

The Edgewood Voice

Homeowner Association Newsletter

December 2025



There is no Board meeting in December. It's time to celebrate! We will be having a holiday gathering on Sunday, December 7. The party starts at 3:00 and we'll celebrate until 5:00. This year we have a real treat for you! One of our new owners, Bill Rowland, performs with a trio and asked if we might like to have some music at our festivities. We said, "We'd love some music!" Bill's group, **Strummingbirds**, normally does mellow classic rock/pop music. However, they have worked up a set of holiday songs they'd like to play for us. We aren't paying the group, but there will be a tip jar out and we hope you will show your appreciation for Bill's group providing us with some holiday cheer! Music starts at 4:00.

We would love you to join us this year at the Clubhouse. Please bring an appetizer to share. Paper products, wine and non-alcoholic punch will be provided. Or you can bring whatever you might like to drink. Looking forward to seeing you and all our neighbors on Sunday, December 7!

TMT

Our Community Association Manager with TMT, Denise Paz, has resigned her position due to health and family reasons. TMT is diligently working to fill this void as soon as possible.

Roof leaks and HVAC

With the recent rains, several homes have had roof leaks. When a roofer was dispatched, what we discovered was when new HVAC units were installed, flashing was not properly positioned and ultimately caused the leaks. The unfortunate part is it took some time for the flashing issues to result in a leak. With that being said, all new HVAC equipment will require an inspection by a certified roofer to ensure the roof installation was done correctly. One homeowner recently had a new HVAC unit installed. They had their roof inspected and the roofer found the flashing installation was done incorrectly and ultimately would have resulted in a leak.

Maintenance Committee

Unfortunately, we cancelled our November 15th Community Workday as the weather didn't look like it would be cooperating with rain in the forecast. As luck would have it, it didn't rain and turned into a gorgeous fall day! Stephanie and Joan could not let that beautiful day go without being productive, so they finished up the river rocks at the tennis court. Along with -

- More gutters were cleaned out, and a few downspouts were unclogged.
- A bad relay on a SMUD box caused some concern as it was buzzing quite loudly. To combat this, the breaker was turned off which left a darkened sidewalk. This bad relay was replaced, the breaker turned back on, and the sidewalk was lit again!
- Stephanie fixed another bad gate latch. If anyone has a bad latch or sticky gate, reach out to Stephanie. If she can't fix it, one of our other maintenance committee members can.

The Edgewood Voice

Homeowner Association Newsletter

December 2025

- Stephanie replaced several light bulbs in the lollipop lights and replaced one cover that had fallen off and broken.
- Joan and Stephanie have been working on sprucing up the RV lot by spraying weeds, edging overgrown grass and trimming bushes.

Trespassers

There has been a couple of recent instances of trespassers on Edgewood property.

First, it was reported by a homeowner that some teenagers were smoking marijuana next to their fence and when they were run off from that location they went to the creek. A Board member made contact with them and asked them to leave. Two of the four left after they were informed the police would be called for trespassing. The police were called but didn't make it before the two stragglers finally left the property.

Second, the teenagers who were trespassing into the pool during the summer returned with bicycles and an electric bike. We have them on video riding their bikes on the sidewalks and attempting to enter the RV lot. One homeowner reported a door bell dash with an excellent picture of the teenager. The police were contacted and we finally got a trespass notice served. The family was told if they trespassed again, the kids would be sent to the youth detention facility.

If you see anyone who should not be on our property, breaking the rules, please contact Pat. Her number is on the last page of the newsletter. We now have the private phone number of an officer we can call. Additionally, the CHPD is going to be doing drive throughs on the weekend just so everyone sees their presence.

Edgewood is a peaceful, quiet community and we want to keep it that way. We appreciate everyone keeping an eye out and communicating when issues arise.

Miscellaneous

Shared Roofs: If you are having HVAC work done, please ensure the company is aware they cannot utilize another homeowners roof to access yours. While it is easier to get on a short ladder on one property and then hop onto another, it is not allowed. You can certainly ask your neighbor for permission but unless approval is received, access to your roof must be done from your property.

Republic Services: The last neighborhood pickup of the year is scheduled for December 1st. You should be receiving a flyer on your front door next week. As a reminder:

- Please place your items for disposal at the curb on either Pebble Beach or Kingswood **no earlier than 48 hours prior** to the cleanup.
- Loose materials should be contained in disposable cardboard boxes or plastic bags.
- Appliances, mattresses, furniture, carpets, and electronic equipment should be placed away from debris pile for separate pickup

Motorized Scooters: In light of the teenage trespassers on bicycles and a motorized bike, we wanted to touch again on the use of motorized scooters on Edgewood property.

- California law states a helmet must be worn if the rider is under the age of 18.
- Speed limit on the side streets (where garages are accessed) is 5 MPH.
- Speed limit on Spyglass is 15 MPH.

The Edgewood Voice

Homeowner Association Newsletter

December 2025

- Bicycles or scooters are prohibited on the sidewalks.

GP Landscaping: The landscapers will be taking care of leaves on Tuesday, November 25. They will **not** be on the property on their usual Thursday, which is Thanksgiving.

Package Pirates: It's that time of year. Lots of package deliveries are upcoming. Please be aware of possible package thieves. We had one a month or so ago and the police were called. Being a watchful neighbor could prevent thieves from stealing. Let's all watch out for each other.

Mahjong Anyone?? One of our residents, Dar, is looking for some Mahjong players. Beginners are WELCOME! The group plays on the 2nd and 4th Thursdays, except for Thanksgiving and Christmas. They meet for approximately 2 hours in the Clubhouse at 1:00 p.m. Whether you are a seasoned veteran or would like to learn to play and make some new friends, please join Dar and her group. The next gathering is Thursday, December 11.

Like to read? Below are a couple of interesting books.

***Lessons in Chemistry* – Bonnie Garmus**

A very entertaining novel with plenty of memorable and interesting characters. It's about a woman chemist who is fired from her job in the 1960's and provides for her family doing a cooking show on TV. Funny and heartwarming.

***The Correspondent* – Virginia Evans**

The entire novel is written as correspondence, whether it be e-mail or letters. You really get to know the main character as all letters or emails are written by or to her.



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

Temporarily Vacant

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**