

# The Edgewood Voice

Homeowner Association Newsletter

March 29, 2025



Our next Board meeting will be April 15 in the clubhouse. The meeting will start promptly at 6:30 pm. All homeowners are welcome! We love your input.



## Green Waste and Recyclables

As of January 1, 2022, all California residents are required to separate food waste and yard waste from their trash and recycle in a separate organic cart. If you do not have a green waste container, please call Republic Services at 916-638-9000. Please see attached information regarding acceptable organic waste that can be placed in the container. This information was taken directly from Republic's annual calendar which was sent via U.S. mail to all owners and renters whose name is on The Republic Waste bill. Also, we have attached what is allowed in your recycle bin. Please keep in mind that according to the City of Citrus Heights' website, that plastics with #s 1-5 and #7 are the only plastics allowed in the recycle bins.



## Flyers on Front Doors

Occasionally flyers are placed on our front doors. Last week one was placed on our doors reminding us that our Neighborhood Curbside Pick-up would be April 1. Many residents have yet to remove them from their doors. If they are not removed, many of them are deposited by the wind on our lawns and in our flowerbeds. Please be sure to remove yours and place it in your recycle bin.



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

This form was recently given to all 108 of our homeowners. Only 37 owners have returned this form. It is the law and imperative that you turn in the form. If you have not done so, please either complete it and mail it to Angelique Gutierrez at TMT or put it in the HOA drop box at the clubhouse right away. Thank you to the 37 homeowners who already turned theirs in. Another copy of the form has been attached to this newsletter.



## Annual Membership Meeting

- **Annual meeting** is May 13, 2025 at the Edgewood clubhouse at 6:30 pm. Refreshments will be served at 6:00 pm and meeting will start promptly 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 soon with specific instructions.
- **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.
- 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.

## REQUEST

The Board has been receiving numerous complaints from homeowners regarding not receiving responses from TMT within the 24-hour business day time frame or at all. Therefore, the Board is requesting that when homeowners email TMT with their questions or concerns, that they also CC the Board president, Pat Burden, at [patburden@comcast.net](mailto:patburden@comcast.net). It is the responsibility of TMT to respond to your emails as our property management company. However, going forward, response time and responses will be noted by the Board.



## How to Reach the TMT Team

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Ray Robertson, CSS (Community Support Specialist): He assists communities with general questions, concerns, work orders, architectural request questions, assists in architectural submissions, mailing, basic billing questions, emailing correspondences, etc.

Email: [rayrobertson@managementtrust.com](mailto:rayrobertson@managementtrust.com)  
Phone: (916) 985-3633 ext. 5138

Irving Cervantes, ACAM (Assistant Community Association Manager): He works closely with Angelique, attends meetings, handles questions that CSS and DR cannot answer.

Email: [irvingcervantes@managementtrust.com](mailto:irvingcervantes@managementtrust.com)  
Phone: (916) 385-3633 ext. 5079

Angelique Gutierrez, ECAM (Executive Community Association Manager): She works with the Board of Directors, attends all meetings, does inspections in the community, and handles questions CSS and DR cannot answer.

Email: [angeliquegutierrez@managementtrust.com](mailto:angeliquegutierrez@managementtrust.com)  
Phone: (916) 385-3633 ext.5114 (Please note: TMT sent out an incorrect phone number recently.)



## Dry Rot

Pest Control Reports state that vegetation, other materials and debris should be 18 inches away from buildings and fencing to help prevent dry rot. Homeowners can be financially liable for repairs to siding and fencing in their patio areas if their vegetation is causing dry rot. Also, sprinkler systems should not be hitting buildings and/or fencing. Several homeowners have accepted these responsibilities and paid for these repairs. Also, please report to TMT if you see vegetation touching and/or sprinkler systems hitting buildings and fencing in the common areas.



- It is very important to know where your sewer cleanout is located in your patio area in case you have sewer backup. Unfortunately, some cleanouts may have been covered by patio landscaping changes. It is also very important to know where your water shut off is located in the common area in case you have a water leak. Some units have to shut off their water at the water meter which is not always easy

- Parking along Spyglass and in alleys is for guests only. Residents may park for short periods of time for unloading or loading items. Guests may stay in guest parking for three days without a permit. If your guests will be staying longer than three days, please call Pat Burden, and the parking committee will be sure you get a green parking permit.
- We have a rule for how many items may be kept at front entrances. If your unit has a single door, you may keep three items at your entrance. If you have a double door, you may keep five items at your entrance. This excludes holiday decorations. Emergency personnel have asked that items not be placed in front of doors in order to allow for ease of easy and speedy access.



The speed limit on Spyglass Lane is 15 mph, and in the alleys it is 5 mph.

There are more and more children playing in the alleys and on Spyglass Lane. Amazon and UPS trucks have had to tell some of our children to keep clear of moving vehicles. If all drivers go the posted speed limits, it would be easy for them to stop or slow down even more in order to avoid hitting children or animals.

## 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: <a href="mailto:russlaxref20@gmail.com">russlaxref20@gmail.com</a>
Sara Shadrack	Member at Large
Stephanie Gumbo	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:

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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

**“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.