



### Message from the Whitney Oaks Community Association Board of Directors

The Whitney Oaks Board of Directors would like to announce that FirstService Residential will assume management of the Whitney Oaks community starting September 1, 2025. Homeowners in Whitney Oaks will receive a welcome packet in early/mid-August with important information about the transition, including how to make assessment payments moving forward and how to access the new Connect Resident Portal website.

Additionally, FirstService Residential will be onsite at the Hillcrest Pool, September 11th from 4PM – 7PM to host a Welcome Event for the community! Springfield residents will have their own separate event. Please save the date and look for further details in the welcome letter you will be receiving. The FirstService team looks forward to working with our Board and serving you, part of the Whitney Oaks Community Association.

The Board of Directors would also like to acknowledge Dawn Scott and Mikki Cooper, our managers, for their dedication and years of professional service to our community.

-Whitney Oaks Board of Directors ■



### 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, 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 twelve (12) hours in any twenty-four (24) hour period 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).

### Board of Directors Election

Please take the time to review Director Election information posted on the Community bulletin board at the Hillcrest Fitness Center and the Whitney Oaks website. <https://whitneyoaks.org/meetings/>. ■

### BOARD OF DIRECTORS



President	Mike Miles
Vice President	Rick Jordan
Secretary	Phil Johnson
Director	Rosalie Hayman
Director	Rich Abdalah

◆◆◆◆  
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 Extension 2

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

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

ASSISTANT MANAGER:  
COMPLIANCE:  
Brendan Lohan: Extension-5140  
[brendan.lohan@managementtrust.com](mailto:brendan.lohan@managementtrust.com)

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

## 2025 Pool Season

The 2025 Pool season has been extended! The pool will now close for the season on October 1<sup>st</sup> with the pool resurfacing project to begin the next day. 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/>. ■

## Pool Vandalism

It has been reported by the patrol and alert homeowners that people are trespassing in both the Hillcrest & Black Oak pools causing thousands of dollars in damage. Last month someone pulled a light out of the bottom of the Hillcrest pool exposing electrical wires. At the Black Oak pool, a bathroom door & lock was damaged and furniture was thrown into the pool. If you ever observe anyone causing damage within the Association, please contact local law enforcement at 916-625-5400 and also management at 916-985-3633.

## 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 Dawn Scott via email at [dawn.scott@managementtrust.com](mailto:dawn.scott@managementtrust.com) ■

## AT&T Work Within the Community

AT&T has completed Phase 5 work in the Clubview & Enclave neighborhoods, while the necessary work needed to be able to offer fiber optic services to homeowners continues on the streets adjacent to the Springfield pool & clubhouse in the Springfield. This work in Springfield is expected to be completed by the end of August.

AT&T has also started Phase 6! The crews are currently working in the Fox Hill, Silver Peak and upper Hillcrest neighborhoods. Please watch for email communication regarding the specifics of the ongoing AT&T work to come to you when needed. If you are not signed up for email communication from the Association, please reach out to Mikki Cooper to get signed up today! She can be reached at [mikki.cooper@managementtrust.com](mailto:mikki.cooper@managementtrust.com) or 916-932-5129. Additional information regarding the AT&T work at [https://whitneyoaks.org/assets/files/AT\\_T\\_Fiber\\_FAQ.pdf](https://whitneyoaks.org/assets/files/AT_T_Fiber_FAQ.pdf)

We have also been informed by AT&T the areas that the crews were working in 2024 are now fiber optic ready! Please reach out to an AT&T sales representative to know more. If you are informed by AT&T sales representative that additional trenching work is needed to receive fiber optic service, you may need to complete an Architectural Change Application. Please contact Dawn Scott via email at [dawn.scott@managementtrust.com](mailto:dawn.scott@managementtrust.com) and read below to know more about this process. *Please note, fiber is a high-speed broadband option. If you are satisfied with your current broadband plan, there may be no need to change your service.* ■



**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 non-emergency number 916-625-5400. Of course, if it is a true emergency please dial 911.** ■



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

The **Great Egret** is one of the largest birds found in Whitney Oaks. It's all-white plumage (see photo below) distinguishes it from the Great Blue Heron which is similar in size but blue-gray in appearance. The Great Egret's yellow-orange dagger-like bill distinguishes it from the Snowy Egret which has a black bill and is noticeably smaller. Male and female Great Egrets look alike with females a bit smaller than males.

Great egrets are most likely seen wading in one of the Whitney Oaks ponds like the pond on the big loop of Clubhouse Drive. Occasionally they frequent open spaces on dry land. Its favorite prey are small fish, amphibians (e.g. frogs) and other small aquatic animals but they will also eat insects, snakes and small rodents. I was recently watching one standing in a field near the ocean at Bodega Bay when, to my surprise, it suddenly lurched forward and fell, outstretched on the ground. When it stood up and flew away, I could see a small rodent in its bill (see photo).

Great egrets nest in groups high in trees out of reach of mammalian predators. One of the best places to see such a rookery is in nearby Lincoln. As you come into town on Lincoln Blvd. near the Sterling Pointe Shopping Center look to your right (NE) just past the McDonald's restaurant. There is a large tree in an open marshy area set back from the road that is a favorite spot for Great Egrets to nest and roost. The best time of year to see the birds and their large stick nests is in early spring before the leaves come out on the tree (see photo below taken in late March). If you look carefully, you can often see egrets in this tree at other times of the year.

Males select the nest site and attract females by their calls, circular flight displays and by stretching their necks and bills skyward. Females lay three to four eggs which are incubated by both sexes for three to four weeks. Both parents feed their young by regurgitation and the young can fly by six to seven weeks.

Plumes of the Great Egret were highly sought after in the late 1800s for fashion purposes. As a result, populations were nearly eliminated. Conservationists successfully lobbied to stop the practice which has allowed the Great Egret to flourish again.



