent to run for a position on the Whitney Oaks Board of Directors please ensure to submit the attached candidate solicitation notice to the Association Manager, Jasmine Brinson, by email at [jasmine.brinson@managementtrust.com](mailto:jasmine.brinson@managementtrust.com) no later than **Tuesday, September 5, 2023 at 5:00 p.m.** You may also mail the notice to P.O. Box 1459, Folsom, CA 95763, the notice will need to be received by the deadline noted above. Additional Director Election information will be posted to the Whitney Oaks website for your use and reference. <https://whitneyoaks.org/meetings/>. ■

### You Can Still Win \$500!

The Whitney Oaks Board of Directors are currently hosting a raffle contest for a chance to win \$500! To enter the raffle, you will need to opt-in to receive Association documents by electronic distribution. For a second entry into the contest you will need to sign up for auto payment of your Association dues. If you are already signed up for either of these options you have automatically been entered into the raffle and do not need to submit these forms again. The Opt-In form and the ACH Payment form can be found on the Association website at <https://whitneyoaks.org/documents/>. For additional details see attached flyer. ■

### Flyers on Mailboxes

United States Postal Service Collection boxes are the property of the Postal Service, this includes the mailboxes in the Association. Homeowners are not allowed to affix anything to them, including flyers, signs about missing items or animals, and advertisements. For more information regarding the United States Postal Service Collection, you may visit <https://faq.usps.com/s/article/Restrictions-for-attaching-flyers-posters-etc-to-a-mailbox>.

### Volunteers Needed

We currently have open positions on the Architectural Committee, Landscape Committee, Social Committee and the Board of Directors. If you are interested in joining any of these Committees or the Board of Directors please complete the volunteer form found on the Whitney Oaks website:

<https://whitneyoaks.org/assets/files/Volunteer%20Form.pdf> and return to our Association Manager, Jasmine Brinson, for more information. ■



### BOARD OF DIRECTORS



Rick Jordan	President
Rosalie Hayman	Secretary
Richard Campbell	CFO



### ASSOCIATION WEBSITE

<http://whitneyoaks.org>



### ASSOCIATION MANAGEMENT



The Management Trust

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

AFTER HOURS EMERGENCY  
916-985-3633

#### 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:

COMPLIANCE:  
Dawn Scott: Extension- 5126  
[dawn.scott@managementtrust.com](mailto:dawn.scott@managementtrust.com)

#### ACCOUNTING

Accounting Inquiries: (949) 263-4359  
ext. 8825  
[nc-accounting@managementtrust.com](mailto:nc-accounting@managementtrust.com)

## Architectural Application Process

Most exterior projects on your home, including fence replacements and staining as well as painting of homes (even if you are painting the home to match existing colors), require the Architectural Committee's review and approval before work can commence. Recently, Homeowners have been completing work on their homes without going through the architectural process for approval from the Architectural Committee. Architectural applications and the Association's Architectural Guidelines can be found on the Whitney Oaks website at <https://whitneyoaks.org/documents/>. Architectural meetings are held every third Wednesday of the month, via Zoom. For additional architectural application questions please contact Jasmine Brinson via email at [jasmine.brinson@managementtrust.com](mailto:jasmine.brinson@managementtrust.com). ■

## 2023 Pool Season

The 2023 Pool season begins May 1st and will continue through October 15th. The Hillcrest Pool and the Black Oak Pool will be open between the hours of 7:00 a.m. – 9:00 p.m. All members must have their numbered "Member Identification Tag" attached to their common area key to access the pool. Please review the Association's Pool Rules for more information at <https://whitneyoaks.org/documents/>. ■

## 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](mailto: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](mailto:mikki.cooper@managementtrust.com).

***In an effort to limit parking for access to the schools surrounding the Association, parking on the private streets in the Hillcrest Community while school is in session or during a school event is not permitted. In order to enforce this restriction street parking on Hillcrest Drive, Western Way, Vivien Way, Pheasant Lane and Chasen Court shall be limited to a maximum of three (3) hours per day on school days and during school events.*** ■

## Hot Chili & Cool Cars is Back!

This annual event is a favorite for residents, visitors, classic car enthusiasts and chili aficionados. Free to attend, the 30th annual event features the area's coolest cars and fiercest chili cooks, all competing for bragging rights in the Classic Car show and Chili Cook-off. This event will be held at Quarry Park & Rocklin Road on Saturday, September 16, 2023 from 11:00 a.m. to 4:00 p.m. For more information visit <https://www.rocklinchamber.com/hotchilicoolcars.html>. ■



## 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/>



# Whitney Oaks Wildlife Notes

Ed Price

Did you know that raccoons live in Whitney Oaks? You hardly ever see them because they are active only at night. Their distinctive features include a black facial mask, ringed tail and dexterous front paws. They also can rotate their hind feet backwards to facilitate climbing down trees headfirst. This is unusual for a mammal of their size and weight.

It is a well-known myth that raccoons "wash" their food before it is eaten. Actually, they are not trying to cleanse their food. Studies have shown that water softens the skin and increases the sensitivity of nerve endings in their paws so they can more accurately identify potential food items. In other words, they use water to enhance their sense of touch, important when gathering food in the dark and at other times.

Several years ago, I saw signs of raccoons by the pond nestled in the big loop of Clubhouse Drive. One of the logs jutting out into the pond had feces on it so I put out a motion-activated trail camera to see what was going on. In just a night or two the camera picked up a mother raccoon and her three young on the end of the log (see photo below). I have no idea why she took them there other than the possibility that potential food items like frogs and aquatic insects may have been attracted to the log. A few of the camera photos showed the mother raccoon and her young looking down in the water on the side of the log as if waiting for something to appear.

One spring, I noticed scratch marks on the side of one of the wood duck nest boxes I had on the pond so I set out a trail camera to see if the invader might show up again. I thought some animal might be trying to get at the hen wood duck incubating eggs in the box at the time. Sure enough, my trail camera picked up a couple of raccoons hanging around the nest box at night. Somewhat to my surprise, the photos showed one of the raccoons climbing up the three-quarter-inch diameter pipe that supported the nest box, even reaching the box, itself. That explained why I had seen scratch marks on the nest box previously. The invading raccoon must have backed down or lost its footing and fallen before it reached the entrance hole of the nest box since no photos were taken there.







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## **RAFFLE!**

# **HELP KEEP DUES DOWN BY LOWERING MAILING CO\$T\$**

**To enter drawing please complete  
and return the following form(s) found at:**

**<https://whitneyoaks.org/documents/>**

**1. Electronic Delivery of Forms (E-Mail Distribution  
of Assoc Documents) = 1 Entry**

**2. Automatic Payment Form (ACH Debits –  
Direct Payments) = 1 Entry**

**(Eliminates the need for a payment coupon book)**

**1<sup>st</sup> prize = \$500 Visa Gift Card**

**2<sup>nd</sup> prize = \$300 Visa Gift Card**

**3<sup>rd</sup> prize = \$200 Visa Gift Card**

**Please return completed form(s) to:  
[jasmine.brinson@managementtrust.com](mailto:jasmine.brinson@managementtrust.com)  
by October 31, 2023 - 5:00 p.m.**

**\* Must be a WOCA homeowner to participate  
One (1) entry per document, per address**

**\*Any previously submitted form(s) automatically enter you in the Raffle**

**\* Drawing held at 2023 Annual Membership Meeting/November 8th  
Need not be present to win**



# **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 Rick Jordan, Rick Campbell and a vacant seat. 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 Tuesday, September 5, 2023 (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 5, 2023 (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.

\_\_\_\_\_  
[Print Name]

\_\_\_\_\_  
[Signature]

\_\_\_\_\_  
[Date]

\_\_\_\_\_  
[Lot/Unit# or Property Address]