

Whitney Oaks Community Association Newsletter



March 2011

www.whitneyoaks.net

Board Meeting Location Change

Please be informed that the monthly WOCA Board meeting location has changed to the Gables in Springfield. The next Board business meeting is scheduled for March 16th, 2011 at 6:00 p.m.



You May Have Noticed...

We installed new instructional stickers on the call-boxes throughout the community. We replaced the stickers at a minimal cost to the association as the "old" stickers were peeling-off and most were and not legible.

Community Happenings

*The Hillcrest Pool will be resurfaced in March and is sure to look beautiful and be ready for swimmers when pool season opens.

*The Board approved a new insurance carrier for the renewal of the WOCA master insurance policy on March 15, 2011.

*The Board has approved a new grazing contractor (please see the article on page 2). We're sure you'll enjoy watching 400 lambs graze in the open areas and the llamas that will be used to protect them from predators (yes, llamas!). As an added plus, the grazing company employs a veterinarian to over-see the health and well being of the animals on sight.

*Approximately 1,840 cubic yards of new bark will be laid in the common area (not inside the Springfield community however) and is sure to enhance the beauty of the community.

*At their March meeting, the board will entertain proposals for replacing the carpet in the fitness room on Hillcrest Drive.

*The Board will also be entertaining proposals for maintenance of the Black Oak and Hillcrest Pools at their March meeting.

Other Planned Spring Improvements

Management is currently obtaining proposals for:

*Painting the Hillcrest and Black Oak pool room buildings and fitness center, the wrought iron fencing, and the gate pilaster caps and call-box stands. We anticipate that the painting will be performed in May.

*Sidewalk grinding where needed.

*Street sweeping throughout the community.

*The purchase of new umbrellas and tables for the Hillcrest and Black Oak pool areas.



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Board of Directors

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|------------------------|------------------------|
| President: | Chris Eatough |
| Vice President: | Stan Laderman |
| CFO: | Leon Schoenfeld |
| Secretary: | Eva McLain |
| Director: | Julie Stadel |

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|--------------------|----------------------------|
| Assoc. Mgr: | Julia Plummer, CCAM |
| | Jplummer@kocal.com |
| Assistant: | Nicole Ross |
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Friendly Reminders

The beautiful weather makes playing outside inviting! With the increase in outside activity we would like to remind you to please drive carefully and abide by the 20 mph speed limit throughout the community.

Additionally, while outside play equipment is great recreational fun, please be reminded that basketball standards must be stored out of site of the common area when not in use and should never be placed in the street (whether in use or not).

Missing Monument Signs

Unfortunately several of the bronze monument signs that define the community have been stolen; most are the property of the City of Rocklin. Management is working with the City to replace the signs as soon

as possible. The cost to replace the signs like-for-like is approximately \$5,300.00 each, so together we are researching a more cost effective (but just as attractive) material to use for the sign fabrication.

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 contact security at 916-532-9973 between the hours of 10:00 p.m. and 6:00 a.m.

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If you have any questions about the information provided in this newsletter or anything else, please feel free to contact Julia Plummer, Association Manager at (916)985-3633 x121. As always, I am happy to assist.

## Grazing of Whitney Oaks Open Space to Resume

Contributed by Ken Morrow, Homeowner

The Board of Directors of Whitney Oaks Community Association (WOCA) has decided to continue with grazing of the Open Space this year. Because of the overall success of the grazing program in 2010, this will come as welcome news to the overwhelming majority of the membership. It is anticipated that the grazing will be done in two passes between mid-March and the end of June.

In 2010, there were almost no complaints called in to the management company by the residents of the 1009 homes in the unrestricted age portion of WOCA. Approximately 15 residents of the 868 homes in the Springfield development (restricted to those 55 years of age or older) were either initially opposed to the grazing process (potential noise, dust, smell, impact on wildlife, etc.) or concerned about the potential or actual damage to plants along their rear fence. It should be noted that the Springfield Rules prohibit development, including planting beyond the rear fence.



In addition, there were a number of calls expressing concern that their personal property (the so called Buffer Area) behind the wrought iron fence was not grazed sufficiently. This occurred

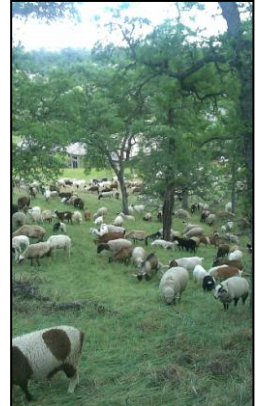
at a few residences along Wedgwood Way and a number of others along Scenic Drive and Newland Heights Drive. It is true that those areas were passed over very rapidly (see following paragraph), but in the explanation of the grazing process that was published in the March 2010 WOCA Newsletter it was stated that, "Any homeowner has the right and responsibility to do any further trimming of their property that they believe is necessary."

This situation occurred because the City of Rocklin did not have the funds to pay their employees overtime rates to supervise the movement of the herd across Park Drive on the 4th of July weekend. City personnel required the grazer to move the animals on either a Thursday or wait until after the holiday. The grazing contractor made the decision to move them on Thursday because of potential overgrazing if he waited to move them on the following Tuesday.

This unanticipated situation disturbed both the contractor and the Board of Directors, but Bill Mikesell, the Chief of the Rocklin Fire Department, wrote a letter to the association expressing great satisfaction with the grazing that resulted in significant reduction of the fire danger in our community. This problem is not likely to occur this

year since it is anticipated that grazing will be completed before the 4th of July weekend. The Fire Department's satisfaction with grazing is largely due to the removal, from our hundreds of acres of open space, of an estimated 250,000 pounds of flammable material (enough to form a pile 10 feet wide by 10 feet high and 280 feet long).

Last year no one knew how grazing would be perceived by the community. It quickly became obvious that there was tremendous support and enthusiasm for the grazing, and it supplied entertainment and other value as well. About 300 members own "buffer areas" behind their rear fences, and having the animals graze these areas saved those owners at least \$7,500 by avoiding the cost of weed abatement that would otherwise have been borne by them (assuming an average cost of \$25 per owner - many paid between \$50 and \$65).



Last year, the resounding feedback from residents about the grazing was that everyone enjoyed watching the goats and sheep and considered the "entertainment value" for themselves, their children and/or their grandchildren an "added value" and "priceless". We hope you enjoy!



Residents gather to watch the goats and sheep being herded down Park Drive in 2010.