

The Meadow's Messenger

September 2026

A Quail Meadows West Homeowners Association Publication

HOA Newsletter — September 2026 From the Board of Directors

As summer winds down and we move into September, we hope everyone enjoyed the warm weather and the long daylight hours. This month brings a shift towards fall maintenance, community planning, and a few important reminders as we prepare for the cooler season ahead.

Operations & Maintenance

- **Fall Landscaping** Prep Crews will begin seasonal trimming, leaf management, and irrigation adjustments. California's continued drought conditions mean water conservation remains a priority, so expect shorter irrigation cycles and ongoing monitoring of dry spots. We are creating a plan for future water reduction in our landscaping areas.
- Along Santa Maria Way, we have worked plant material, replacing missing *Pyracantha* along the fence. We are also working on plants along College Ave.
- We are working on a new digital speed sign on Whippoorwill in an attempt to slow traffic down. If it works on Whippoorwill, we might install a few more around the community. The goal is to slow all traffic down. You will also see a few new "STOP" signs since some are faded and in need of upgrading.
- Landscapers are working on removing dead or dying plants.
- We are hoping to replace our street signs in 2027.
- **Exterior Home Checks.** Homeowners who received summer maintenance notices from the Architectural Committee—thank you for your cooperation. If you still have pending repairs, please complete them by September 30 to avoid follow-up compliance letters.
- **Homeowners living on the back side of Turtle Creek.** Please review your drainage. No drainage from these yards should flow down the back hillside. Landscapes and roof gutters should flow towards the street drainage. You will be held responsible should the hillside wash out and cause possible property loss to you and your neighbors.
- **Community neighbor fencing.** The HOA does not interact with internal fences. You can research this at (California Civil Code Section 841)

Capital Improvements & Projects

- **Pool Season Wrap-up.** The pool will remain open through November and close **December 1 through the last day of February. Pool & Spa CLOSED.** After closing, we will begin winterization solar panels, drains, and store away furniture.
- **We had an unfortunate incident this past month** when we had to close the pool for 3 days after a homeowner/tenant had an accident in the pool. PLEASE read the pool rules and abide by them. Due to this incident, we now need to install additional cameras to catch the offending party. All damage and cleanup will be charged to the offending property owner.
- **RE-keying** clubhouse and gates; Due to keys in non-owner/tenant hands using our facilities and rules not being followed, all keys will now have a stamped lot # and the owner/tenant will need to be present with guests at all times. No exceptions, and **homeowners** will be fined if rules are broken. If there are non-owners in the pool area without homeowners/tenants, keys will be removed and kept until fines are paid. (\$50)

Community Events & Engagement

- **Board Candidate Interest Period.** You have received a notice on whether you would like Electronic (digital) voting or paper ballots. Please reply as soon as possible. Another paper form will be in your Annual Disclosures.
- Homeowners interested in serving on the Board may reach out to us and let us know your desires and qualifications.

Courtesy & Safety Reminders

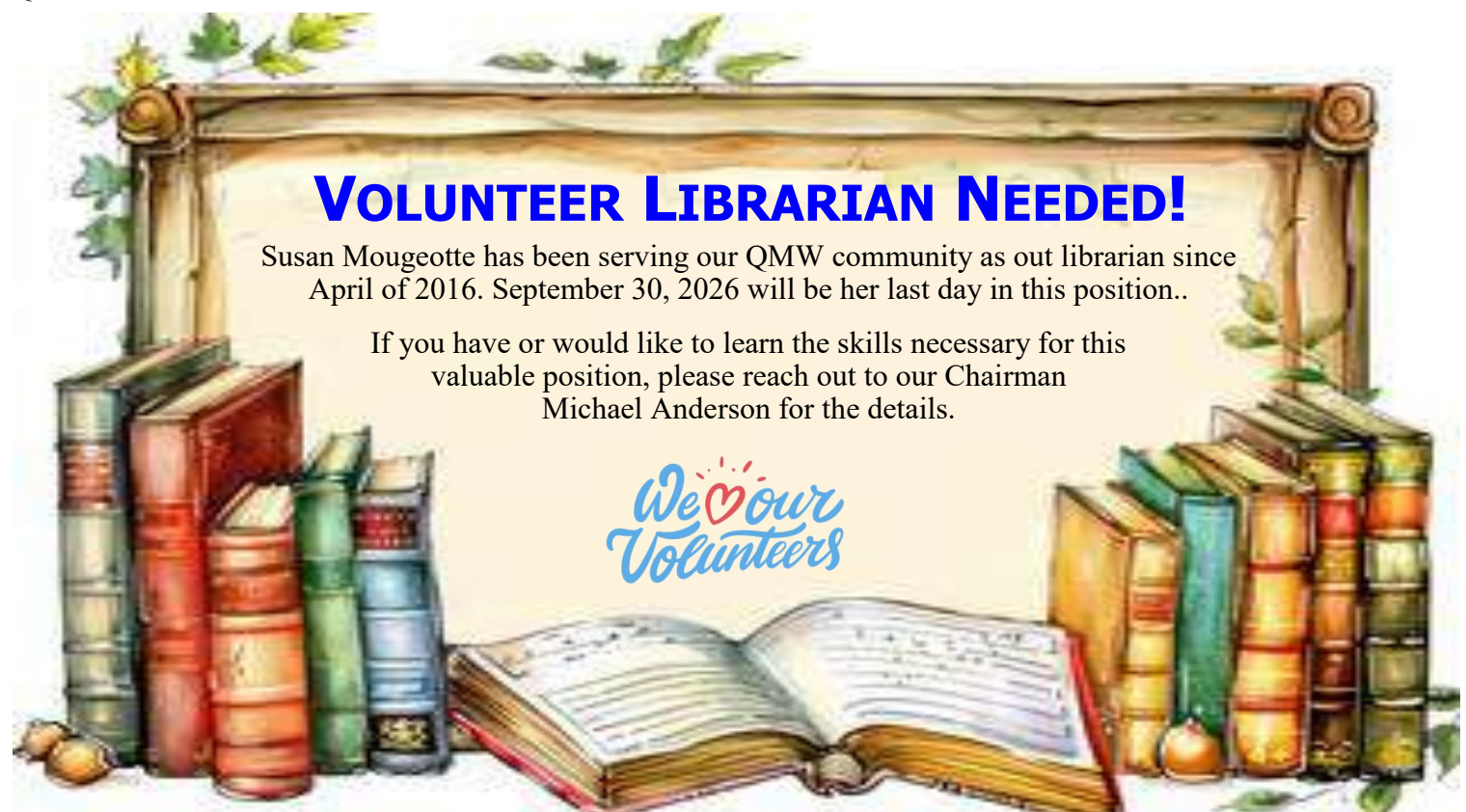
- Please observe neighborhood speed limits, especially with school back in session.
- Keep pets leashed and dispose of waste properly. Barking dogs are not acceptable and can be fined as a nuisance per our CC&Rs.
- Be mindful of noise during early mornings and late evenings as windows stay open in cooler weather.
- Report any suspicious activity to local authorities and notify the HOA office.
- We have officially filed with the SM Police department giving them the right to come into our community to remove trespassers and solicitors. We have a zero-tolerance policy on solicitors. If one comes to your door, immediately tell them to leave, and if they do not, let us know and we'll enlist the help of SMPD.

Closing Note

Thank you for your continued involvement and pride in our community. September is a month of transition, and your cooperation helps ensure a smooth shift into the fall season. We look forward to a productive and enjoyable month ahead.

Michael Anderson, Chairman

Quail Meadows West HOA



Quail Meadows West Homeowners Association, Inc.

Financial Statement

As of July 31, 2026

**SUNSHINE
GET WELL CARD SENT TO**

Susan Soutee
Recuperating from surgery

**SYMPATHY CARD
SENT TO**

Darlene Wynn
In the passing of her sister

REGULAR EVENTS

Happy Hour At the Clubhouse
Friday, September 4 5:30 to 6:30 PM
BYOB & Snacks to Share

Next HOA Meeting

October 8, 2026 @ 7:00 p.m.

Architectural Meeting

Monday, September 7 @ 10:00 am **(VIRTUAL)**

Architectural Request Forms

Deadline is Sunday, September 6, 2026

New Resident
Welcome



**ALFONSO DE LEON
SANDRA CASTANIERA**

*Our HOA Board is looking for
volunteers to fill the positions of*

**Chairperson
2nd Vice Chair &
Treasurer**

*If you are interested in either
position and would like to know
more, please contact our current
HOA Board Chairperson
Michael Anderson at:*

**Coffee
time**



**Join your friends and neighbors
The 2nd Wednesday of each month at 10:00**

**A signup sheet will be available at each
meeting for folks to take a turn at hosting**

Refreshments will also be served!

Won't you consider signing up?

Event Coordinators

Connie Lopez(805) 956-0365

Catherine Alsap(805) 937-4740

*Coffee
IS A
HUG IN A
MUG*

HOA BOARD OFFICERS

Chairperson	Michael Anderson
1st Vice Chair	Connie Lopez
2nd Vice Chair	Jeff Hargis
Treasurer	Darrel Freeman
Secretary	Joyce Goble

ACTIVITY CHAIRS

Advertising Coordinator	Keith Mougeotte
Architectural Chairperson	Marci Watson
Book Library	Susan Mougeotte
Kitchen Supplies	Leuren Arenberg
Sunshine	Irene Johantgen
Messenger Editor	Keith Mougeotte
Messenger Distribution	Keith Mougeotte
Website	Keith Mougeotte

Clubhouse reservation for private events may be made with the 1st Vice Chair. Applications are at the Clubhouse and on our website <http://quailmeadowswest.com/>

The Deadline For
October Messenger
Is September 20
(Earlier is always better)

**Clubhouse,
Pool & Spa**

OPEN

For the Summer!

Regular Hours of Operation:

10:00 am to 9:00 pm



When: Friday, September 4
From 5:30 to 6:30 pm

Where: QMW Clubhouse

What to bring:
Your favorite beverage
Finger food to share

*Come and enjoy a time of fellowship
with your QMW friends and neighbors!*

Contact: Joyce Goble (805) 451-4597



Come join your QMW neighbors and
friends for a new game night!

*Bunco is a dice game of
chance loaded with fun!*

When: September 18
At 6:30 pm

Where: QMW Clubhouse

Cost: \$5 fee per player
Snacks Included

Contact: Joyce Goble (805) 451-4597



Quail Meadows West HOA

07/24/2026

Residents,

On 7/22/26 Wednesday afternoon feces was found in the pool. There are specific processes we are required by California State Swimming Pool guidelines and backed by the CDC. Here is what we did after 1st notification.

California Swimming Pool Regulations on Fecal Contamination

Diarrhea Sign Requirement

Response to Fecal Incidents

In the event of a fecal contamination incident, the pool operator must follow specific procedures:

1. **Immediate Closure:** The affected pool must be closed to all users. If the pool is part of a system with interconnected pools, all must be closed.
2. **Disinfection Procedures:** The operator must:
 - Remove the contaminating material and dispose of it properly.
 - Ensure the pool's pH is at **7.5 or lower**.
 - Maintain the water temperature at **77°F (25°C) or higher**.
 - Operate the filtration system to achieve the required free-chlorine concentration.
3. **Chlorine Levels:**
 - For formed fecal matter or vomit, maintain a free-chlorine concentration of **2 ppm** for at least **25 minutes**.
 - For diarrheal stool, raise the free-chlorine concentration to **20 ppm** for **12.75 hours**. If a chlorine stabilizer is present, adjust the pH to **6.5** and increase the free-chlorine to **40 ppm** for **30 hours**.
4. **Testing and Maintenance:** The operator must test the free-chlorine levels at multiple points and replace any affected filters after disinfection.
5. **Documentation:** Each incident must be documented, including the date, time, pool affected, and chlorine levels at the time of the incident.

These regulations ensure the safety and health of all pool users by preventing the spread of waterborne illnesses.

We followed all state and federal guidelines. The pool was immediately closed and disinfection procedures were followed. We exceeded all requirements to include backwashing the filter. Sadly our cameras were not able to capture the event so identifying the swimmer(s) is difficult. Our pool rules & guidelines are openly posted. We have never had to deal with something like this.

Fecal incidents are a concern and an inconvenience to both aquatic staff and patrons. Aquatic staff should carefully explain to patrons why the aquatic venue needs to be closed in response to a fecal incident. Closures allow chlorine to do its job—kill germs and help prevent recreational water illnesses.

M. Anderson



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City of Santa Maria 2026 Collections Schedule

Gray and Green go out every week. Add Blue on the blue week.

JANUARY						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

FEBRUARY						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

MARCH						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

APRIL						
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			1	2	3	4
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26	27	28	29	30		

MAY						
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3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

JUNE						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				



JULY						
S	M	T	W	T	F	S
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

AUGUST						
S	M	T	W	T	F	S
						1
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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

SEPTEMBER						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

OCTOBER						
S	M	T	W	T	F	S
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4	5	6	7	8	9	10
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18	19	20	21	22	23	24
25	26	27	28	29	30	31

NOVEMBER						
S	M	T	W	T	F	S
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

DECEMBER						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Holiday - No Service.
 Rest of Week Delayed 1-Day.



SEPTEMBER 2026



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	1	2	3	4 5:30 p.m.	5
6	7 10:00 a.m. Architectural Committee MEETING VIRTUAL MEETING	8	9 10:00 a.m. Coffee Time	10	11	12
13	14	15	16	17	18 6:30 p.m.	19
20	21	22	23	24	25	26
Messenger Deadline For October (Earlier is Better)	28	29	30			
27						
				NOTES:		
				The City of Santa Maria curbside pickup schedule is on the previous page		

August 2026						
Su	M	Tu	W	Th	F	Sa
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

October 2026						
Su	M	Tu	W	Th	F	Sa
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31