

# The Edgewood Voice

Homeowner Association Newsletter

October 2025



Our next board meeting will be held on Tuesday, October 21 at 6:30 pm in the clubhouse. All owners are encouraged to attend.

## HOA Meeting

In our contract with TMT, we have a specific number of monthly hours to conduct business with them. Unfortunately, we have been going over on our hours and are thereby being charged for any additional hours used in the month. In addition to the time used to communicate issues or requests to TMT, our Open Board meetings have often run long and cut into the allotted time for the Executive Board meeting. During the Executive meeting decisions regarding the property (legal, delinquency, vendors, etc.) must be made with the management company present and put into the minutes. During our last HOA Board meeting, we discussed giving owners a time limit for discussions to keep us on track and on time for the Executive Board meeting. Going forward the Board is going to be cognizant of the time allotted to the Open meeting and ask that owners do the same. The Board is very conscious of how your HOA dues are being spent and paying extra for management fees is not a fee we want. We appreciate your understanding and cooperation regarding the timeliness of our meetings.

## TMT

Unfortunately, we are still in need of emergency forms from many owners. If you have already turned in your forms, thank you. For those who have not, a short hearing may be called and a fine assessed for noncompliance. We do not want to do this, but we do need emergency information as well as rental documentation which includes rental agreement and Assignment of Rights. Forms can be dropped off in the HOA slot at the clubhouse. If you are unsure if you have provided the information, please contact Pat at [pattiburden@comcast.net](mailto:pattiburden@comcast.net)

## Maintenance Committee

Saturday, October 4 will be our first Community Workday. The focus is going to be on three items:

- Adding river rock (which we already have) up against the chain link fence on the west side of the tennis court to make the view more appealing from Spyglass.
- Hoeing and raking dirt that is up against the foundation on some homes. This is a dry rot prevention.
- Scraping the red "no parking" curb so we can repaint at some point in the future.

If you have volunteered for the committee and are planning on joining us on Saturday, October 4, we ask you to bring gloves for yourself. There will be gloves available if you do not have any. Additionally, we will provide tools such as rakes, hoes, scrapers, cart, etc. Our start time will be 9:00 a.m. and we will conclude our day at 1:00 p.m. Coffee and donuts will be available in the Clubhouse if you want to come early and partake!

# The Edgewood Voice

Homeowner Association Newsletter

October 2025

We anticipate having a Community Workday once a month through December if the weather holds. As a reminder volunteers must be homeowners, and all volunteers must be added and approved at an HOA meeting to be included in the minutes. The Maintenance Committee is committed to the community, and we encourage you to participate if you are able. We also encourage you to share if you have any ideas on projects we can tackle.

Since forming in July, the Maintenance Committee has been busy. Here are some of the things that have been done:

- Broken parking bumper on Spyglass was removed and replaced.
- Pool shed was cleaned out and the roof repaired.
- Broken fan switch in women's restroom at Clubhouse was repaired.
- All lollipop covers were de-cobwebbed.
- De-cobwebbed the clubhouse on the entire outside.
- Identified homes that needed preemptive work on first floor gutters prior to the rainy season. So far, 14 homes with heavy leaves have had the gutters cleaned. As weather permits, we will continue to work on these. After the leaves fall a professional company will clean all the gutters.
- The pool was closed, the cover put on, the solar drained and the tables and chairs stored in the pool shed.
- The women's bathroom stall was repaired so it is now attached properly to the wall, and the doors can be closed and latched. Thank you Casey and Jayne!

All of this was done by Board Members and homeowners with no labor charges. We should see some great work done on Saturday, October

4! Many thanks to everyone donating their time.

## Miscellaneous

**Monthly Walk-Throughs:** In an effort to stay within our contracted hours, we are only going to have one walk-through a month, down from two. This will give the management company more time to work on other pressing issues.

**Non-Smoking Property:** We continue to have someone smoking on the property and disposing of their cigarette butts in a planter that holds a cypress tree. If you observe someone smoking on the property, please report it to Pat. We cannot run the risk of a fire because someone is not following this important rule. A **BIG** thank you to those that do walk off the property to smoke. It is greatly appreciated!!

**Garbage Cans:** This was covered in the September newsletter, but bears repeating. While walking the property and checking out gutters, we have noticed so many gutters that have been damaged due to garbage cans hitting them on the way up to the truck to dump. It is important, when placing your garbage cans out for pickup to ensure that they are **clear of your garage gutter**. Thank you for your attention to this important matter.

**Architectural Request Forms:** All architectural requests must be submitted in writing *prior* to beginning any work involving the *structure or exterior* of the property.

**Clubhouse Reservations:** The holiday season is coming up fast and so are the reservations for the Clubhouse. If you are planning on using the Clubhouse for a function in the upcoming months, you should get your reservation in

# The Edgewood Voice

Homeowner Association Newsletter

October 2025

early to ensure it is available for your date. Please reach out to Pat or Suzanne to schedule.

**Amazon Package Thief:** Recently, we had a package thief in Edgewood. A vehicle with the entire backseat full of packages, was observed stealing packages from our homes. An alert resident took a picture of the vehicle, including the license plate, and called the police. A couple of police cars cruised the property, but the car was long gone. At least they had the license plate number and hopefully these thieves were caught. It is important to keep an eye out while you are walking or driving the property for malicious behavior and then reporting it. Thanks to our resident for being alert and responsive to this lawless behavior.

**Insurance and Gas Leaks:** One of our homeowners recently had a gas leak that cost thousands of dollars to fix. She wanted us to share with the community that when she contacted her insurance company they told her they do not cover gas leaks. According to Google AI: *"Homeowners insurance generally covers damage caused by a gas leak if it results in a sudden, catastrophic event like an explosion or fire. The policy, however, will not pay for the repair of the gas line or appliance itself, nor for any gradual damage caused by a slow leak. In these cases, you are responsible for the maintenance of your property."*

**Late Fees:** If you incur a late fee for your HOA dues, the late fee is 10% of your dues or \$47.40.

**Guest Parking:** Residents of Edgewood should not be utilizing guest parking for extended periods. Temporary parking, for loading and unloading is fine, but long-term parking is not. We have limited guest parking as it is, so we do not want residents to take up parking spaces unnecessarily.

**Oak Tree Trimming:** The oak tree on the south side of the property was trimmed recently. There was a huge limb that was hanging over the apartments behind us creating a hazard for that property and a large insurance claim for us should it break and fall off.

## Board of Directors

|                                                             |                                                                |
|-------------------------------------------------------------|----------------------------------------------------------------|
| Pat Burden                                                  | President/Clubhouse/Parking Permits<br>916 961-7652            |
| Joan Pederson                                               | Vice President/Newsletter/Exterior<br>Maintenance 916-340-8446 |
| Marilyn Masters                                             | Secretary                                                      |
| Carla Graves                                                | Treasurer                                                      |
| Russ Skutley                                                | RV Area - email: russlaxref20@gmail.com                        |
| Stephanie Gumbaro                                           | Pool/Exterior Maintenance<br>916 238-8155                      |
| Suzanne Guthrie                                             | Clubhouse/Landscaping                                          |
| Tracy Theiss                                                | Member at Large                                                |
| Parking and Neighborhood Watch fall under all Board Members |                                                                |

## The Management Trust

160 Blue Ravine Rd. STE C  
Folsom, CA 95630  
P.O. Box 1459  
Folsom CA 95763

## Community Service Specialist

Carlie Vertullo  
916 985-3633 ext. 5127  
Email: [carlie.vertullo@managementtrust.com](mailto:carlie.vertullo@managementtrust.com)

## Community Association Manager

Denise Paz  
916-985-3633 x5121  
Email: [denise.paz@managementtrust.com](mailto:denise.paz@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**