

# The Edgewood Voice

Homeowner Association Newsletter

January 26, 2025



Our next board meeting will be Tuesday, February 18 at 6:30 pm in the clubhouse. There continues to be good attendance at our monthly Board meetings. We hope to see you there!

**Save the date:** Our Annual Homeowners Board Meeting will be Tuesday, May 13 at 6:30 pm.

Our Inspectors for Elections will be Janet Dullum, Michelle Housh, and Kathy Powers.



Thank you again to those of you who have given the suggested donation of \$25 for using the clubhouse. As previously mentioned, 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. As of this writing the total collected is now \$915.00.



## 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 tree trimming begins Tuesday January 28 and should end January 30. While they are trimming the trees, please do not park in guest parking so that NorCal Tree Maintenance can have access to trees in those areas.



## Gutter Cleaning

Primitive Pressure Washing has finished cleaning our gutters. If you have any issues with the job that was done, please notify TMT immediately because there is a warranty of 30 days.



## Reminder From the Last Newsletter

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.



## Communications

Homeowners will be receiving the following via U.S. Mail: The End of the Year Financial Report (produced by NCM), the Self-Nomination form and the Homeowners Roster Form.

Once you have received the Self-Nomination form, and if you'd like to have your name placed on the ballot as a nominee, please follow the directions on the form. Once completed, the form must be received by February 28, 2025. The form can be submitted in one of three ways:

By Email: Angelique Gutierrez  
[angelique.gutierrez@managementtrust.com](mailto:angelique.gutierrez@managementtrust.com)

By U.S.: Mail: Edgewood HOA  
c/o TMT ((The Management Trust)  
P.O. Box 1459  
Folsom, Ca 95763

BY HOA Drop Box at Edgewood Clubhouse

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Area 11 Neighborhood meetings are the third Thursday of every month at 6:30 pm in the Century 21 Building on Pebble Beach Drive. The next meeting will be February 19. The guest speaker will be an Associate of Ethan Conrad. He will discuss Conrad's suggested changes to the current plans for the future of Sunrise Mall. Citrus Heights City Manager, Ash Feeney, spoke at the last meeting. He was very informative. In addition, there are usually one or two police officers in attendance.

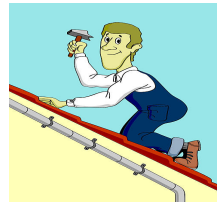


Bikes, skates, scooters or skateboards are **NEVER** to be ridden on walkways here in Edgewood. Doing so is very dangerous to everyone who walks on the walkways, especially those with mobility issues. Please be considerate and follow the rules posted on the walkways.



## Sinkhole

There is a sinkhole behind the garage at 5703 Seascapes Ct. Action Asphalt has marked it and will repair it soon. This sinkhole has been repaired in the past. We want to be sure it won't continue to reappear after having it repaired. Once again, we are going to ask Sacramento County to come out and inspect it and decide what might be causing this continuing problem.



## Leaking Roofs

There are a few garage roofs that are leaking and will be repaired very soon. Bids for other roof repairs are out to bid.



## Homeowners Dues

If you are having difficulty regarding your monthly dues in any way and need an explanation or assistance, please email TMT Billing at the following address: [hqcentralizedbilling@managementtrust.com](mailto:hqcentralizedbilling@managementtrust.com). Be sure to state in your email that you are requesting a phone call and include your phone number.



If you happen to see any ducks on the pool cover or in the pool area, please call Pat Burden or text Stephanie Gumbaro. (See their numbers in the box on the last page.)



Occasionally people forget to close the RV lot gate after entering or exiting. A BIG thank you to Board members and those of you who have access to the lot for checking things out and closing the gate if it was left open.



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.

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“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

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**