

# Whitney Oaks Community Association Newsletter

July 2011

www.whitneyoaks.net

## July BOD Meeting Reminder



The next Board of Directors business meeting is scheduled for July 20<sup>th</sup>, 2011 at 6:00 p.m. at the Gables in Springfield.

Board member Larry Nichols has resigned his seat due to employment commitments. Per the Association Governing Documents, the Board is currently seeking a new Director to fill the vacant Board position.

## Finance Committee Seeks New Members

The Whitney Oaks Finance Committee is in need of a few new volunteer members. The committee meets once a month to review the association financials and make recommendations to the Board of Directors. If you're interested in serving on the Finance Committee, please contact Julia Plummer, association manager at (916) 985-3633 x 121.

## Community Happenings

- \* There have been reports of vandalism in the Hillcrest Pool restrooms. Please report suspicious activity to management and/or security.
- \* Several bee-attracting bushes at the Black Oak Pool were removed as we received numerous complaints of bee stings. The Landscape Committee is making recommendations for new foliage to be planted soon.
- \*The grazing project has been extended to ensure full compliance of the City of Rocklin Fire Prevention standards.

## July BOD Agenda

These and other items will be on the July agenda for Board discussion:

- \*The Board has received the **engineering study for Pioneer Way**. Under advisement from engineering experts, the Board will determine **how to move forward with street repairs/replacement**.
- \*The Board of Director's is currently considering **adopting solar panel installation guidelines** and will be reviewing proposed guidelines at the July Board of Director's meeting.

\*The Board is also considering **adopting a skateboarding rule** within the community and will be reviewing the costs to implement the proposed new rule.

\* The Board will discuss a request by the homeowners on **Pebble Beach** to have a **pedestrian gate** installed next to the vehicle gate.

\* The Board will be reviewing proposals to **paint several common areas** throughout the community.



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## Board of Directors

**President:** Stan Laderman  
**Vice President:** Eva McLain  
**CFO:** Leon Schoenfeld  
**Secretary:** Julie Stadel  
**Assoc. Mgr:** Julia Plummer, CCAM  
Jplummer@kocal.com  
**Assistant:** Nicole Ross  
Nross@kocal.com  
**Accounting:** accounting@kocal.com

## Board Candidates Needed for the 2011 WOCA Annual Meeting Elections

Three seats are available for election to the 2011-2013 Board of Directors. Ballots will be counted at the November 16, 2011 Annual Meeting; If you are curious about what being a Board members entails, or have questions, please contact Julia Plummer at (916) 985-3633 x121. The August newsletter will include a self-nomination form for those interested in running for the Board.

## After Hour Emergencies

For after hour property emergencies (between 5:00 p.m. and 9:00 a.m. Monday through Friday and on weekends) such as irrigation concerns or inoperable gates, please call the Kocal Management emergency number at (866) 824-3704. Kocal has a Community Manager on call to assist with property emergencies at all times.

Please note that management is not qualified to assist with medical emergencies or neighbor disputes; please contact 911 as appropriate.

## Security Patrol

Green Valley Security, the Association's contracted security service patrols most of the community (Springfield excluded) every evening beginning at 10:00pm.



If you notice any suspicious activity, please call 911 or security at 916-532-9973 between the hours of 10:00 p.m. and 6:00 a.m.

Notice of Proposed Changes to the Whitney Oaks Community Association Pool Rules  
As per the Davis-Stirling Act, (CC 1357.130(a))

Notice is duly given that the Board of Directors of the Whitney Oaks Community Association proposes changes to the WOCA Pool Rules and will vote for immediate implementation of the changes at the **August 17, 2011 Board of Directors Meeting**, as follows:

**1.(p). Delete:** No pool toys, tubes or mattresses of any kind are allowed in the pool except for special circumstances.

**Board reasoning:** *Too restrictive.*

**1.(s). Add:** All incontinent swimmers must wear swim diapers.

**Board reasoning:** *Due to discrimination laws, age limitations or references on diaper requirements are no longer allowed.*

**2.(a). Add:** Please lower umbrellas when done using them.

**Board reasoning:** *When lowered, the umbrella's stand less of a chance of damage from the wind.*

**4. Add:** Members are responsible for the actions of their guests.

**Board reasoning:** *This is moved from the last paragraph of the rules to a more appropriate location within the rules.*

**5.(a). Delete:** Children under fourteen (14) may use the pool area only if accompanied by an adult.

**5.(b). Delete:** Children in diapers are not permitted in pool.

**Board reasoning: 5 (a) & 5 (b):** *Due to discrimination laws (the Fair Housing Act), age limitations are no longer allowed.*

**5(c). Delete:** Beginning swimmers and non-swimmers must stay in shallow water.

**Board reasoning:** *With no life guard on duty this is not enforceable.*

**5(a) Add:** Children under the age of fourteen (14) should not use the pool area unless accompanied by an adult 18 years of age or older. There is no life guard on duty. Parents are responsible for the safety of their children.

**Board Reasoning:** *Due to discrimination laws (the Fair Housing Act) age limitations of pool use are no longer allowed but age limits can be recommended.*

**Last paragraph - moved to 4:** Members are responsible for the actions of their guests.

**Already exists in the pool rules.**

For a full-set of the current and/or proposed pool rules, please contact Julia Plummer.

Updating Resident Contact Information

If you have had any changes in your contact information over the past 12-months please fill out the below form and return it either via email to [Jplummer@kocal.com](mailto:Jplummer@kocal.com) or to WOCA c/o Julia Plummer: PO Box 1459, Folsom, CA. 95763-1459

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

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

Phone Number(s): \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Please note: According the California Law unless you choose otherwise by marking the Y [ ] box above (thereby "opting out") your email address may be distributed to other members upon their request.

I'd like to "opt out" of having my email address made available to the public:

**YO**

Sign Here: \_\_\_\_\_

Electronic Communications



At their June meeting, the Board of Director's discussed implementing an option for homeowner's to receive all HOA communications and notifications and HOA via email instead of via US mail.

The process of implementing electronic communications is detailed and takes time, but the Board is absolutely committed to reducing printing and postage costs as well as our carbon footprint.

More information about implementing electronic communications will be included in the August newsletter.

If you have any questions about the information provided in this newsletter, please feel free to contact Julia Plummer, Association Manager at (916) 985-3633 x121.