



Whitney Oaks Community Association

July 2017 Newsletter



BOARD OF DIRECTORS

Bonnie Laderman - President
Bob Jones – Vice President
Natalie Trost – CFO
Richard Campbell - Secretary
Rosalie Hayman - Director



The Management Trust

P.O. Box 1459
Folsom, CA 95763
Phone: 985-3633

AFTER HOURS EMERGENCY
866-324-3704

ASSOCIATION MANAGEMENT STAFF

MANAGER:

Melissa Bell: Extension #5125
melissa.bell@managementtrust.com

ASSISTANT MANAGER:

Mikki Cooper: Extension#5129
mikki.cooper@managementtrust.com

ARCHITECTURAL COORDINATOR:

Keya Pomerantz: Extension #5142
keya.pomerantz@managementtrust.com

STAFF ACCOUNTANT: Kim Gomez

Accounting Inquiries: Extension #5122
accounting@kocal.com

CAPITAL PRIVATE PATROL

On Call 8:00 AM – 6:00 AM
1-800-572-1491

ASSOCIATION WEBSITE

www.whitneyoaks.net

BOARD SEAT CHANGES

We would like to thank Ryan Rosas for the time he served on the Board of Directors. Ryan has a very busy life with a full time job and a young family. Committing his time to other areas became increasingly difficult and he did not feel it was fair to the community if he could not fully engage and represent the residents.

Rosalie Hayman was appointed by the board to fill the term of the vacant seat. Rosalie has a very impressive resume and will be a great addition to the Board.

Natalie Trost is now the CFO and Rosalie Hayman is Director. All other members of the board remain in their respective seats.

COMING SOON.....BOARD ELECTION

Preparations will be underway for the 2017 Annual Membership Meeting, including recruiting candidates to run for the Board of Directors. Three seats on the Board of Directors have expiring terms this year. If you would like to have your name placed on the ballot for the upcoming election, please fill out the enclosed Self Nomination form (Candidate Statement). The members of the board of directors and each officer of the association have a fiduciary duty to act in good faith and in the best interests of the members of the association. As a member of the board you must act as a group, not as an individual. Some of the duties as a board member include, but are not limited to:



- *Attend and participate at monthly meetings;*
- *Attend meetings prepared to vote on agenda items;*
- *Develop a workable budget;*
- *Collect assessments;*
- *Establish, publicize, and enforce rules and penalties;*
- *Oversee common area maintenance;*

Operating a homeowners association carries with it many of the very same duties and responsibilities as overseeing a corporation or business. Serving as a board member is a valuable and rewarding experience that should be undertaken by those who see it as an opportunity to serve their neighbors while protecting and enhancing the assets of the community. Each board member owes every owner the duty to be careful with the association's assets that are placed in the board's trust. This duty is a higher duty that calls for the board member to place their own personal benefit second to that of the association. Being a member of the board is a big obligation and a serious business, but also a task worth doing well in order to safeguard the investments of every Whitney Oaks resident.

The association requires a board of directors, without these volunteers the association cannot conduct business. This means insurance coverage will lapse, maintenance ceases, rule enforcement ends, and the association's corporate status lapses. This exposes each owner to potential liability.

We hope you will consider a seat on the board. If you are interested and willing to donate your time, please complete the enclosed form and return it to The Management Trust on or before: **September 1, 2017 @ 5:00PM.** The annual meeting is scheduled for November 13, 2017.

MONSTER GARAGE SALE

Saturday, September 23, 2017
8:00 AM – 2:00 PM



Based on the majority of the responses we received, Whitney Oaks Community was in favor of holding a monster sale with the Springfield Community. We received a total of 28 responses, 4 of those submittals were not in favor.

Please see the enclosed flyer for details on registering for the event.

It's not junk, it's a collection!!

ENFORCEMENT LETTERS

Many owners have received letters recently about maintenance needs, requesting that you might need to paint, landscape or do repairs.. We wanted to take this opportunity to say thank you for taking care of the various maintenance items in response to the letters/requests. We also wanted to note that if you receive such a letter(s) please don't hesitate to contact the management office to discuss the letter(s) and the timing of taking care of the items noted in the letter. Please do this sooner rather than later so that additional letters can be avoided and notes can be made in management's database about your plans. For example, if you plan to paint but your contractor is booked for the next 2 months, or you plan to stain your fence but the product you plan to use requires 80 degree weather (and it is 105 degrees outside), you are replacing your fence but are working out the shared expense with your neighbor, or for some other reason you need a little more time to accomplish a particular project, please let management know. For all of you who have been putting money and effort into fixing up your landscaping, painting your home, replacing your fence, re-staining your driveway, or doing some other project to improve and maintain your home, we want to THANK YOU. Your neighborhood is looking great!!



LIVING WELL IN YOUR HOA COMMUNITY

HOA living presents a strange kind of tension: You own your home and your property but the HOA still gets to call a lot of the shots, and at times to tell you what you can and cannot do. This ruffles the feathers of some homeowners, but really, there needn't be any conflict: Through mutual understanding and communication, it is more than possible to live peaceably in an HOA community.

Here's how:

- **Know why the HOA exists:** Make sure you really understand what the Association is for—not just to boss people around, but rather to preserve and enhance property values throughout the community. The HOA works for you and your neighbors, and a well-functioning HOA is in everyone's best interests.
- **Understand rules and regulations:** Hopefully, your HOA is transparent in communicating the expectations with you. Make sure you have written copies of all the rules and regulations and that you review them thoroughly, preferably *before* you buy into an HOA community.
- **Follow the procedures:** Are you supposed to get approval from certain people before you install a new entry door or paint your fence? Then be proactive in doing so, and avoid any problems. Remember that HOA committees are made up of your fellow homeowners and they have the same interests as you—i.e., peaceful living in a value-protected community.
- **Communicate with your neighbors:** Be proactive in talking with your neighbors and establishing a positive relationship with them; this can mitigate the need to take problems to the HOA Board.
- **Reporting Maintenance:** If you see a maintenance item, like a broken sprinkler gate malfunction, or even a possible trip hazard, call it in. This is your community and you can help keep it beautiful and safe.
- **Volunteer on the HOA Board:** Nothing makes you feel a part of the community like actively serving it, and assisting your neighbors through HOA service.
- **Attend HOA meetings:** Hear what the Board is accomplishing, and where there are still needs. Speak up to attempt to change any rules or regulations that you dislike. Be part of the process—and thus, a part of making HOA life better for everyone!

By following these tips, you can help to ensure a more prosperous and peaceful HOA community for you and for all your neighbors!

**WE ARE A
COMMUNITY**

Whitney Oaks

First Annual Monster Garage Sale! In Whitney Oaks Gated Communities

**Saturday, September 23, 2017
8 am-2 pm**



Registration Deadline is Monday, September 18

**REGISTER ONLINE AT: WWW.TEAMRINDY.COM
LEAVE YOUR NAME, ADDRESS, PHONE & EMAIL!
Or, call 916-757-6948 with the same information**

**Sponsored by Rindy Merrifield's Team
of Real Estate Professionals**



It's time again to clean out those closets & garages to get ready for our **Whitney Oaks** Garage Sale. Mark **Saturday, September 23rd** on your calendars. Go online to **TEAMRINDY.COM** to register. Please leave your **NAME, ADDRESS, PHONE, & EMAIL**. You can also register by phone at 916-757-6948 but must leave your name, address phone & email for your confirmation. We will do all of the preliminaries to get the word out to the public such as advertising, putting out signs & maps of the homes participating. **Participants will receive a packet of information on their doorstep about 2-3 days prior to the Garage Sale.** Each year we have about 250 homes participating and 1000's attending. This Monster Sale will include both Whitney Oaks & Springfield.

All Gates to the community will be open from 7:45 to 2 pm: Sterling, Pleasant Creek, Abby, Pebble Beach, Legend, Clubhouse (both gates), Pyramid & Lindbrook as long as there are registered participants behind those gates. All gates entering Springfield will also be opened for this event!

**HOPE TO SEE YOU ALL
THERE!**



Whitney Oaks Community Association

Self-Nomination / Candidate Statement Form

Name: _____

Homeowner in Whitney Oaks Community Association _____ Years

Phone Number: _____ Email Address: _____

Home Address: _____

*Check this box if you **do not** wish to publish your phone number or email address.*

My Vision for the Whitney Oaks Community Association:

My Past and/or Current WOCA Volunteer Experience:

My Past and/or Current Volunteer Experience In Other Associations and/or Organizations:

My Other Experience (Work, Education, Etc.) That May Be Useful To WOCA:

Please be advised

This form and any attachments or information you provide will be mailed to all Homeowners with the election ballot as submitted by you.

Candidate Night is scheduled for October 11th at 7:00 PM and will be held at the Springfield Community Clubhouse: 2801 Springfield Dr. Rocklin, CA

Annual Membership Meeting is scheduled for November 13th at the same location and time. There are three (3) board seats with expiring terms.

Please return this form on or before September 1, 2017 @ 5:00 PM to:

Whitney Oaks Community Association

c/o The Management Trust, P.O. Box 1459 Folsom, CA 95763

Phone: 916-985-3633 Ext. 5125

Email: Melissa.bell@managementtrust.com