

# The Edgewood Voice

Homeowner Association Newsletter

August 26, 2024



Our next Board meeting will be September 17 in the clubhouse. It will begin at 6:30 pm. It will be our first meeting under new management. We hope to see you there! There was a good turnout for the August Board meeting.



The Management Trust (TMT) became our new management company as of September 1. Our new Manager is Angelique Guterrez. Her information is in the box below. As always, please contact her first with any issues or questions. She will then pass the information along to the appropriate person at TMT and/or to the board.

The only Board members' phone numbers listed are Pat Burden's and Stephanie Gambaro's. Pat's number is for reporting sprinkler and water issues, for reporting lights that are out, for reserving the clubhouse, and for parking permits. Stephanie's number is listed for reserving the clubhouse and informing her that you will have more than four guests at the pool.

Only Director Russ Skutley's email address is listed, and that is only for RV lot questions and business like reserving a space, etc.

Every owner should have received a welcome letter from TMT with loads of information. Especially important is the information on how to pay your dues and how to sign up for their portal.

Prior to the letter in the mail, everyone who opted in for electronic delivery should have received an email containing the same information.



There was a wonderful turnout of owners for meeting and greeting our new management team on August 7. Many good questions were asked and answered. Thank you to TMT for the wonderful food that was served!



## Parking

Thank you again to those residents who ask for a parking permit in advance for guests staying more than three nights. Occasionally, a permit may be issued to residents for unforeseen emergencies. Otherwise, guest parking is only for guests.

## School Supplies Donation Drive

Several residents dropped off school supplies at the clubhouse August 17 and 19. Thank you so much for your generosity!

The picture below is of the mountain of supplies donated.



## Replacing Solar Panels

At the last Board meeting the Board approved replacing 12 solar panels for the pool. They will be replaced very soon. The Board received a total of three bids for replacing the panels. We accepted Steiner's Solar Services bid for \$8,000 which includes plugging all existing penetrations in the roof with EcoFasten flashing. The bid also includes a 10 year warranty which covers both the roof where the panels are installed and the panels.

The other two bids came in at \$11,000 and \$15,000.

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Many thanks to those of you who continue to call Pat when there are lollipop lights out and water leaks here at Edgewood.



As you may be aware, there is a website that may be reasonably confused as being on behalf of the Edgewood Homeowners Association. We are letting you know that the Association has taken legal actions regarding the website to protect the Association's interests and our property values. We are hoping that the matter has been resolved.



## Financial Corner

Edgewood HOA's Financial Report as of July 31, 2024:

Total assets	\$279,915.66
Total Reserves	\$236,561.13
Accounts Payable:	\$20,601.79
Prepaid Dues	\$15,354.00

### 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 Gumbo	Pool and Clubhouse (916) 238-8155
Steve Ross	Exterior Maintenance
Justin Traud	Landscape

### The Management Trust

160 Blue Ravine Rd. STE C  
Folsom, CA 95630  
P.O. Box 1459  
Folsom CA 95763

### Manager

Anglique Guitierrez  
916-985-3633 x5114

Email: [angelique.guitierrez@managementtrust.com](mailto:angelique.guitierrez@managementtrust.com)

Business hours: 9:00 am until 5:00 pm Mon thru Thurs

Fri 9:00 am to 4:00 pm

916-985-3633

Emergency after hours:

Call 916-9853633

Listen to prompts

Mail HOA dues to:

Edgewood HOA

c/o TMT

P.O. Box 97942

Las Vegas, NV 89193-7942

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

**Citrus Heights Police non-emergency:**

**916-727-5500**