
The Edgewood Voice

Homeowner Association Newsletter

December 18, 2024



Due to the busy holiday season, and to the fact that Management companies only allow for eleven board meetings a year in their contracts, there will not be a board meeting in December. Our next board meeting will be Tuesday, January 21 at 6:30 pm in the clubhouse. We hope to see you there!



Thank you to those of you who have given the suggested donation of \$25 for renting the clubhouse. A group of people and some individuals have donated more than \$25, so now the total collected as of this writing is \$865. This donation period just started after the September Board Meeting. The donated funds will be used to replace flooring, furniture, appliances, counter tops and to make repairs etc.



Tree Maintenance

Our annual tree maintenance is on a three-year rotation schedule with specific trees trimmed each year. Clearance of tree branches from roofs is done annually. This year the scheduled dates are From Tuesday January 28th through Thursday January 30th. During those days, please do not park in guest parking so that NorCal Tree Maintenance can have access to trees in those areas.



RV Lot Payments

The annual payment for RV spaces is due by January 15th. This includes payment for the entire year. If you move your vehicle out of the RV lot prior to the end of the year, you will be reimbursed for the remainder of the year. Those whose RV takes up two spaces (over 26 feet in length) should have received a notice that their fee is \$25 per space which totals \$50 per month. However, the notice was inadvertently not sent.



Communications

Please remember that all communication from The Management Trust (TMT) only goes out to owners. It is not sent to renters. Therefore, it is imperative that all homeowners who have renters share all communications with them. Most homeowners receive communications through email. The TMT Portal also provides information such as meeting minutes, financials, and other important information. Owners can also obtain such forms as an Architectural Request Form (ARF) which is required if owners make changes or additions to exteriors of buildings and patio areas.

If you have computer access, you should be receiving communications from TMT. You should also be receiving the newsletter and documents by email if you are an owner. If you do not have computer access, you should be receiving the newsletter and documents by US Mail. If you are NOT receiving any of the mentioned documents, etc., please call TMT at once. Reminders to owners can only be received via email blasts.



Projects and Action Items

Currently, the Board's main emphasis is on roof leaks. The Action Items List includes roof repairs, trip hazards, siding repairs and clogged drains.

Bids that are being obtained for other projects including a privacy "wall" between the RV lot and tennis court (which, if approved, will be paid from the RV account) and a design to replace the old wooden bridge area. Please contact TMT if you have any repair concerns.

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Gutter Cleaning

Primitive Pressure Washing has been contracted to clean our gutters. As the name implies, the company will be using power washing to clean our gutters and down spouts. They will also be removing leaves from the roofs. They will be refilling their tanks with water by using the clubhouse faucet. It will be a three-day process beginning Wednesday January 8 and will continue through Friday January 10. They are expected to start by 8:30 am each day. **On January 8th they will clean the gutters from Kingswood to the creek (Spyglass and Rocky Point.) On January 9th it will be the units from the creek to Spyglass Lane (Spyglass and Seascape) and the clubhouse and sheds. On January 10th it will be the units on the south side of Spyglass Lane.**

Please be sure to remove all holiday decorations prior to your scheduled day. If possible, please leave your gate open for removal of any debris that was caused by the gutter cleaning. Pets should not be on the patios, and all pet droppings should be picked up if you allow access to your patio. There is a 30-day warranty on gutter cleaning, so please contact our management company if you have any issues.



A **BIG** thank you to Board members Russ Skutley for cleaning the clubhouse carpets, Stephanie Gumbaro for cleaning up Pebble Beach and Kingswood after neighborhood cleanup, and Steve Ross for helping with many Edgewood projects.



There appears to be some confusion regarding Edgewood's budget and the handling of Edgewood monies. Years ago, and prior to obtaining a property management company, the budget was determined by the Board and the board treasurer wrote checks to pay the monthly bills. A professional accounting company reviewed the monthly statements, and a professional company audited the financials yearly providing an End of the Year Report to all homeowners. Currently with a management company, their accounting department provides the Board with monthly financial statements to review, and Edgewood's treasurer and president thoroughly review the statements. At times, they request clarifications. The accounting department writes the checks for the monthly bills. All project proposals must be approved by five members of the Board which does not include the president who votes only to make or break a tie—there is no record of the president ever voting. A separate accounting company reviews the monthly statements and provides all Edgewood homeowners with the End of the Year Financial Statements based on the year ending on May 31st. Homeowners should have received this year's NCM End of the Year Financial Statements by August. It is being sent by TMT very soon.



It is very festive to see all the lovely decorations displayed by residents here in Edgewood. Thank you.

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A friendly reminder that 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

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

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Folsom CA 95763

Manager

Anglique Gutierrez
916-985-3633 x5114

Email: 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