

The Edgewood Voice

Homeowner Association Newsletter

January 2026



January's Board meeting will take place on **Tuesday, January 20th at 6:30 p.m.** All owners are invited to attend. Please note, Board meetings are open to owners listed on your property deed. Unfortunately, being a renter, roommate or a family member does not provide you with the opportunity to participate.

Holiday Party

We had a lovely holiday party on Sunday, December 7th, in the Clubhouse. A big thank you to Bill Rowland and his group, the **Strummingbirds**, for providing wonderful holiday music. The food provided by our guests was delicious and everyone enjoyed mingling with other Edgewood residents.

TMT

TMT continues to pursue excellence in their search for a new Manager for Edgewood. As soon as one is assigned you will be provided with their information. In the meantime, we are

being well taken care of by Dannelle Beall who is working closely with the Board.

Chaotic Weather

The powerful storms that rolled through California during Christmas week wreaked havoc all over the state and locally. Edgewood, along with homes in the surrounding area, experienced some flooding and a downed fence in the RV lot. Mother Nature is a fierce beast! Due to this heavy rainfall and wind, we want to remind you that all new HVAC equipment will require an inspection by a certified roofer to evaluate that the work was done correctly to ensure there is no potential for roof leaks due to the installation.

Maintenance Committee

We will not have a Community Workday in January, but our hope is to establish a February date at the January 20th Board meeting.

Without getting on the roof, Joan and Stephanie did their best to hang the Christmas lights on the clubhouse.

We are getting some bids to clean the gutters of leaves and other debris. This work will be done in January. We will keep you informed when the work is scheduled.

Homeowner Steve repaired the light at the Rocky Point parking area. He also fixed the address sign on Spyglass that had fallen off. On Christmas night, Steve saved the evening by pumping water out of a flooded front yard where the water had entered a home. That storm on Christmas was unbelievable! Thank you, Steve, for all your personal care of Edgewood property!

The Edgewood Voice

Homeowner Association Newsletter

January 2026

Clubhouse and Pool

The clubhouse and pool are nice amenities for our community. We want to thank those who have used the clubhouse and donated to help offset the costs of maintaining the facility. All donations are completely voluntary, and we appreciate the generosity of those who have donated. To date we have used the funds to purchase a new refrigerator and the beautiful new Christmas tree that we all enjoyed this year.

Board member Russ shampooed the carpet in the clubhouse, so it was sparkly clean for all the holiday festivities! Thank you Russ.

The weather has been hard on the pool area with leaves piling up everywhere, including on top of the pool. A big thank you to Carla for the hard work she put into cleaning up the entire area.

Trespassers

We had three more teenagers on the property and it was reported by a homeowner that they were attempting to climb the fence to Doral Court. Because we have a current "trespassing" complaint out, Russ went through the camera footage to attempt to identify if any of the teens were the ones with a warning. Unfortunately, he was unable to make positive identification. If you see any untoward behavior, please notify a Board member immediately. Working together we can help keep our neighborhood safe.

When the trespassing notice was filed with the CHPD, we were told officers would be making some random drive throughs and they have kept their word. CHPD has been seen on several occasions driving through Edgewood.

Miscellaneous

Holiday Decorations: Edgewood looked so festive this holiday season thanks to all who decorated! When walking the property at night, it is so nice to see all the lights. Just a quick reminder that all decorations should be put away no later than 10 days after the holiday. Thanks so much!

RV LOT Vehicle Storage: 2026 dues for stored vehicles are due January 1st. You might check if you're set up for automatic payment which should come out on 1/1/2026. The annual fee is paid upfront, and any changes during the year are refunded on a prorated basis.

Republic Services: 2026 is here! On your Republic calendar, Edgewood **recycle week is "B"**. Peruse your Republic Services calendar for all types of information and tips on recycling.

Recycle your fresh Christmas tree on **January 5th or 12th** by placing it next to your green waste bin on collection day.

Thanks for making sure your cans are pushed out from your garage gutter so when the can is picked up it doesn't do damage to the gutter.

Motorized Scooters: Did Santa provide any bikes or motorized scooters for Christmas? If so, here is some information on riding them.

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

Pets: HOA rules allow up to two pets per residence. County and City rules require dogs

The Edgewood Voice

Homeowner Association Newsletter

January 2026

to be leashed (max 8 feet) unless at a designated dog park. Thank you for ensuring your pet is leashed and poop is picked up when taking them out into the common areas of Edgewood.

Parking: The streets (commonly referred to as alleys) whereby you access your garage are fire lanes and must remain clear of vehicles in case of an emergency. If you need to park in front of your garage, please ensure it is for a very brief period. The vehicle should not be left unattended in case of such an emergency.

Guest parking at Edgewood is limited and reserved for guests. For residents, temporary parking for loading and unloading is fine, but long-term, regular parking is not.

Activities

Mahjong at the Clubhouse **2nd and 4th Thursday of each month** **1:00 p.m. for about 2 hours**

Seasoned veterans or newbies who would like to learn to play are welcome and encouraged to join in the fun.

Pickleball

Now is not necessarily the time of year, but were you aware our tennis court is set up for Pickleball?

Citrus Heights Neighborhood Area 11

Neighborhood Areas in Citrus Heights are open groups for residents, or property owners—no dues or home ownership required.

Edgewood is part of Area 11 – Birdcage Heights, bordered by Greenback Lane, Fair Oaks Blvd., Madison Avenue, and San Juan Ave. Meetings are held at 7919 Pebble Beach (Century 21 building) on the third Wednesday of each month except December. It's close – stop by!

Meetings feature guest speakers such as representatives from local services and city staff, plus updates from the police department. It's a valuable way to connect with neighbors and learn about city operations.

Pizza is typically served at 6:30 p.m. with the meeting starting at 7:00p.m. Meetings run between an hour to an hour and a half.

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