

The Edgewood Voice

Homeowner Association Newsletter

November 2025



Our next board meeting will be held on Tuesday, November 18 at 6:30 pm in the clubhouse. All owners are encouraged to attend.

Emergency & Rental Documentation Forms

We are **still** in need of emergency forms from many owners. Unfortunately, we will have to call in homeowners for a hearing before the board and the management company to gather this information as well as a possible fine assessment. The process of a hearing and assessments is much more complicated and time-consuming for all, when they are not necessary. Please, reach out to Pat regarding your information at pattiburden@comcast.net

If your home is a rental, we need emergency information as well as rental documentation which includes rental agreement and Assignment of Rights. Again, forms can be dropped off in the HOA slot at the clubhouse.

Maintenance Committee

Our first Community Workday was Saturday, October 4 and it was a tremendous success! We had six homeowners and five Board members volunteer their time. While not all projects were completed, we got a lot done.

- River rock was dug out of the RV Lot and placed up against the chain link fence on the west side of the tennis court. About $\frac{3}{4}$ of the job completed and we will finish the

last little bit on our next workday. Once completed, the view from Spyglass will be much more appealing. Leanne and Suzanne focused on this project.

- Casey and Jayne worked on the dirt that was up against home siding and causing dry rot.
- Pat and Brooke discovered that scraping the red “no parking” curb was really hard work because of the number of layers that have built up. We are going to look at other options for this project.
- Terri helped wherever she could.
- Steve fixed the fan/light switch in the women’s restroom at the clubhouse as well as repaired a hole in the pool shed roof.

A great big thank you to all who participated and for those who stopped by with an encouraging word and even donuts! We appreciate all the positive feedback we received. Additionally, we had several owners who asked about signing up for our next workday!

Our next Community Workday is scheduled for **Saturday, November 15** from 9:00 a.m. to noon. If you would like to add your name to the volunteer list, we need to include it in the monthly minutes so you can be added to the insurance. Signing up doesn’t commit you to anything. It just covers you if you can and want to assist.

Aside from the Community Workday, the maintenance committee is still hard at work.

- Most all the gutters on the ground floor have been cleaned of debris. This included unclogging a few downspouts. All gutters will be professionally cleaned in December or January after all the leaves have fallen.
- There has been some street cleanup of dirt overflow, and a few trip hazards have been removed.

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- Stephanie has repaired a few gutters and downspouts.
- Stephanie also fixed a gate latch. If you are having problems with your gates due to weather or if the repair seems minor, contact Stephanie. If she can't fix it, we will get someone out.
- The RV Lot was cleaned up along the border.
- The tennis court has been picked up and blown off by Carla and the area behind the tennis court was cleaned out by Stephanie.

Miscellaneous



Fire Danger: We continue to have someone smoking on the property and disposing of their cigarette butts in a planter that holds several cypress trees. If you live in the area pictured above, please be observant of anyone smoking on the property in this particular location. If you see anyone please report it to Pat. Recently we found a butt inside the tree rather than at the base of the trees, both of which are

dangerous. 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 Can Storage Area: The area where your garbage cans are stored is part of Edgewood common area. While you can have a lock on your patio gate, if you have an outside gate that hides your cans, you cannot have a lock on that gate.

Mosquitos: In the Board meeting an owner brought up the nasty mosquitos that we have been plagued with lately. Listed below is the **Mosquito and Vector Control** website. It has lots of information regarding mosquitos including when they spray for them. The new species is out all day and loves your ankles! To help, try to empty any standing water in items like non functioning water fountains, old flower pots, etc.

Also, if you find a dead bird, you should contact Vector control. They will come out, pick up the bird and test it for West Nile. In previous years Edgewood had dead crows that did test positive for West Nile.

Vector Control - 800-429-1022

<https://www.fightthebite.net/>

Clubhouse Reservations: Just a reminder, if you think you might like to utilize the Edgewood Clubhouse over the next couple of months, you should get your reservation in as soon as possible. The dates are filling up fast! Please reach out to Pat or Suzanne to schedule.

Republic Services: A short presentation was made at the Area 11 Neighborhood group by Republic. A few things to share:

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- No plastic bags should be put into your blue recycle bins. Year agos, those were recycled, but no more. Loose, flimsy plastic bags clog the sorting machines. Some of the grocery stores still have receptacles for plastic bags if you want to recycle them.
- When recycling plastic water bottles, make sure the top is on and toss into the blue bin. Do not crush them as a flat water bottle can also get caught in the equipment.
- Clothing should be disposed of in the regular trash as clothing is not recyclable and also clogs the equipment.
- December 1 will be our last bulk trash pickup this year. A reminder to not put anything out prior to 48 hours ahead of time. All items for bulk pickup should be placed on either Pebble Beach or Kingswood and not on Edgewood property. *To our new owners: A door hanger will be provided by Republic prior to pickup day with specifics for bulk pickup.*
- If you need to downsize or replace a damaged can, contact Republic.

Outside Decorations: It is so nice to see all the Halloween decorations! And soon, it will be Christmas! As a reminder, if you have any decorations on the lawn, please move them on Thursday mornings so the landscaping crew can fully perform their duties. Thank you!

HOA Fees: Monthly HOA fees are \$474. There are several homeowners who are still paying the old fee of \$395. This is probably because it is on an automatic payment cycle. If you have your dues paid automatically and you have not modified that payment in a while, you might want to double check to make sure you are paying the new amount. Ultimately, the \$79 that is not getting paid will result in a late fee.

Board of Directors

Pat Burden	President/Clubhouse/Parking Permits 916 961-7652
Joan Pederson	Vice President/Newsletter/Exterior Maintenance 916-340-8446
Marilyn Masters	Secretary
Carla Graves	Treasurer
Russ Skutley	RV Area - email: russlaxref20@gmail.com
Stephanie Gumbaro	Pool/Exterior Maintenance 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

Community Association Manager

Denise Paz
916-985-3633 x5121
Email: 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**