

# The Edgewood Voice

Homeowner Association Newsletter

April 22, 20024



Our next Board meeting will be our annual meeting. It will be May 21 in the clubhouse. Light refreshments will be served at 6:00 pm, and the annual meeting will begin promptly at 6:30 pm.

It is **essential** that there are enough homeowners in attendance for a quorum which is thirty-eight homeowners. Otherwise, the meeting will have to be cancelled.

This will be a great time to meet and greet the Edgewood Board members and other homeowners. You will have the opportunity to hear directors' reports and about possible future projects. You will have the opportunity to make suggestions and have input. All homeowners are encouraged to attend.

Since our three incumbent Board members were the only owners to submit self-nomination forms by the deadline, and there were only three seats open on the Board, they will be reelected via acclamation vote. In other words, their reelection was uncontested, so no physical voting will take place.



## Swimming Pool

We are hoping to have the pool open by Memorial Day weekend. Pool rules we be sent out soon.



## Watering Schedule

Currently turf and ivy areas will be watered on Tuesdays and Saturdays in the very early mornings. The sprinklers will come on three times beginning after midnight.

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.



## Dog Walkers

When walking your dogs on the lawns, please stay on the sidewalks yourself if at all possible. Also, try to respect the privacy of your neighbors by keeping as much distance from doors and windows as possible.

As always, thank you for picking up your dog's poop.

## DUES

Our reserves were nearly depleted with additional increases in the cost of the last siding, painting and fencing project. Last year at this time our reserves were only funded to 8.1%. By holding off on major projects this last year, our reserves are now funded at 55.5%. Needless to say, it is always better to be **fully** funded. We are hoping that by holding off on major projects except for those that are absolutely necessary, that our reserves will continue to grow.

In addition to holding off on major projects, the Board has decided that an increase in dues is necessary. Beginning **June 1**, dues will be **\$395.00** per month. Be sure to make arrangements for that amount to be sent to our management company on June 1.

Our management company, NCM, recommended a one time \$2000 per unit assessment to improve our reserves, but the Board feels that would be too extreme with the monthly dues increase. The dues increase will help cover operating expenses which have increased along with the current rate of inflation.



- Units with single doors may have up to three decorative items and units with double doors may have up to five decorative items near the front door. This excludes American flags and holiday decorations.
- Outside lighting in the common areas or in front near doors are not allowed unless it is during the holidays.
- Lights in patio areas may only be attached to framing not to the siding.

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**Kudos**

Many thanks to Norm Gary who has, for several years, cleaned up Pebble Beach and Kingswood after the triannual curbside pick-ups. Republic Services never does a very good job of cleaning up, so Norm has always stepped up to do the job. He is now "retiring" from his volunteer work.

We are hoping someone in the area will pick up the torch and carry on.

#### 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