



Whitney Oaks Community Association July 2026 Newsletter



With summer now in full swing, we are loving the long, sunny days and all the opportunities to connect with family, friends, and neighbors. As the temperatures rise, please remember to stay hydrated and drink plenty of water so everyone can enjoy the summer weather safely!

We hope you are having a safe, relaxing, and memorable summer. Thank you for being such a wonderful part of our neighborhood.



Board Meetings

The Board of Directors meets monthly to make decisions and have discussions. Homeowners are encouraged to attend the Open Session and share feedback during the open forum.

Upcoming Open Session Dates:

- August 5, 2026, at 6:00 PM
- September 2, 2026, at 6:00 PM



Meetings are held at the Rocklin Event Center, located at 2650 Sunset Blvd, Rocklin, CA 95677. Details and agendas will be posted in advance on the Whitney Oaks Hillcrest Pool bulletin board and will be sent out by email.

You're Invited!

Town Hall Meeting: 2026 Street Maintenance

Rocklin Event Center - Garden Room
2650 Sunset Blvd, Rocklin, CA 95677
Friday, July 24 @ 6:00 PM

Join your neighbors and Board of Directors to learn about the planned improvements, timeline, and more. Street paving experts will be able to provide project details and answer questions.

Board of Directors

President Mike Miles
Vice/Treasurer Rick Jordan
Secretary Phil Johnson
Director Patrick Scott
Director Stephen Montgomery

Websites

whitneyoaks.org
[FSR Connect Resident Portal](#)
[Sign Up for e-Statements Here!](#)

Management



**FirstService Residential 24/7
Customer Care**
800-428-5588



General Manager
Josh Peters
949-378-3693
josh.peters@fsresidential.com



Assistant General Manager
Lindsay Lenard
916-293-4744
lindsay.lenard@fsresidential.com

2026 Pool Season



The 2026 Pool season will continue through October 15. The Hillcrest Pool and the Black Oak Pool are open between the hours of 7:00 AM and 9:00 PM.

All members should 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/>.

Note: Springfield's pool and all facilities at the Gables Clubhouse are only open to Springfield Residents.



Architectural Review Committee

Most exterior modifications, including fence replacements, staining, painting, etc., require review and approval by the Architectural Committee before any work begins.

As a reminder, the Architectural Review Committee (ARC) now has Quarterly Town Hall Meetings (starting at 5:30 PM on the day of the ARC Meeting), providing a Forum for Homeowners to discuss any questions and/or concerns they may have regarding any upcoming planned exterior improvement.

Upcoming Architectural Review Committee Meeting Dates:

- August 19, 2026, at 6:00 PM via Zoom - Submittal Deadline is August 12, 2026
- September 16, 2026, at 6:00 PM via Zoom - Submittal Deadline is September 9, 2026

Applications must be submitted by email to Lindsay Lenard, the Assistant General Manager, or mailed to 12009 Foundation Pl, Suite 310, Gold River, CA 95670 for consideration.

Note: Applications that need a permit from the city require a \$75.00 submittal fee payable to the Association.

Parking



Street parking within the Association is not permitted between 12:00 AM and 6:00 AM. For longer-term parking needs, please complete the Parking Variance Request Form available at: <https://whitneyoaks.org/documents/>

Guest Parking: We're happy to welcome your guests to our community! Guests may park on private streets for up to 72 hours within 7 days. Longer stays must be registered with Management (including make, year, and license plate). No parking in areas marked with restriction signs.

School Parking: Per the Whitney Oaks Owners Manual, parking on the private streets in the Hillcrest neighborhood to access Rocklin High School is prohibited. This policy also applies to residents of Whitney Oaks.

Security

Blue Knight Community Patrol

24/7 Dispatch: 916-299-0911

Guard Direct Line: 916-512-5144

Your call will be routed directly to the guard on duty during the timeframe that the guard is on-site from approximately 10:00 PM – 6:00 AM daily.

Whitney Oaks Community Association has a contract with Blue Knight Patrol to review to review WOCA common areas, facilities and street parking – excluding the Springfield Association.

Please note that 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 non-emergency number 916-625-5400. Of course, if it is a true emergency, please dial 911.

Purchasing Keys and Remotes

To purchase remotes or keys, please send a check made payable to Whitney Oaks, along with a note of what you would like to purchase.

Gate/Pool Keys: \$15 each

Pool Tags: \$15 (one per residence)

Gate Remotes: \$35 each

Mailing Address:

Whitney Oaks Community Association (WOCA)
c/o FirstService Residential
12009 Foundation Pl, Suite 310
Gold River, CA 95670

AT&T Work Within the Community

The AT&T community fiber project continues in August and through October (for selected streets). It can be broken into three parts: Completed, Rework, and New Sections.

1. Completed sections where fiber is available. Out of those houses, there is about a 30% sign up for service, and new requests for fiber service are being fulfilled. There is no obligation to have AT&T fiber (unless you are an existing AT&T customer), since Astound (Wave) Cable service or Wireless 5G Broadband are options. If you wish to investigate AT&T fiber, you may do so using the following link:
https://www.att.com/buy/internet/plans/?speed=300&customer_type=consumer



Note: Whitney Oaks Community Association or its Board of Directors does not endorse any of the available internet broadband services.

2. Rework sections where fiber runs have been difficult. These areas will require additional minimum digging and microtrenching. In the Springfield Gables and Clubhouse areas there are about 40+ locations each. These sections should be completed by the first part of September.

Many of these will only require short (2-5') front yard easement hand trenching. An example of this would be to connect between an in-ground box and an existing pedestal. Some will be connected by going under a sidewalk and microtrenching a short distance in the street. Others may require the removal of a section of sidewalk. This process is to eliminate the need to go across an entire yard or under a driveway.

The following example areas are in the "rework" phase, and new fiber requests are on hold.

Newland Heights, Scenic, and adjacent streets in Springfield (Gables Areas)

Clubhouse Drive in Whitney Oaks. As each area is completed, residents will be able to request fiber installation if they desire.

3. New sections include Coldwater Drive, Tahoe Vista, and their respective adjacent streets. AT&T is planning to begin microtrenching in August and into September.

For both the rework and new areas, location marking is always the first noticeable event. It's our understanding that crews may be working in multiple areas.

Paving Our Community Streets



For the entire community, we expect street repairs to include seal coating, overlay, and general pavement restoration. The first phases beginning in August, will be repairing small areas of damaged pavement by removing up to 4" of the pavement and re-paving. Overlaying a thin layer of new asphalt will also be done on longer street sections. For these, many of the Gate Loops (some 10+ years old) will be replaced. Then, in late Summer, the remaining streets will be seal coated to extend their life and provide uniformity. Note: Tahoe Vista and Coldwater street sealcoating will be delayed until Spring of 2027 due to AT&T work.

Because of the robust paving schedule, it's time to start thinking ahead by looking at your plans and calendar; your deliveries, appointments and visitors. There may be up to 5 hours that vehicles will not be able to drive on streets that are being worked on, especially the ones being sealcoated. When we get more information, we will be able to narrow down those days and times.

Fence Maintenance



We wanted to provide a friendly reminder to check your fences for any needed maintenance, including the fence stain. Over time fences need repairs or replacements and stain colors fade, causing the fence to be unevenly colored. When re-staining fences, please be sure to use the color of stain that was previously approved for your fence.

Should you wish to replace one or more fence section(s) and/or choose a new color of stain, please obtain approval from the Architectural Review Committee prior to starting work. The Fence Stain Policy and Architectural Application can be found at: <https://whitneyoaks.org/documents/>

Grazing

Each year, the Whitney Oaks Community Association maintains all Open Space areas in accordance with US Army Corps of Engineers, State and Local Fire Marshal standards. These areas are regularly inspected, and we remain committed to meeting all safety and compliance requirements to help protect our community.

For certain homes, property lines may extend beyond the back or side wall/fence line. As shown on GIS mapping, these areas are designated as non-development zones. While the Association maintains the broader Open Space, homeowners may choose to line trim within their property boundaries if desired. Please note that herbicides are not permitted in these areas.

Grazing is conducted as one continuous operation, with herds moving gradually from area to area over time. Because of this, it may appear as though there are multiple separate sessions, when in fact it is a single, ongoing effort. Grazing is not intended to remove all vegetation down to bare dirt. Instead, the goal is to reduce vegetation to approximately 80%, in alignment with Army Corps of Engineers guidelines. This naturally results in some clumps and areas of flattened vegetation. However, the Association is increasing vegetation reduction to approximately 90% within the first 100 feet from property fence lines.

We appreciate your understanding and cooperation as we continue to maintain a safe and well-managed community. If you have any questions about your specific property boundaries or maintenance practices, please feel free to reach out with any questions or concerns.

