

# The Edgewood Voice

Homeowner Association Newsletter

September 24, 2024



Our next Board meeting will be October 15 in the clubhouse. It will begin at 6:30 pm. There was a very good turnout at our September meeting. TMT is sending out monthly meeting reminders and agendas prior to the meetings to all homeowners who have submitted email addresses. Many thanks to TMT.



We will be establishing a Clubhouse Account which will be used for future replacement costs and utilities for the clubhouse. We are recommending a donation of \$25 for each clubhouse reservation. There will still be a required \$100 deposit for each time the clubhouse is used. This deposit is for any damages or additional cleaning and is usually fully returned.



## Sewer Problems

If you have a sewer problem or backup, please call a plumber of your choice. If it is determined to be the responsibility of the Association, you will be reimbursed for what you paid your plumber.



## Pool Solar Panels

The broken solar panels that heat the pool have been replaced. The pool is now set at a very comfortable 86 and is open until the weather gets cooler.



## Lawn Maintenance

GP will not be spraying our lawns for broad leaf weeds. This is because the spray is hazardous to bees.



Recently some large branches from a neighbor's oak tree fell and broke some lattice on the top of our fence and damaged our pool shed. However, because he was a good neighbor he promptly replaced the lattice and pool shed roof material. He also stated that his tree maintenance company would be trimming many branches of the tree for weight reduction purposes.

Speaking of good neighbors, Citrus Heights' Good Neighbor week is September 28 through Oct. 4, 2024. The theme is "Good Neighbors Make Great Neighborhoods."



Attendance is encouraged at Citrus Heights Area 11 Neighborhood Association meetings. The meetings are on the third Wednesday of each month. They are at 7:00 pm in the Century 21 Building on Pebble Beach Dr. There is usually a CHPD officer in attendance to report area incidences and to answer questions.

At the next meeting on October 16 there will be an update regarding "Sunrise Tomorrow" which will eventually be where Sunrise Mall is today.



## Financial Corner

Edgewood HOA's Financial Report Currently:

Total assets	\$2692152.01
Total Reserves	\$236,394.50
Prepaid Dues	\$9,844.50

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## Friendly Reminders

Unfortunately, we have been receiving complaints about smoking on patios and in common areas. People are saying that they cannot enjoy their patios or leave their windows open due to the smoking.

Please refer to Article VIII. Section 5. of our DCCRs.

**“Prohibition of Noxious Activities** No noxious or offensive activities shall be carried on or conducted upon any lot nor shall any things be done on any lot that shall be or become an unreasonable annoyance or nuisance to the neighborhood—would unreasonably disturb other [residents’] enjoyment of [their] lot or the Common Area.”

Additionally, there have been several complaints from residents about cats coming into patios. Cats are also urinating on front doors. Please try to keep your cat contained so this will not happen.

Please refer to our Association Rules **Section 1. Pets A. 2.**

“All pets shall be kept in a manner that will not constitute a nuisance to other homeowners or residents. Pet owners must prevent noise from their pets at all times.”

Your help and cooperation in these matters are greatly appreciated.

“The greatness of a community is most accurately measured by the compassionate actions of its members.”

Coretta Scott King



### 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 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 916-985-3633

### 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**