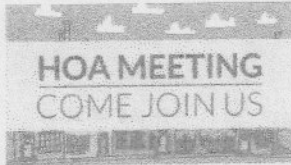


# The Edgewood Voice

Homeowner Association Newsletter

June 23, 20024



Our next Board meeting will be July 16 in the clubhouse. It will begin at 6:30 pm. We hope to see you there!

At our last meeting officers were elected, and directors were appointed. Please see the box on the last page for that updated information.

## Swimming Pool Umbrellas

When you are at the pool and are using the umbrellas, please lower the umbrellas after use. They can break on a windy day. Thank you for your help.



## Watering Schedule

Our turf watering days have been changed to 3 days a week instead of just 2. The sprinklers will cycle on three times beginning after midnight on Sundays, Tuesdays and Fridays.

Plants will be watered on Mondays, Wednesdays and Fridays between 7:00 and 8:00 am and again between 7:00 and 8:00 pm.

If you see any geysers, leaks or pooling water caused by the watering system, please call Pat Burden immediately. She will notify our landscapers, GP, at once. In addition, if you notice sprinklers coming on at the wrong time or day, please let Pat know that as well.



## RV LOT

The rent that is collected for renting spaces in the RV lot goes strictly to the RV lot for maintenance, repairs, repaving, lighting, etc. The money collected is not used for the general fund.



## Beware! Nighttime Resident

There is a skunk who is residing near the creek to the east and south of Spyglass.

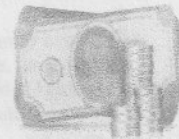


## Check Your Roof

It is a good idea to take a quick look at your roofs both front and back for any missing shingles, etc. If you see any missing, please let management know at once so the roof can be repaired if necessary.



Dues is now \$395.00 per month.



## Financial Corner

- Please call NCM if you are a homeowner and did not receive our Annual Disclosures sent via email from NCM on April 30.
- After getting a bid from a preferred vendor to replace three solar panels for the pool, the board felt that it is prudent to get additional bids for the repair.
- A bid from Foothill Sheet Metal for \$750 for a roof repair was accepted by the board.
- Mirowski Electric will be replacing the last two rusted out lollipop lights for a cost of \$2,837. Until they are replaced, beware of the rusted out one in the clubhouse flowerbed.
- Like many of us are experiencing increases in our insurance policies, Edgewood's insurance policy has also increased. Our Farmers Insurance policy is approximately \$4000 more than budgeted. Management was able to get the total down to \$73,747 by adjusting the coverage and the deductible.

# The Edgewood Voice

Homeowner Association Newsletter

June 23, 2024

## Who May Attend HOA Meetings

The following is according to the Davis-Sterling Act which governs Homeowners' Associations in California:

*"Members Only.* California's associations are not part of the public sector; they are private membership organizations. As a result, the general public does not have the right to attend board or membership meetings. Unless an association's governing documents provide otherwise, the legal right to attend meetings as provided for in the Open Meeting Act is reserved for members only." (Civil Code 4925.)

*A member is a homeowner within the association.*

### Board of Directors

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

### 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