



# Whitney Oaks Community Association

February 2019 Newsletter



## BOARD OF DIRECTORS

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

Mail plans to The Management Trust  
Questions? Please contact  
Gwendolyn Rogers #5112  
[gwendolyn.rogers@managementtrust.com](mailto:gwendolyn.rogers@managementtrust.com)

## ACCOUNTING

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

## PALADIN SECURITY

Patrol Hours: 8:00PM-5:00AM

## ASSOCIATION WEBSITE

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

## UPCOMING ANNUAL PROJECTS



**Tree Trimming:** Annual tree trimming, and health maintenance will be performed to all trees in the gated entrances for Whitney Oaks and Springfield Communities and all common area trees along Park, Crest and Whitney Oaks. Unit 39 and Unit 44 will also have tree pruning and injections. Tree pruning includes building clearance, weight reduction and cutting away dead or overgrown branches or stems to promote healthy plant growth. Health maintenance includes injections to certain trees in need of liquid fertilizer and fruit reduction.

Tree-of-Heaven is a native out of China, fast growing, deciduous, exotic invasive tree that is able to germinate and grow in a wide variety of soil and site conditions and is troublesome from urban landscapes to woodlands. It can reach a height of 80 plus feet tall and has become naturalized in most of the United States. These trees are a problem in the Hillcrest Community and are scheduled for spraying. *All materials used for fertilization or spraying is soil injected and/or directly applied so toxicity for pets and people are not an issue.*

Once the annual tree trimming is completed, requests for additional pruning will be held until the next annual pruning date, unless considered a health and safety risk by a professional arborist. *The crew will be in the area for approximately three (3) weeks beginning March 4<sup>th</sup>.*

**Grazing:** Whitney Oaks is Happy to have CAPRA Environment and their lovely goats back again this year, it almost feels they just left. Grazing is scheduled for mid-March. This year we are going to work on setting up a baby goat and lamb day for the community. There will be bottle fed baby goats for the family to enjoy and interact with. We will send out an email notification and post the dates/times online once they have been established. **Have you signed up for email? This would be a great time to fill out the attached email notification form. You wouldn't want to miss all this cuteness!!**



John Quinn is the general manager for CAPRA Environment. John and his staff have over 50 years of experience. You might see John riding around the community on his green ATV. The staff will park their trailers along Park Drive, near the reservoir. Please respect their privacy, if you have a concern or a question, contact management and we will make sure it is passed along to the appropriate person. The vendors are instructed only to take direction from the Board of Directors or through management. We appreciate your cooperation. Please feel free to explore CAPRA's website: [www.capraenvironmental.com](http://www.capraenvironmental.com)

*Photos courtesy of Margaret Johnson – Thank You*

**Seal Coat/Asphalt Work:** This year is phase 3 which includes **Black Oak Drive • Black Oak Ct • Pleasant Creek • Bonney Ct • Jenamar Ct • Raintree Ct • Weddington Ct • Red Hawk Ct • Sylvan Dr • Marino Ct • Live Oak Ln • Live Oak Ct • All streets within the Rockridge Community (Unit 44).** The



association is preparing to seek bids within the coming months. The goal is to start work in late summer (July, August). Notices will be sent prior to any work commencing on road closures and available parking.

## SIDEWALK HEALTH

If you happen to come across a patch of sidewalk that could be a potential problem (mossy, slippery, uneven), please don't wait to report it!! The Master association is conducting bi-annual inspections of all the common area sidewalks in Whitney Oaks and Springfield. Problem areas are noted and will be addressed accordingly. If it is determined the water is coming from a resident's yard and not an HOA source, the resident will be notified to mitigate or stop the runoff.

Don't forget, if you see an issue, Report It! We all have a responsibility to our community and our residents.

## Keeping it Green

Like leaders in more and more associations these days, our community leaders strive to use environmentally friendly products and services.

Here are some tips that you can use in your home to continue this positive trend in the community:

- Use organic products, such as organic lawn fertilizers, which are less harmful to the environment.
- Choose latex paints over oil paints, which are harmful to the environment.
- Use energy-saving light bulbs.
- And, at home and at work, save and reuse scrap paper.

The little things, when done consistently by enough people, can really add up.



## 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

It's been a long process, but the new website is almost here. The board is meeting in mid-March to review the progress prior to launching. The website will be easy to navigate and user friendly. Don't forget to sign up for electronic email delivery!! It saves the Association money!!





## Association Email Distribution Form

Whitney Oaks Community Association

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.

### 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

*Please make sure your information is clearly written so you don't miss any mailings!!*