



# Whitney Oaks Community Association

April 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

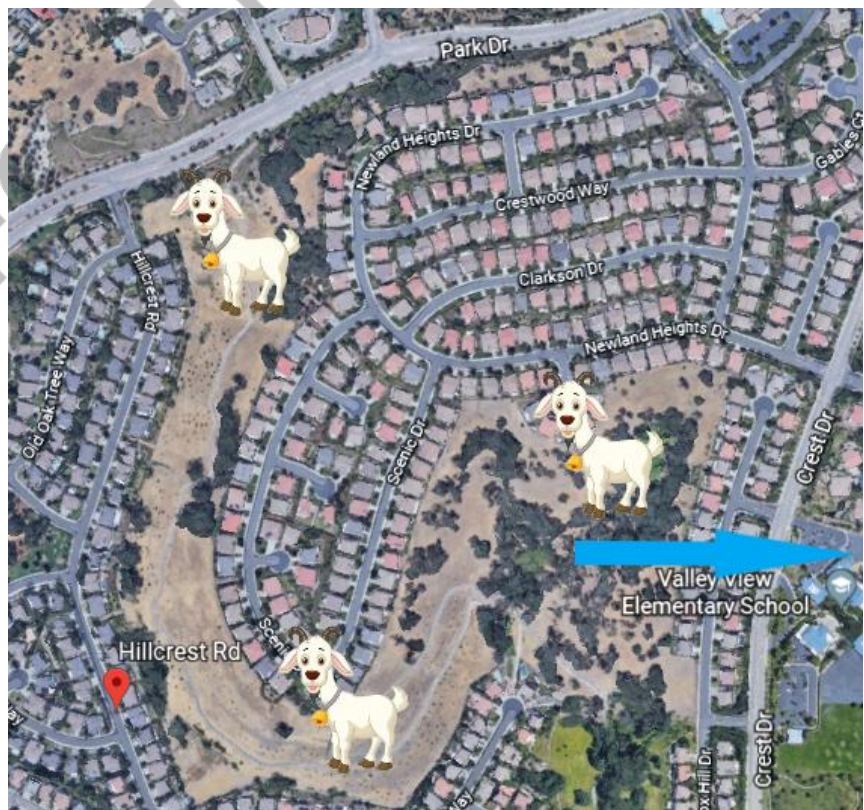
[www.whitneyoaks.net](http://www.whitneyoaks.net)

## Where are the Goats and, where are they headed?

The 'WOCA' goats should be onsite by the second week of April. This year they will be starting out in the Hillcrest area. Once they are finished and the Fire Department gives the area a thumbs up, the goats will move across Crest and toward Clover Valley.

Goats reduce ladder fuels. Ladder fuels are dead vegetation, grasses, shrubs, and low hanging tree branches that allow a ground fire to climb up the tree canopy and spread. The goat's movement will depend on how much ladder fuel is reduced. If the goats are not hungry, they don't eat and might need to remain in an area longer.

**Baby Lamb and Goat Day for Whitney Oaks!!** *Come meet and learn about lambs and goats. A tentative date of May 11 is scheduled. Please check the website for updates! Remember, if you haven't signed up, or if you know someone who needs to be connected, please complete and return the attached email form to get electronic notifications, newsletter and association documents.*



**Did you know??** Goats have four "stomachs" and they are burpers!?! A mature goat can hold four to five gallons of plant material. Can't blame them for a burp or two!

## National Gardening Association

The National Gardening Association offers numerous free online newsletters to homeowners covering urban and small-space gardening, vegetable and fruit gardening, craft and cooking projects and specific gardening information by geographical region. Newsletters include feature articles, tips and resources. To sign up: [www.garden.org/subscriptions](http://www.garden.org/subscriptions).

## Call the Electrician



The guests are on their way, the food is cooked and suddenly the light over the dinner table goes out. A new bulb doesn't fix the problem, and neither does flipping the switch that controls the light circuit in the fuse box off and on. You know the same light has given you trouble before, and you might think you even know the difference between that green ground wire and the black hot wire. You remove the light switch from the wall and see some of the wires have apparently become disconnected. Time to just shut off the fuse and reconnect them, right?

Wrong. Each year 67,800 fires result from home electrical problems just like this one, according to the U.S. Fire Administration. Twice as many of those are due to improper wiring as appliance failures.

It's not that you don't know what you're doing or that you can't read a how-to guide—the last residents may have done it improperly themselves. They may have reversed wires, replaced the wire with wrong gauge or put too much strain on the fuse (called over lamping). The only way to know you are correctly wiring is to use a special tool called a voltage meter to check for hot wires.

The only safe bet is to consult a licensed electrician. Electricians not only have the tools you don't, like lineman's pliers and voltage meters, they have extensive internships (typically 3-7 years) under their belts. They intern for a reason—without proper training, you can seriously hurt yourself by mixing up cables or not taking the proper precautions. For your own safety, and for the safety of the community, get in touch with a professional. Your guests would rather eat by candlelight than not eat at all!

## Tips for Keeping Water Clean



**Keeping water clean begins with each of us**—where we live, work and play, and with the simple daily actions we take. Here are a few ways you can make a difference to

reduce pollution:

- **Plant trees, shrubs and groundcovers, especially around surface water.** Vegetation acts as a natural filter for runoff entering ponds, lakes or streams. Plants can also prevent shoreline erosion and keep soil from washing away.
- **Maintain a healthy lawn.** A dense, healthy lawn can be an excellent filter for pollutants. Before you apply fertilizers, test your soil so you apply only what you need. Use the right fertilizer, at the right time and in the proper amount.
- **Clean up after pets.** Dispose of pet waste in the garbage.
- **Compost grass clippings, leaves and garden waste.** When these materials are washed into streams and lakes, they decay, which in turn consumes oxygen fish and other aquatic animals need to survive.
- **Practice integrated pest management (IPM)** around your home and garden. IPM reduces pest problems through a variety of cultural, mechanical, biological and chemical methods. Try to eliminate chemical use or keep pesticide use to a minimum by using them only when other methods are not successful.
- **Maintain your vehicles in good condition** to prevent leaks such as oil or antifreeze. Spilled motor oil, gasoline and lubricants can contaminate wells and streams.



## 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!!*