



Whitney Oaks Community Association September 2026 Newsletter



As the summer heat fades, crisp autumn air is officially arriving in our community. Morning temperatures are dropping, and the days are getting shorter. It is a great time to enjoy the neighborhood and watch the leaves change color. Please remember to clear fallen leaves from your walkways and check your outdoor lights as the season shifts.

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:

- October 7, 2026, at 6:00 PM
- November 4, 2026 at 6:00PM



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.

Volunteers Needed!

We are looking for enthusiastic neighbors to join two of our essential committees:

- **Finance Committee:** Help review spending, provide input on the annual budget, and plan for long-term reserves. If you have a background in accounting, finance, or just love spreadsheets, we need you!
- **Landscape Committee:** Help oversee common area maintenance, review landscaping projects, and provide input to keep our community looking beautiful.

Committees act as advisory groups to the Board—they research projects, review vendor proposals, and provide recommendations that shape our community's future.

If you are interested, please email the Management Team! ➡

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
josh.peters@fsresidential.com



Assistant General Manager
Lindsay Lenard
lindsay.lenard@fsresidential.com

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



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/>.

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.

Grazing

The goat grazing has been completed and clean up is in progress now that the goats have been removed from the property. 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 increased vegetation reduction to approximately 90% within the first 100 feet from property fence lines.

What did you think about the goat grazing?

Please let us know!

Josh Peters: josh.peters@fsresidential.com

Lindsay Lenard: lindsay.lenard@fsresidential.com



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

Paving Project Update

The paving repair phase of the paving project has been completed. The next phase of the project is sealcoating the streets. We will be sending out schedules closer to the start of the project. During this phase, cosmetic cracks will be strip sealed and then two layers of sealcoating will be applied to the entire street. This will ensure all streets are a solid color for a clean look.

Sealcoating has been recheduled to May of 2027, per the recommendation of the paving engineering consultants. This scheduling adjustment is being made to ensure the seal coat is applied under the most appropriate weather and pavement conditions. Completing this portion of the project at the proper time will help maximize the effectiveness, durability, and long-term performance of the treatment.

Trip Hazard Repairs

With the paving repair phase completed, Action Asphalt is now able to start scheduling repairs for trip hazards that are a quarter inch or larger within the community. Once the start date is confirmed we will update the community via email. When the project starts, please be alert and cautious when near any construction areas.

AT&T Work Within the Community

The AT&T community fiber project has an estimated completion of early November. Coldwater Drive, Tahoe Vista, and their respective adjacent streets are the last areas AT&T will be working on.

For the completed sections where fiber is available, 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.

When proposing the Infrastructure Upgrade Project, AT&T offered compensation to Whitney Oaks Community Association in the amount of \$187,700.00 (\$100 x 1,877 Units). AT&T recently provided a check to the Association for the full amount, these funds have been deposited into the General Cost Center in the "Asphalt Resurface Reserves" line item, in an effort to help offset the costs of the 2026/2027 Street Maintenance Project.

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.

The next ARC Town Hall Meeting is:

- September 16, 2026 at 5:30 PM

Upcoming Architectural Review Committee Meeting Dates:

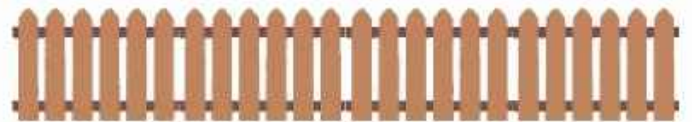
- September 16, 2026, at 6:00 PM via Zoom - Submittal Deadline is September 9, 2026
- October 21, 2026 at 6:00 PM via Zoom - Submittal Deadline is October 14, 2026

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.

Application Processing Update!

Applications no longer require a submittal fee.

Previously, applications requiring a city permit had a submittal fee.



Fence Maintenance

Please 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/>