

# The Edgewood Voice

Homeowner Association Newsletter

October 28, 2024



Our next Board meeting will be November 19 in the clubhouse. It will begin at 6:30 pm. There continues to be very good attendance at our monthly Board meetings. TMT is sending out monthly meeting reminders and agendas prior to the meetings to all homeowners who have submitted email addresses. Thank you to TMT.



Many thanks to you who are donating \$25 to the HOA Clubhouse Account when using the clubhouse. So far, \$175 has been collected. The funds will be used to replace flooring, furniture, appliances and counter tops, etc.



## Sewer Problems

Edgewood HOA recently had a costly sewer repair of \$7,093.44 for a sewer issue at the end of Rocky Point. Tree roots were responsible for breaking a pipe that was seven feet below the surface causing the sewer to back up in an owner's unit. This was outside the owner's responsibility and boundaries. Therefore, the owner was reimbursed for the cost of calling the plumber.



Our annual HOA Holiday Party will be held in the clubhouse Sunday December 8 from 3pm until 5pm. More information will be coming in the next newsletter. Going forward, all notices from Edgewood will be emailed from TMT, our property management company, or will be in The Edgewood Voice.



## Landscaping

Starting in November the turf will be watered once a week with one cycle early Tuesday mornings. Drip watering for the flowerbeds will be once in the morning and once in the evening on Mondays and Wednesdays. We are so pleased that residents are decorating for the fall, and we are very much looking forward to seeing others participating in future holidays. The only request we are making is that decorations be removed temporarily from the lawns so that the gardeners can mow on Thursdays.

Thank you once again to those of you who continue to report leaks and geysers to Pat Burden.



## RV LOT

Management is obtaining bids to install privacy screening between the RV lot and the pickle ball/ tennis court. The RV Income Account will pay for the installation as it has for other RV lot amenities and needs: asphalt repair and relining the lot, an air compressor, electrical outlets in the lot, etc.



## Friendly Reminders

Please remember that "noxious activities" may include barking dogs, smoking of any kind, loud music or loud talking and can be considered a nuisance to our residents.

Be thoughtful, and be a good neighbor.

It is important for all of us and our guests to drive within the marked speed limits on Spyglass Lane and in all the alleys.

Remember: 15 mph on Spyglass and 5 mph in all alleys. Remember, too, that our alleys are fire lanes and parking is not allowed in the alleys except for very brief loading and unloading or washing of vehicles. Vehicles must NEVER be unattended.

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## The Latest News from Birdcage Heights Neighborhood Area 11

At the last meeting on October 16, three women who directly work with the budget for Citrus Heights Water District were the featured speakers. We were reminded that several rebates are still available for water pressure reduction valves, ultra-low flush toilets, and high efficiency washers. As you may already be aware, we have high water pressure here in Edgewood, and many owners have already taken advantage of the rebates for water pressure valves and ultra-low flush toilets.

Also, we learned that there is a very important City Council Meeting on November 11 at 6:00 pm at City Hall regarding the future of Sunrise Mall. Many Citrus Heights residents are concerned with the plans recently proposed by Ethan Conrad who purchased the east side of the property where Sears previously owned the property.

As a reminder, Area 11 Neighborhood meetings are held on the third Wednesday of every month at 7 pm. Your attendance is encouraged.

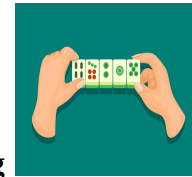


## Security Cameras Save the Day

On Monday October 28, a moving van backed into our new lollipop light in the clubhouse flowerbed. The entire pole was knocked over, and the light was still on.

Fortunately, our security camera recorded the truck backing into the pole. This new light had cost our HOA over \$1000.

Because our camera caught this, we can have the moving company pay for the damages.



## Mahjong

Mahjong is played in the clubhouse the second and fourth Thursdays of each month at 1:30 pm. Lessons are free to newcomers!



Many thanks to our board member, Steve, for asking his crew to put on our pool cover, to clean two green waste containers filled with oak leaves behind the clubhouse, to replace lollipop lightbulbs, to remove oak branches from two units, and to put a sponge in a unit's noisy downspout.



As you may be aware, there is a website that may be reasonably confused as being on behalf of the Edgewood Homeowners Association. Edgewood HOA does not have a website. The Edgewood Voice is the authorized means of communication for our community in addition to emails from TMT, our management company. No Board member has ever responded on any non-authorized website.

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

Coretta Scott King

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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

## The Management Trust

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

## Manager

Anglique Gutierrez  
916-985-3633 x5114

Email: [angelique.gutierrez@managementtrust.com](mailto:angelique.gutierrez@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**