

# The Edgewood Voice

Homeowner Association Newsletter

March 1, 2025



Our next board meeting will be Tuesday, March 18 at 6:30 pm in the clubhouse. We hope to see you there!



Thank you again to those of you who have given the suggested donation of \$25 for using the clubhouse. 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 \$1200.



## Emergency Contact Information and Annual Statement of Occupancy Information Sheet

All homeowners MUST submit this form annually or upon change of occupancy. If you rent your property out, here in Edgewood, the rental agreement MUST be submitted. The information requested is in case of an emergency and to maintain accurate records. The information will be held in the strictest of confidence. If you have not turned in this form, please do soon. This form can be mailed to Angelique Gutierrez at TMT or put in the HOA Drop box at the clubhouse. Thank you for complying. Failure to do so may result in fines.

Along with the emergency contact form, it is recommended that residents share this information with another Edgewood resident. Some owners have shared on their forms that an Edgewood resident has a spare key, etc.



## Lollipop Lights

If you happen to see a lollipop light out, please call Pat Burden or Stephanie Gumbaro. (Their phone numbers are in the box on the last page.) Stephanie and Steve Ross are working as a team to replace light bulbs and/or their electrical components. There are a couple of reported lights that need additional repairs, but they will soon be repaired.



## Pre-ballot Notice of Annual Membership Meeting

This notice was emailed to all owners on Friday, February 8, 2025. It was sent via U.S. Mail to those owners who opted out of receiving email notices. The following is a list of the main points from that notice:

- **Annual meeting** is May 13, 2025 at the Edgewood clubhouse at 6:30 pm.
- A **quorum** of members (owners) must return their secret ballots. The **quorum** is 35% or 38 homeowners out of 108 units. The **quorum** must be met in order to conduct the annual meeting and elect directors.
- **Secret Ballots** will be mailed with specific instructions in approximately 30 days.
- **These ballots sent by U.S. Mail must** be received no later than close of day on Tuesday May 13. If you prefer to **mail** in your ballot, please put it in the self-addressed envelope (Inspectors of Elections, 5700 Spyglass Lane Citrus Heights, Ca. 95610). If you prefer to **hand deliver** it, please drop it in the HOA Drop Box prior to the annual meeting by 6:30 pm, or you may present it in person at the annual meeting when you sign in that evening prior to 6:30 pm.
- **Pursuant to Civil Code**, Member of the Association have the right to verify the accuracy of their homeowner information for their voter list with TMT. This is time sensitive since it must be done at least thirty (30) days before the ballots are mailed--which is now.
- The membership will be voting, via secret ballot, to elect three (3) directors to the Board of Directors for a term of three (3) years. There will be five candidates' names listed on the ballot alphabetically, Patricia Burden, Suzanne Guthrie, Marilyn Masters, Tony Metcalf and Joan Pederson.

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- Please call the non-emergency phone number of the CH Police (916-727-5500) if you happen to see something suspicious. "If you see something, say something."
- The Association appreciates hearing about your reports, but it is important that your information is reported "first hand" to the police. The police want direct information, not secondhand information. It is recommended that this phone number be one of your phone contacts. Thanks for being diligent.
- Some residents have asked that dog walkers please not walk on the lawn in front of their windows and doors. Please walk on the walkways or roadway. Please prevent the dogs from relieving themselves in the flower beds.
- Smoking is only allowed in units and garages. Please do not smoke in patio areas or in the common areas.
- Please remember that any additions and/or changes to your buildings, patio areas and common areas must be approved by the Board by way of submitting an Architectural Request Form. No additions and/or changes can be made without this approval. Forms are available on the TMT portal or by calling Pat Burden.
- The speed limit on Spyglass is 15 mph, and the speed limit in alleys is 5 mph.

Please remind children that they are not to ride scooters, bikes, skate boards, on the sidewalks. It is very dangerous.



## Curbside Pick-Up

Our next neighborhood curbside pick-up will be around April 1. You will get a flyer at your front door. Please put all unwanted items on Kingswood or Pebble Beach.



Many thanks to Norm Gary and Marilyn Peterson for picking up trash along Kingswood and Pebble Beach and on Edgewood property. They have done this on their long walks for many years. You are much appreciated.

*"The greatness of a community is most accurately measured by the compassionate acts of its members."*  
Coretta Scott King

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.

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: <a href="mailto:angelique.gutierrez@managementtrust.com">angelique.gutierrez@managementtrust.com</a>	
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	
<b>Your account number must be on all payments.</b>	
Citrus Heights Police non-emergency:	
916-727-5500	