The Edgewood Voice

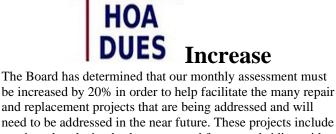
Homeowner Association Newsletter

May 1, 2025



will be open at 5:45 pm, and desserts will be served. The meeting will start PROMPTLY AT 6:30 PM. If you choose to mail your ballot, it must be received by the Inspector of Elections (in the self-address envelope all owners received) no later than mail delivery on Tuesday, May 13. If you wish to hand deliver your ballot and have not turned it in yet, please put it in the HOA Drop Box as soon as possible. If you are waiting to bring your ballot to the annual meeting, please bring it to the clubhouse no later than 6:00 pm so that it can be counted before the meeting starts. Ballot counting begins when the meeting starts. In order to meet the required quorum, to have the annual

meeting, and for the election to occur, we must have a minimum of 38 valid ballots from owners. So far, we have 25 ballots. One ballot was turned in unsigned and will not count. Please remember the meeting is for homeowners only. No proxy or renter attendees are allowed.



need to be addressed in the near future. These projects include repair and replacing broken gates and fences and siding with dry rot. The new dues of \$474 will begin June, 2025. You will receive a new coupon book. If you prefer to have your assessment (dues) deducted from your checking account automatically, please log into your web portal to make the necessary adjustments. However, if you currently use this service no further action is needed. Owners who use a bill pay service need to check their account number listed on the coupons. If it has changed, please notify your bill pay service immediately. If you have any questions, please contact TMT.

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

This form was recently given to all 108 of our homeowners. Only 44 owners out of 108 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 44 homeowners who already submitted their

A third copy of the form has been attached to this newsletter.



our alleys and on Spyglass Lane by Republic Services trucks. Please report any instances to Republic Services immediately.

Leaking Fluids from Garbage

We need to ensure prompt cleanup to prevent accidents and environmental damage. Republic can be reached at: 916-631-0600 M-F 7:30 AM-5:00 PM

Trucks



poop off of it. Cool Pools will prepare the pool for the opening, and Stephanie Gumbaro will activate the solar heating system. The system could take up to a couple of weeks to heat the pool depending on the weather. Please call Pat or Stephanie if you see ducks in the pool! It has been quite laborious for them to

get the pool clean from the ducks. Their numbers are in the box below.

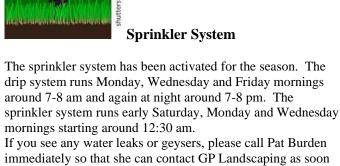
SAFETY FIRST SAFETY IS **EVERYONE'S**

The Edgewood Voice

Homeowner Association Newsletter

RESPONSIBILITY For safety reasons, please be aware that the operation of motorized scooters and electric bikes must be ridden

April 30, 2025



to fellow residents.

Sprinkler System

PERMIT If you need a parking permit for guests staying for more than three nights, please call Pat Burden, and she will contact the parking committee for approval.



In addition, it has been reported that young children have been playing and riding bikes in our alleys. We request that children playing in the alleys be supervised at all times. The alleys can

exclusively on Spyglass Lane. The use of these vehicles in alleys and on sidewalks is strictly prohibited. Furthermore, the speed limit of 15 mph on Spyglass Lane must be strictly

observed for the safety of pedestrians and othe community

be very dangerous. People backing out of garages may not see the children. Drivers: please follow the speed limit of 5 mph in the alleys especially for the safety of the chidren. Please let your children know that riding ANY bikes, scooters, skateboards etc. on the lawns and sidewalks is prohibited.

Many many thanks to Steve Ross and his "crew" for spending all day Friday cleaning the pool cover and removing it, for replacing the restroom lights and for taking all of our pool furniture out of storage and putting it poolside. A huge thank you also to Stephanie Gumbaro and Pat Burden for cleaning the pool cover and the pool, and for power washing the pool deck. This took more than a few days to accomplish. If you see any of these devoted Board members, please be sure

to thank them especially if you use the pool.

the compassionate acts of its members."

Coretta Scott King

"The greatness of a community is most accurately measured by

RV Area email: russlaxref20@gmail.com Member at Large Stephanie Gumbaro Pool and Clubhouse (916) 238-8155 Exterior Maintenance

The Edgewood Voice

The Management Trust 160 Blue Ravine Rd. STE C Folsom, CA 95630 P.O. Box 1459

Secretary

Treasurer

Pat Burden

Tracy Theiss

Carla Graves

Russ Skutley Sara Shadrick

Steve Ross

Marilyn Masters

Homeowner Association Newsletter

Board of Directors

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

Vice President/Newsletter

President/Clubhouse/Parking Permits (916) 961-7652

April 30, 2025

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

18 years or older.

people using the pool.

close and drain the pool.

4. NO JUMPING OR DIVING INTO THE POOL!

7. Only swimsuits may be worn in the pool.

of these pool rules.

will be held in the strictest of confidence.

Rental Restriction Program Rules:

OWNER/ ALL RESIDENT NAMES(S): _

UNIT ADDRESS:

MAILING ADDRESS:

OWNER'S EMAIL ADDRESS

EMERGENCY CONTACT NAME ___

OWNER VEHICLES MAKE

OWNER'S PHONE

5. No running, pushing or other offensive or dangerous acts will be permitted.

former pool gate key is used to enter the restrooms and tennis court.

of a pool for one week if fecal matter is found in the pool water.

11. If sunblock is used, lounges and chairs must be covered with a towel.

9. Please pick up and dispose of all trash. We all like a neat and clean pool area. 10. Children who are not toilet trained must wear commercially-produced swim diapers when using the pool. Violation will result in immediate expulsion from the pool area. State and County regulations require closure

8. There is a limit of four (4) guests per residence. If occasionally more than four (4) guests are desired, please leave

a phone message with Stephanie Gumbaro at 916-238-8155. You will only hear if there is a conflict.

EDGEWOOD POOL RULES

THE POOL IS OPEN DAILY FROM 10:00 A.M. TO 10:00 P.M.

1. The pool is private and for the use of residents and guests only. A sense of courtesy should always prevail. Loud

2. All guests, as well as children under 14 years of age, must be accompanied by an adult resident who is at least

3. Glass containers, pets, skateboards, bicycles, Frisbees or any other item(s) which might be annoying to others are prohibited in the pool area. The use of flotation devices is permitted as long as they do not interfere with other

6. The gate is to be locked at all times. No climbing over fences or other means of entry or exit other than via the gate is permitted. A pool fob is assigned to each unit. A replacement fob is \$50.00. It is the responsibility of the homeowner to furnish a pool fob to their tenant and furnish the Assignment of Rights to the association. The

NOTE: Broken glass is extremely dangerous! If glass is found in or around the pool, it will be necessary to

music, yelling or other excessive disturbances are not permitted. Smoking is not allowed.

14. All persons using the pool do so at his/her own risk; there is **NO LIFEGUARD ON DUTY.** 15. Loaning of your pool fob to another person is not permitted and can result in a loss of your pool privileges. *******PLEASE ENSURE THE BATHROOMS ARE CLEANED AFTER USE. *********** Please report any trespasser or violator of pool rules to management, the pool directors and/or any Board

member. Seeing that the rules are followed is an obligation of all residents. Trespassers (non-residents) will be reported to the Citrus Heights Police and prosecuted by the Association. Please do not attempt to enforce the rules yourself unless it is an IMMEDIATE SAFETY CONCERN. It is your responsibility to keep a copy

ANNUAL STATEMENT OF OCCUPANCY INFORMATION SHEET

This document is an addendum to the Edgewood Homeowner's Association Rules. The information requested is for use in case of emergency and to maintain accurate records for the proper preservation of the community rental restriction program. The information

ALL OWNERS MUST SUBMIT THIS FORM ANNUALLY OR UPON CHANGE OF OCCUPANCY

PLEASE PRINT AND RETURN IMMEDIATELY

(CELL)(____)___(HOME)(____)

FOR OWNERS THAT RENT THEIR UNIT

MODEL

12. The pool may not be reserved for private parties nor be used in conjunction with use of clubhouse.

13. Only water is allowed on the pool level. If you wish to eat, please use the upper deck.

2025 EDGEWOOD HOA **EMERGENCY CONTACT INFO** and

1. All Homeowners must complete an information sheet with current contact information annually. 2. All Homeowners must identify if they are landlords and are renting their unit. 3. All Owner / Landlords must provide TMT Management a copy of the Rental/Lease Agreement. 4. All Owner / Landlords must provide TMT an updated information sheet each time the unit is rented. All Homeowners who fail to provide an updated information sheet will be subject to a hearing before the

Board. Failure to comply with the program rules could result in fines.

MY HOME IS A RENTAL: (CHECK ONE) (______) YES (______) NO

PLEASE SIGN AND DATE BELOW: OWNER SIGNATURE DATE

_____PHONE NUMBER ____

COLOR

LICENSE PLATE:

1 | Page

OWNER NAME

(Rental information to be completed on page 2)

MANAGEMENT COMPANY CONTACT INFORMATION (IF APPLICABLE)

MAILING ADDRESS: ____

MANAGEMENT EMAIL ADDRESS: ___

OCCUPANT / TENANT CONTACT INFORMATION:

OCCUTPANT / ALL TENANT NAMES(S): _

OCCUPANT / TENANT PHONE NUMBER:

NAME:

PHONE:

PLEASE ATTACH A COPY OF YOUR LEASE AGREEMENT WITH YOUR CURRENT TENANT AS IN ACCORD WITH PERMITTED BY CALIFORNIA STATE LAW

(HOME) (_____) ____

(CELL)(____)___(WORK)____

(PLEASE CHECK ONE)

TENANT EMAIL ADDRE	55:			
EMERGENCY CONTACT NA	AME:		_PHONE NUMBER _	
OCCUPANT VEHICLES:	MAKE	MODEL	COLOR	LICENSE PLATE:

I HAVE GIVEN A COPY OF THE CC&R's & ASSOCIATION RULES TO THE UNIT OCCUPANT, (

The Management Trust Management P.O. BOX 1459 Folsom, CA 95763 Forms may also be delivered to the Edgewood Clubhouse Drop Box

Please return the form to or emailed to Angelique.Gutierrez@managementtrust.com