

# The Edgewood Voice

Homeowner Association Newsletter

February 25, 2024

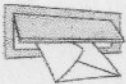


Our next Board meeting will be on March 19 at 6:30 pm in the clubhouse. We hope to see you there!



## Self-Nomination Form

Our Annual Membership Meeting is scheduled for Tuesday, May 21, 2024. Three positions will be open on the Board of Directors this year. Each position is for a three-year term. If you are interested in serving on the Board, **please fill out the attached Self-nomination form and return it as instructed by March 21, 2024 in order to have your name included on the ballot.**



HOA Drop Box



US Mail Box

## HOA Drop Box and US Mail Box

There are two slots at the clubhouse in which either information for the Board may be placed by residents **OR** for the US Mail Carrier to place US mail for Edgewood. Please put **NOTHING** in the slot marked "US MAIL." In addition, dues or RV payments must **NOT** be placed in **EITHER** box.



## Water Leaks and Pest Control



If you find a water leak outside or near your property that is not caused by Edgewood irrigation, which is currently turned off, please call Citrus Heights Water District first. If they determine that a plumber is needed, please call a licensed plumber of your choice. The majority of water leaks are owner responsibility.

Also, pest control is owner responsibility.



## Friendly Reminders

- Now that the weather will be turning warmer, many residents will be opening their windows and doors. Please keep your voices down when walking near the fronts of buildings. Also, please be courteous and do not smoke near buildings as smoke can waft into open windows and doors. Please pick up your cigarette and marijuana butts.
- Please remember that plants, trees or potted plants should not be touching Association maintenance buildings and fences. These plants and trees should not extend into your neighbors' patios. All new trees are to be planted in pots so that they will not damage our shared drainage system, buildings or fences. Please let the Board and/or NCM know if plants or trees in the common area are touching fences or buildings.
- All permanent changes and/or additions to your buildings, patio area and front landscape must be approved via an Architectural Request Form submitted to the Board. New HVAC replacement units must have a licensed roofing company inspect the roof and determine that all recommended repairs to the roof caused by the installation were completed by the homeowner.
- The area where we keep our garbage, green waste and recycle containers is a designated **common area**. Only the three containers may be kept in that area. The gates that lead to the container areas from the allies should always be unlocked.
- When placed in the alley for pick up, the garbage, recycle and green waste containers should be three feet apart and not placed under the eaves. This may help prevent the garbage trucks from hitting our gutters. Unfortunately, we cannot prove the trucks are hitting them without proof or first hand witnessing of the event. If you see the trucks hitting gutters or ANY Edgewood property, please try to take a picture and report it to NCM and the Board.

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## Gutter Cleaning

Now that all the leaves have fallen, our gutters will be cleaned out and the downspouts will be flushed. We have contracted with S and J Home Maintenance to do the job. The dates they are scheduled to be here are March 4-6. Although the crew tries their best not to drop debris in our patio areas, it is optional for you to leave your back gates open to allow them to clean up any debris that may have fallen into your patio area. Since there is only a 30-day warranty, it is imperative that you contact Pat Burden and NCM before April 5, 2024 if your gutters and downspouts were not cleaned to your satisfaction.

### Board of Directors

Pat Burden	President/Clubhouse/Parking Permits (916) 961-7652
Marilyn Masters	Vice President/Newsletter
Carla Graves	Treasurer
Russ Skutley	RV Area email: russlaxref20@gmail.com
Sara Shadrick	Landscape
Tracy Theiss	Secretary
Stephanie Gumbaro	Clubhouse (916) 238-8155
Steve Ross	Pool/Tennis Court
Justin Traud	Member at Large

### Network Community Management

1700 Eureka Road #130  
Roseville, CA 95661  
Business hours: 8:30 until 5:00 pm Mon thru Fri  
916-771-8551

Emergency after hours:  
916-749-1467

Mail HOA dues to:  
Edgewood HOA  
NCM Processing Center  
PO Box 95245

Las Vegas, NV. 89193-5245

**Your account number must be on all payments.**

**Contact manager Suzette Davies**

**via email:**

[Suzette@2NCM.com](mailto:Suzette@2NCM.com)  
916-771-8551 #1114

**Contact accounting (Brandi Greene) via email:**

[BGreene@2NCM.com](mailto:BGreene@2NCM.com)  
916-771-8551 #1237

**Citrus Heights Police non-emergency:**  
916-727-5500