



# Whitney Oaks Community Association

January 2018 Newsletter



# HAPPY NEW YEAR

We hope you had an enjoyable and safe holiday season and we are excited about the New Year!!

One reason why Whitney Oaks is a top notch community.....YOU! Associations create rules that you and your neighbors must follow, but in return, the Board of Directors work to protect your interest, your investment and your quality of life. In order to maintain the value of your home and community, the association relies on each homeowner to maintain their property.

Now is a good time to review some of your goals for 2018? If your home is ready for painting, we hope that is on your list. New paint and updated paint colors really do a lot for maintaining property values and this will be one of the association's goals, to address home painting. If you haven't replaced dead shrubs or remodeled your landscape recently you may want to include that on your list of goals as well. Please remember the emergency drought was lifted so your lawn should be lush and your shrubs and plants healthy. It's also recommended that you check your fences and replace damaged slats and stain old and discolored fences. Stain colors are posted on the website, as well as home paint colors. Please remember to ALWAYS submit any changes to your home to the Architectural Review Committee (ARC) for review and approval prior to commencing any work (ARC guidelines are also posted on the website along with ARC applications). Thank you for making the maintenance of the exterior of your home a priority. We really appreciate all that you do to help keep the neighborhood looking nice and keeping property values UP!

## BOARD OF DIRECTORS

**Natalie Trost - President**  
**Bob Jones – Vice President**  
**Richard Campbell - CFO**  
**Rosalie Hayman - Secretary**  
**Rick Jordan - 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](mailto:melissa.bell@managementtrust.com)

### ASSISTANT MANAGER:

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

## ARCHITECTURAL COORDINATOR:

Sarah Pomato: Extension #5142  
[sarah.pomato@managementtrust.com](mailto:sarah.pomato@managementtrust.com)

### ACCOUNTING

Accounting Inquiries: Extension #122  
[accounting@kocal.com](mailto:accounting@kocal.com)

## ALLIED UNIVERSAL SECURITY

Patrol Hours: 10:00PM-6:00AM  
Patrolling Hours Call: 916-320-5615  
Non-Patrolling Hours Call: 916-704-9056

ASSOCIATION WEBSITE  
[www.whitneyoaks.net](http://www.whitneyoaks.net)

## WHO ARE YOUR BOARD OF DIRECTORS?

You are probably aware of who your elected officers are, but board positions were just recently assigned during the organizational meeting that was held on January 3, 2018. The board agreed on the following positions:

***Natalie Trost – President • Bob Jones – Vice-President • Richard Campbell – CFO  
Rosalie Hayman – Secretary • Rick Jordan – Director***

Board members are there to serve their communities, not their own personal interests. Great board members understand this and demonstrate respect to all community members, regardless of how they feel about an issue personally. HOA board members know that they possess no individual authority, rather, in their roles as a unified board, they make group decisions that positively impact their communities. They quickly support group decisions, even if they are counter to their own personal opinion.



We would like to thank our current board for the time, patience and enthusiasm to dedicate themselves to community issues, even though they receive no monetary compensation.

**WHAT IS STRATEGIC PLANNING?**



The Board of Directors will soon begin strategic planning. What does that mean, and what will be happening? Strategic planning is a process to determine where the association is going and how it will get there.

Some of the discussion items will include:

- Assessing the Association’s current position: *Identifying strengths, weaknesses, and opportunities. Knowing where we are now will help get us where we want to be in the future.*
- Setting goals that identify what the Association needs to achieve the mission. Goals will be specific and measurable, and will provide an indication of how we’re doing as we progress.
- Deciding how to meet the goals. Allocating resources, creating committees, or undertaking other tasks to achieve the goals.
- Developing an action plan. Each step will require a specific action plan. *For example, if a committee is needed, who will serve, exactly what tasks will be assigned, and when will the results be needed?*
- Monitoring and updating the plan. The Board will review the strategic plan regularly. If they learn that earlier ideas and goals were shortsighted or uninformed, updates will be made accordingly.

**HOLIDAY LIGHT ETIQUETTE**

You’ve been seeing holiday displays in stores since October, and by the time holidays are over, you’re probably more than ready to turn off the seasonal jingles and ditch the Christmas cookies. So when you see those holiday lights staying bright deep into the New Year, you could start feeling like a Grinch.

Most of us are ready to put festivities behind us after the new year and move on. Reminders of a celebration that is long over can be bothersome. That is why the association established rules to have *holiday lights removed by the second week in January*. Even if you’re the one who can’t bear to take down the decorations just yet, remember, you’ve gotten your money’s worth out of your holiday lights this year, give your electric bill a break and have those lights boxed up by **January 15, 2018** so they will be ready for next year festivities!!



Currently, the association is still in need of interested homeowners for the **Finance Committee** and the **Landscape Committee**. This year the board is looking to establish a **Social Committee**.

Starting a social committee promotes community involvement, inspires the use of residents’ special talents for the greater good, and allows residents to get to know each other on a more personal level. The Board is excited with the possibilities the Social Committee can inspire!! Please contact management if you are interested in any of these committees.

**Benefits when Children Play Outside**

Getting your kids to play outside isn’t just fun, it’s good for them! From team sports to a friendly neighborhood game of tag, there are many benefits that come from kids playing outside. Engaging in unstructured play can promote a wide range of skills. There are also some great playgrounds to take advantage of to learn social skills, executive functions and behavioral skills through play. When you live in a neighborhood with homes close together make sure you set boundaries for your kids on what type of behavior is acceptable. Keeping off neighboring yards unless they have permission, informing them of the dangers of playing in the street, and to be careful not to cause injury to themselves or others. Our children are our most precious possession and taking every effort to keep them safe from danger is the biggest priority. Let them be little and have fun, but give them the right amount of knowledge to be safe outdoors and respectful of your neighbors.



**2018 BOARD MEETING DATES**

**EXECUTIVE MEETING**

Private Meeting held at the Whitney Oaks Golf Club  
6:00 PM

- February 5<sup>th</sup>
- March 5<sup>th</sup>
- April 9<sup>th</sup>
- May 7<sup>th</sup>
- June 4<sup>th</sup>
- July 9<sup>th</sup>
- August 6<sup>th</sup>
- September 10<sup>th</sup>
- October 1<sup>st</sup>
- November 5<sup>th</sup>
- December 3<sup>rd</sup>

**OPEN MEETING**

Meeting of the Board of Directors at the Oaks at Springfield  
6:00PM

- February 7<sup>th</sup>
- March 7<sup>th</sup>
- April 4<sup>th</sup>
- May 2<sup>nd</sup>
- June 6<sup>th</sup>
- July 11<sup>th</sup>
- August 1<sup>st</sup>
- September 5<sup>th</sup>
- October 3<sup>rd</sup>
- November 7<sup>th</sup>
- December 5<sup>th</sup>



Association Email Distribution Form  
FOR Whitney Oaks Community Association

**SIGN UP FOR EMAIL DELIVERY AND YOU WILL HAVE A  
CHANCE TO WIN (1) OF (4) \$50.00 GIFT CERTIFICATES –  
HOW EASY IS THAT??**



Whitney Oaks offers email distribution services to its members. By signing up for email distribution, not only are you going green and saving trees, but you are saving the Association substantial expenses on copying, postage and supply costs. Ultimately your participation in electroic delivery will assist the association to keep **YOUR** assessments down. We are encouraging all Whitney Oaks Members to **sign up** for email distribution services. Please complete the consent form below and return it upon your earliest convenience. If you would like to be included in the \$50.00 gift certificate drawing, your form must be submitted to management on or before *February 1, 2018 (end of business day – 5:00PM)*. *Drawing will be held and winners announced at the February 7, 2018 Open Meeting. You do not have to be present to win, gift cards will be mailed.*

**Electronic documents include, but are not limited to:**

- Pro Forma Operating Budget and Reserve Study
- Notices of Proposed and Adopted Rule Changes
- Announcements
- Notices of Year-End Financial Reports
- Secondary Address Notification Request
- Architectural Changes Notice
- Year-End Review of Financial Statement
- Assessment Collection Policy
- Monetary Penalties (Fine) Schedule
- Newsletters

Registration forms must be signed and only one email address will be accepted per property address. Signed forms may be scanned and emailed to Management at [mikki.cooper@managementtrust.com](mailto:mikki.cooper@managementtrust.com) or returned by mail to Whitney Oaks Community Association, c/o The Management Trust • P.O. Box 1459 • Folsom, CA 95763.

Please note that delivery of notices, disclosures and/or documents is complete at the time of email transmission. Further, ***I understand and agree that it is my responsibility to notify management of any email changes.*** I also understand that any documents [delivered by email transmission] and other non-electronic forms, can be made available to me as a hard copy at any time upon my written request.

You may cancel email delivery at anytime upon a written request.

**The undersigned member hereby agrees to receive electronic delivery of association documents.**

Signature of Owner

Date

Printed Name

Property Address

Email Address

Phone Number