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 Guiterrez. 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.

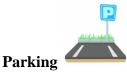
Only Director Russ Skutley's email address is listed, and that is only for RV lot questions and business like reserving a space, etc.

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!



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 of 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 accpted 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.

They 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\$279,915.66Total Reserves\$236,561.13Accounts Payable:\$20,601.79Prepaid 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 Gumbaro 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 Guiterrez 916-985-3633 x5114 Email: angelique.guiterrez@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