

The Edgewood Voice

Homeowner Association Newsletter

July 22, 2024



Our next Board meeting will be August 20 in the clubhouse. It will begin at 6:30 pm. We hope to see you there!



Please remember there is absolutely NO glass in the pool area. Broken glass is nearly impossible to pick up from decking or the bottom of the pool.

Remember, if you will have more than four guests with you at the pool, please notify Stephanie Gumbaro. Her number is in the box below.

Thank you everyone for keeping our pool area clean.

Many thanks to you who swim in the evenings as you are helping to keep the ducks out of the pool!

Please don't use the deadbolt locks in the restroom door to prop open the doors. This could damage locks or door frames.

Parking



We appreciate those of you who call in advance and request a parking permit for your guests.

Remember: you only need a permit if guests are staying for more than three days. Please call Pat Burden to request one, and it will be delivered to your home. Her number is also in the box below.

Please remember that all parking slots in the alleys and on Spyglass Lane are reserved for guests. Residents may only park in guest parking for very brief periods of time and only when necessary.

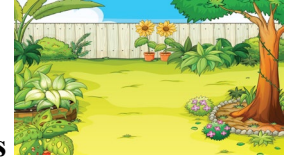
We have issued very few parking citations in recent months, and most have them have been for residents parking in guest parking.

Please Don't feed the Wildlife



Unfortunately, the board continues to get reports of residents feeding the ducks and squirrels here in Edgewood. Please do not feed any wildlife here. In the past, the ducks have fouled our pool on many occasions and that has cost the HOA thousands of dollars. Your cooperation is greatly appreciated.

Patio Trees and Plants



Kindly remember that plants, trees or plants in your patio area may not be touching Association maintained buildings and fences. Also, these trees or plants should not extend into your neighbors' patio areas.

All new trees must be planted in pots so that they cannot damage our shared drainage system, fences or buildings. Please let the board or management know if plants or trees in the common area are touching any buildings or fences.



Architectural Request Forms

All permanent changes and/or additions to buildings, patio areas and front landscape must be approved via an Architectural Request Form submitted to the board.

Once the ARF is approved, work may begin. Examples are: new windows or doors, screen doors, porch lights, garage doors, or any changes to your patio areas, New HVAC requests are expedited. After completion of the installation, owners must have an inspection of the roof by a licensed roofing contractor. This is to ensure that any repairs caused by the replacement are completed by the homeowner.

The roofer's report must be submitted to the board. The reason that the roof must be inspected is due to most roof leaks have been near HVAC units.

As usual, your cooperation is appreciated.



Neighborhood Curbside Pick up

Neighbor Trash pick up will be on August 5. Please put your unwanted items either on Pebble Beach or Kingswood not in our alleys. They cannot pick up on private property.

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VIOLATION NOTICE

The Fining Process

We have been asked to explain how the board levies fines here in Edgewood. The following are the steps that are taken.

After a homeowner has received two violation letters for the same offense, the homeowner is called to a private meeting with the board in executive session. The homeowner is given the opportunity to explain their position regarding the violation.

Rarely has the board decided to issue a fine at this point. There have been very few hearings in the last several years, the last fine was issued in 2015.



School Supplies Donation Drive

Every August **Area 11 Birdcage Heights Neighborhood Group** donates school supplies to the two elementary schools in our area. The principals and teachers at **Kingswood** and **Skycrest Elementary** schools are very appreciative and identify the children in need of the supplies donated. The types of items they are looking for are:

Backpacks

Pencils-regular and colored

Pencil boxes

Pens

Dry erase markers

Colored markers

Crayons

Glue sticks

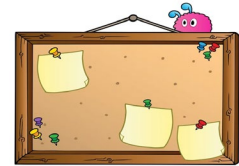
Lined paper

Anything else you not listed that you think might assist a child in school. Any and all donations are greatly appreciated.

Your donated items can be dropped off at the Edgewood clubhouse either on Aug. 7 between 10:00 am and noon or Aug 19 between 6:00 and 7:00 pm. Pat and Marilyn will take the items to the donation center at the Century 21 Building on Pebble Beach.

UNDER *New* Management

Edgewood will have a new management company as of September 1, 2024. The new company is The Management Trust Company which is located in Folsom. There will be a **Meet and Greet on August 7 at 6:30 pm in the clubhouse**. Owners will have the opportunity to meet our new management team and ask questions. You will be given information by TMT that evening. Light refreshments will be served.



Communications

Going forward, the newsletter, any flyers or information pertaining to Edgewood will be posted on the clubhouse bulletin board. Owners will continue to receive communication via email or U.S. Mail according to your chosen method of delivery. If you own a rental here in Edgewood, please be sure to inform your renters of any general communication from management.



Financial Corner

Current Total Cash in Bank \$262,884.86

Consisting of:

1.) Operating Cash: \$60,475.87

2.) Reserve Account: \$197,551.49

3.) Accounts Receivable \$6,849.50

minus bad debt of \$1,992.00 =

\$4,57.50

Water account is over budget due to payment being bimonthly. Electricity account is over budget which will be investigated.

Please see the attached copy of Revised and Approved 2024-2025 Budget.



Many many thanks to Janet Dullum and Stephanie Gumbaro for painting the red poolside tables white. Not only did they provide the woman power, but also the paint. They look wonderful!

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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

916-771-8551 #1114

Contact accounting (Brandi Greene) via email:

BGreene@2NCM.com

916-771-8551 #1237

Citrus Heights Police non-emergency:

916-727-5500