



# Whitney Oaks Community Association

February 2018 Newsletter



## 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)

## Email Drawing Round 2

Thank you to all of you who submitted their OPT OUT form to register your email address. We still need more email addresses to hit our goal so we will be having another drawing at the March 7<sup>th</sup> meeting for two (2) \$50.00 gift certificates. Those of you who submitted your email addresses for the first drawing will have another chance to win. Those of you who did not submit their email addresses, please complete the enclosed form and return it to management on or before March 5<sup>th</sup> (end of business day) to be included in the March 7<sup>th</sup> drawing. You do not have to be present to win.



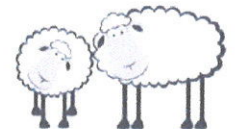
Our February 7<sup>th</sup> winners are: *Leo Wierbick, Dennis Stytz, Margaret Wilson and Robert King.*

## Grazing Coming Soon

The City of Rocklin encourages the use of managed grazing for fuel load reduction and suppressing noxious weeds. The Association has been using grazing for its open space weed abatement for several years now. Benefits of this program include cost savings effectiveness, and soil and plant health. Additionally, (over time) grazing helps control the composition and growth rate of invasive plants. Additionally, it is more eco-friendly than other methods. To find out more, please visit the City of Rocklin's website at:

[www.rocklin.ca.us/grazing](http://www.rocklin.ca.us/grazing)

We are happy to report that Lee Hazeltine has been hired once again this year to handle the Association's grazing needs. Please note that the grazing program is only for the open space areas that the Association has been charged with maintaining. The grazing contractor will stay in the open spaces and off private property to the extent possible. Some areas will be string trimmed (at the Board's discretion). In some cases, we recognize that the boundary lines between private property and Association property are not clearly marked. PLEASE clearly mark your property boundary with flags during the project if you do not want the animals on it. Also, please plan to have any fire protection weed reduction completed on your private property before the deadline.



Please remember that although at one time the grazing company was willing to graze homeowner's private lots as a courtesy, because of complications with delineating lot lines and to avoid trespassing or damage to private property, the grazing company no longer performs weed abatement (grazing) on private lots. Homeowners should make their own arrangements to have weed abatement performed on their private lots. You can also register for a grazing permit. However, no less than 8 consecutive lots must agree to graze and sign a permit to be included. In other words, if only 6 of your neighbors who share a fence line agree to grazing you won't be able to participate. It is too difficult for the sheep to move in and out of small areas and therefore require 8 lots or more.



The association is still in need of interested homeowners for the **Finance Committee, Landscape Committee, and Social Committee.** Thank you to those of you that have responded. The Social Committee still needs 3 or 4 more interested homeowners before we can get started. Please complete the enclosed form and return to management if you would like to volunteer.

### PLANT HEALTH CARE

Article Provided by Bianco Landscape Management

Most tree and shrub problems go undetected for years and years. Sometimes the cause of concern is a minor problem that is easily explained and corrected. Other times, the problem is more complex with several underlying causes and a remedy that requires treatments extending over several years. Unfortunately you may have to remove the plant if the problem has gone undetected for a long period of time, as a remedy might not be helpful. The solution to better plant health care (PHC) is to identify the problem early. The objective of PHC is to maintain or improve the landscape's appearance, vitality, and health.



Every client has a different landscape objective, so there is no standard PHC program that can be used. However, PHC programs do have many common features. First PHC involves monitoring the health of trees and shrubs, this step allows problems to be detected and managed before they become serious. The monitoring may be as simple as annual visits to check on a few special trees or shrubs in the landscape, or it may involve monthly or quarterly inspections of your landscape, trees, and shrubs for health problem and insect issues. The monitoring frequency and complexity of your site PHC program depends on the size and diversity of your landscape, as well as your particular landscape goals.

So what does all this mean? It is a process of scheduled **preventative maintenance** based on the use of cultural and chemical tactics, to enhance tree and shrub vitality. The plant and its requirements become the central focus, rather than responding to symptoms caused by pest presence, physical agents, or nutritional deficiencies.



### IS AROUND THE CORNER IS YOUR YARD AND HOME READY?

It's time to start thinking about home and yard maintenance and what needs to be done now so that you have a beautiful place to call home throughout the summer and avoid those pesky landscape or maintenance violation notices.



*Honestly, we do not enjoy sending out violations.*

Many of the homes in Whitney Oaks are reaching that "age" and may need painting or landscaping improvements. Lawns with bare spots or brown lawns can really make your landscape look unsightly. Unless repaired, bare spots may continue to grow. Repairing a bare spot is a simple job you can do yourself. Bare spots in your lawn can be the result of heavy foot traffic (causing soil compaction), drought, disease, chemical burn and weed or insect infestation. Make sure you identify the source of your problem before beginning repairs, this will help you prevent it from continuing.

We understand that painting your home can be a big project and a costly one! It is the goal of the board to work with any homeowner to get this accomplished. If this is on your goal list but need some time to prepare, we are here to help. Remember, we are all in this together, as a community, let's keep our home values increasing.

### WEBSITE RE-DESIGN

The board is working hard to begin a website re-design and it is a task that is not being taken lightly. Re-designing a website requires a good deal of thought and time. If you



are interested in websites and know how to manage one, we would like to hear from you, please contact management. After the website is constructed we will be reaching out to volunteers who may want to be involved with updates and other duties that may go along with it. The goal is to have a gorgeous, functional website for the association's members and to have it completed in 2018!!



WHITNEY OAKS  
Community Association

Association Email Distribution Form  
FOR Whitney Oaks Community Association

**SIGN UP FOR EMAIL DELIVERY AND YOU WILL HAVE A  
CHANCE TO WIN (1) OF (2) \$50.00 GIFT CERTIFICATES –  
HOW EASY IS THAT??**

*Please do not re-submit forms, all homeowners who previously submitted forms will continue to be eligible for the next gift card drawing unless you were a winner.*



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 electronic 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 **March 5, 2018 (end of business day – 5:00PM)**. *Drawing will be held and winners announced at the March 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



# WHITNEY OAKS Committee Volunteer Form

I am interested in joining one of the following committees.

- LANDSCAPE COMMITTEE:** The **MISSION** of the Whitney Oaks Community Association (WOCA) Landscape Committee (Committee) is to advise the WOCA Board of Directors (BOD) on matters concerning the Open Space and Common areas of WOCA, landscaping and watering in these areas, trail maintenance, and the general aesthetics of WOCA. *Quarterly meetings on the 2<sup>nd</sup> Wednesday. (6:00PM)*
- ARCHITECTURAL REVIEW COMMITTEE:** An architectural committee's responsibility comes from the association's bylaws or CC&Rs. Members of the architectural committee are responsible for maintaining the aesthetic and structural integrity of the association. The committee is responsible for reviewing any applications for modifications, additions, or architectural changes in the community. The committee has the power to approve or deny applications. *Monthly meetings on the 3<sup>rd</sup> Wednesday. (6:00PM)(No December meetings)*
- FINANCE COMMITTEE:** The **MISSION** of the Finance Committee of the Whitney Oaks Community Association is to provide advice and recommendations to the Board of Directors (Board) regarding financial matters related to the Association. The mission includes providing support in the financial area to other Committees who provide advice and recommendations to the Board, when requested to do so by the Board of Directors. *Monthly meetings on the last Thursday (3:30PM)(No November/December meetings)*
- SOCIAL COMMITTEE:** The **PURPOSE** of the Social Committee is to foster a cohesive community by organizing FUN and interesting events for the entire community so neighbors can meet and socialize with each other. *This is a newly developing committee, no meetings or specifics have been established.*
- OTHER:** Have an idea for a committee not listed? Please provide a brief description of your proposal:

---



---



---

**PLEASE PROVIDE YOUR CONTACT INFORMATION:**

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

I'm interested in attending a committee meeting to observe the process    YES     Not at this time

Please return this completed form to:

Whitney Oaks Committee  
c/o The Management Trust  
PO Box 1459  
Folsom, CA 95630

Email to:                    [melissa.bell@managementtrust.com](mailto:melissa.bell@managementtrust.com) or  
                                  [mikki.cooper@managementtrust.com](mailto:mikki.cooper@managementtrust.com)