



Whitney Oaks Community Association

October 2018 Newsletter



ANNUAL MEMBERSHIP MEETING

Please save the date for the Annual Membership Meeting on

Monday, November 12, 2018 @ 7:00 PM

The meeting will be held at the Gables in Springfield, Whitney Room. There will be a presentation by the Association's Investment Advisors, Up Capital Management, Election Results, Refreshments and Door Prizes!

HOPE TO SEE YOU THERE!

BALLOT COUNTERS NEEDED

We still need more volunteers to assist with ballot counting. If you are interested in helping with the process, please send me an email with your name, address, and phone number to: melissa.bell@managementtrust.com, or complete the form that was mailed with your ballot.

The meeting will open at 1:00 p.m. on Monday, November 12th at the Gables in Springfield. *Please contact Melissa Bell on or before November 9th/5:00 p.m. if you would like to be added to the list. Thank you!!*

WHY HAVE DESIGN REVIEW GUIDELINES?

Like many community associations, we have a set of written design review standards and processes. Some homeowners mistakenly believe these standards restrict their freedom of individual expression; actually, they provide a framework within which each homeowner can express individual tastes and preferences. The standards have been carefully developed to reflect a balance between individual rights and the good of the entire association—that is, property values.

Understood, but why do we need processes and guidelines to maintain architectural standards? Perhaps most important, we need a basis for treating all homeowners fairly and reasonably. Written guidelines allow you and the design review committee to work from the same criteria. Architectural requirements can be complex. The guidelines show you exactly what is required, and helps you design improvements that comply with the community's standards. *And then there's the application and approval part of the process.* The review committee members assure you they want the paper work to be as simple as possible for everyone. The guidelines take the guesswork out of your application and their decision making. In fact, they not only provide criteria for the current committee to make appropriate decisions, but for successive committee members to make consistent decisions in the future. Without the criteria in the guidelines, the application approved today may result in construction deemed unacceptable by new committee members upon completion.

One last purpose of the guidelines is to clarify the association's authority in this area. State statutes and our governing documents give the association a legal right to enact and enforce design review standards. The guidelines spell this out so everyone understands they must comply, even if they don't agree.

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

ASSISTANT MANAGER:

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

ARCHITECTURAL APPLICATIONS:

Mail plans to The Management Trust
Questions? Please contact
Gwendolyn Rogers #5112
gwendolyn.rogers@managementtrust.com

ACCOUNTING

Accounting Inquiries: (916) 985-3633
Pay-By-Phone: Extension #8050
nc-accounting@managementtrust.com

PALADIN SECURITY

Patrol Hours: 8:00PM-5:00AM
24 Hour Dispatch: 916-331-3175

ASSOCIATION WEBSITE

www.whitneyoaks.net

GREEN AIR

Believe it or not, the air inside your home may be less healthy than the air outdoors. From pollutants like volatile organic compounds (e.g., chemicals in paints, cleaning supplies, waxes, building materials, furnishings, pesticides, air fresheners and dry-cleaned items) to gases (like radon and carbon dioxide) to second-hand smoke, modern, well-insulated homes can actually trap pollutants, thus raising their potential for harm. Several common houseplants, however, can help you breathe easier by increasing oxygen levels and removing toxins from the air according to HGTV.

Below is a list of ten natural air purifiers. For maximum effectiveness, aim for at least two plants in 10- to 12-inch pots per 100 square feet of space. And be sure not to overwater your plants, which can lead to mold—another pollutant to watch out for.

<i>English Ivy</i>	<i>Lady Palm</i>
<i>Boston Fern</i>	<i>Snake Plant</i>
<i>Golden Pothos</i>	<i>Wax Begonia</i>
<i>Red-Edged Dracaena</i>	<i>Spider Plant</i>
<i>Peace Lily (this variety is poisonous to pets, so place with caution!)</i>	

KEEP AN EYE ON WHAT YOU FRY



Nearly two-thirds of all kitchen fires start on the range or cook top. To prevent fires in your kitchen, don't leave food unattended on burners or the stove top, especially if you are frying food. If you have to step away from the stove or leave the kitchen, turn off the heat or flame and remove the pan from the burner. Keep food packaging, wooden spoons and dish towels, mitts and other fabrics—including your clothing—away from the cooking surface.

If food on the stove does ignite, cover the pan with a lid and turn off the stove. Never try to extinguish a kitchen fire with water. If the flames are unmanageable, leave the kitchen and call 9-1-1 immediately.

Grease and food particles that collect in range hoods and stove vents also can be a kitchen fire hazard. The National Air Duct Cleaners Association (NADCA) recommends inspecting and cleaning residential kitchen exhausts twice a year. Shared vent ducts in condominiums should be inspected by a professional. For more information, visit <http://nadca.com>.

For more information on kitchen fires and how to prevent them, visit the National Fire Protection <https://www.nfpa.org/>

ELECTRONIC DELIVERY OF NEWSLETTERS

If you are a Whitney Oaks Homeowner who prefers reading your news on line (and in color!), want to save your Association money, and would like to receive your newsletters by Email rather than US Postal Service, please take a minute to go onto the Management Trust web portal at: <https://weblink.managementtrust.com>

Once you get logged in, click on the tab that says “User Profile” which will bring you to a screen where you can click on another tab that says “Email Options”. Enter your email address (make sure it is correct). **Then check the box that says “send allowed**



correspondences via email”. If you need a login account number and password to get started, please contact Mikki Cooper at mikki.cooper@managementtrust.com



To ensure you are receiving the correct documents via email, you need to verify the ‘opt out of information’ option is NEVER checked. Also, if you are more internet savvy than your neighbor(s), please help them sign up for this option if they are interested! There are currently approximately 400 residents and owners receiving their Newsletters electronically. This is more than last year but we would like to increase that number even more!! We want to save trees as well as costs for paper and postage, so more owners who elect to receive Newsletters electronically, the better! Remember, Newsletters are in electronic format only. Thanks everyone!

NEW EXTERIOR PAINT APPLICATION

The Architectural Review Committee will begin using a new application for exterior paint. The application will be as easy as checking off the boxes for the pre-approved colors you desire. The applications will be available by January 1, 2018 and will be uploaded to the website.

HAPPY HALLOWEEN

*The Moon has awoken with the sleep of the sun,
The Light has been broken;
The spell has begun!!*

