

# Whitney Ranch Community Association

## Ranch House Facts

1. **Member Cards:** All active member cards can be used to enter the Ranch House at either the front gate or pool gate from 5:00 am – 10:00 pm daily.
2. **Accommodations & Amenities:**
  - a. **Ballroom:** The Ballroom is a large open room that includes an adjoining gated patio area and commercial-style kitchen.
  - b. **Game Room:** The Game Room contains an Xbox Kinect. Remotes are available from the office during regular office hours.
  - c. **Activity Room:** The Activity Room consists of classroom style tables and chairs.
  - d. **Lounge:** The Lounge has a big screen TV complete with cable, Blu-Ray DVD player and Bluetooth connectivity that plays music indoors or outdoors on the adjoining patio. This room also features a fully equipped kitchen.
  - e. **Pools:** The large pool is considered a “sports pool” the deepest point in the center of the pool is at 5 feet with the outer depths ranging from 3-4 feet. The wading pool depths range from 6 inches to 2 feet. Restrooms by the pool feature outdoor showers. Additionally, there are 3 fully functional outdoor gas BBQ’s with the adjoining bar area. Our pools are generally heated May – September. In the summer, we have cabanas set up and large umbrellas available. The entire pool area is **not** available to rent, which include the cabanas and BBQs that are only available on a first come, first use basis. Rental of any areas in the upper facility **precludes** use of the pool.
  - f. **Wi-Fi Access:** There is Wi-Fi access throughout the facility including the pool area. Stop by the Association office for the password.
  - g. **Events:** The Ranch House hosts approximately 80 events a year ranging from Kids Crafts, to Beer Dinners, and Family Holiday Parties.
3. **Activities/Website:** The Ranch House has several community activities throughout the year as well as monthly group activities. For more information on events such as Family Nights, Kids Crafts, Recipe Club, Bunco, Community Celebrations and more, please visit [www.whitneyranchhoa.com](http://www.whitneyranchhoa.com) to create and account.
4. **Rentals:**
  - a. **Ballroom-** \$350 Rental Rate / \$1000 Deposit. This room has a maximum capacity of 150 seated and includes use of the adjoining gated patio, commercial style kitchen, sound system, 18 round tables, and 180 chairs. This room may be rented for a maximum of 15 hours that must fall between 9:00 am – 12:00 am, including set up & clean up times.
  - b. **Lounge-** \$150 Rental Rate / \$500 Deposit. This room has a maximum capacity of 80, and includes use of the adjoining patio, kitchen, dishes, fireplace, and television. This room may be rented for a maximum of 15 hours that must fall between 9:00 am – 12:00 am, including set up & clean up.
  - c. **Activity Room-** \$75 Rental Rate or \$15 per hour with a \$100 Deposit. This room has a maximum capacity of 40. It has a classroom style set up with tables and chairs. This room may be rented for a maximum of 15 hours that must fall between 9:00 am – 12:00 am, including set up & clean up.

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- d. **Upper Facility-** \$700 Rental Rate / \$1500 Deposit. This contains the entire Upper Facility including Ballroom, Lounge, Activity Room, and all upper common areas. This may be rented for a maximum of 15 hours that must fall between 9:00 am – 12:00 am, including set up & clean up.

Alcohol is permitted during rentals per the Whitney Ranch Rental Policies. See the rental guidelines for details.

Reservations may be made up to six months in advance, with the exception of weddings, which may be made up to one year in advance. All rentals must be made at least three weeks in advance, so we can properly accommodate for staffing. Please come in to the office to complete your rental application.

5. **Size:** The Whitney Ranch Community Association currently consists of approximately 2000 homes and will grow to approximately 4000 homes at build out.
6. **Dues/Mello Roos:** The Association dues are currently \$83.75 per month with the exception of Black Oak, the gated community, where the dues are currently \$121.25 per month, and Wild Oak, the gated community, where the dues are currently \$123.75. City of Rocklin residents pay a special tax called Mello-Roos. Mello-Roos taxes are used to fund public services and facilities. For information on the current taxes/assessments for a specific parcel contact Muni Financial at 1.866.807.6864.
7. **Membership:** Ranch House membership is available to all owners in good standing (current in the payment of all assessments and not subject to any suspension of privileges as the result of a disciplinary proceeding) and their family members 14 and over with proof of residency and valid identification. Proof of Whitney Ranch residency includes: driver's license, bank statement, credit card, billing or utility statement that contains the Whitney Ranch address. Proof of residency needs to be presented when applying for a membership card along with a current photo ID. If you are a renter you must also provide a signed rental agreement. If requesting membership for anyone between the ages of 14 - 18 the parent or adult responsible must accompany that individual and provide a photo identification. Visit the Ranch House to complete the paperwork and receive your membership cards.
8. **CC&Rs & Bylaws** The covenants, conditions and restrictions (CC&Rs) are the governing documents that dictate how the homeowner's association operates and what rules the owners, their tenants and guests -- must obey. Failure to comply with CC&Rs can result in warnings, fines and legal action against the homeowner. An agreement to purchase a home is assessed as an agreement to follow all CC&Rs. The bylaws are governing documents that cover things like how often the Board meets, how many people are on the board, etc. Copies of the CC&Rs and Bylaws are provided at close of escrow and can also be found in the Legal Documents of the Whitney Ranch website – [www.whitneyranchhoa.com](http://www.whitneyranchhoa.com). Each owner is expected to become familiar with the governing documents (Bylaws, CC&Rs, Community Guidelines and other Rules established by the Association).
9. **ARC:** The ARC is the Architectural Review Committee. The ARC enforces the community architectural guidelines. These guidelines are provided at close of escrow and can also be found in the ARC

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Section of the Whitney Ranch website – [www.whitneyranchhoa.com](http://www.whitneyranchhoa.com). All external modifications to the home, including landscaping, must be submitted for approval from the ARC prior to beginning work. The application is available at the Ranch House office and can also be found in the ARC Section of the Whitney Ranch website – [www.whitneyranchhoa.com](http://www.whitneyranchhoa.com). The ARC meets monthly currently on the third Tuesday of each month. All submittals must be received no later than 7:30 pm on the first Tuesday of the month in order to be reviewed.

- 10. Violations:** To report a neighbor violating the CC&Rs or other Association rules contact the Community Association at (916) 409-9044 or report the violation via the Notify tab on our App - Whitney Ranch. A staff member will investigate the situation, and will follow up with a notification to the homeowner if there is an observable violation. Be assured that even if no observable improvement is taking place right away, the Association is taking the prescribed steps to gain compliance. If the dispute does not involve the CC&Rs or other Association rules, the Association has no authority to intervene.