

The Meadow's Messenger

January 2026

A Quail Meadows West Homeowners Association Publication

Welcome to 2026. As always new laws are signed in Sacramento and we have laws that change our Community.

Welcome to 2026. As you will see below, there are always new laws and rules to follow in the State Of California. Regardless of our opinions, or considerations, by our state representatives and Governor, they feel we need more oversight and laws.

- **Recycled Paper Bags:** Retailers are allowed to sell recycled paper bags for a minimum fee of 10 cents each. This aims to encourage consumers to use reusable bags and reduce plastic waste.
- **AB 628 requires landlords to provide a working stove and refrigerator** in all residential rental units, updating legislation that defines the appliances, which previously were sometimes considered amenities, as necessities for a “tenantable dwelling.”
- **Minimum wage increase.** The minimum wage is set to increase across the state from \$16.50 to \$16.90 per hour for all employees.
- **Combating auto scams** Consumers who buy or lease a new or used car from a dealer would have the right to return it for a full refund within three days of purchase. California is set to become the first state in the nation to offer the protection.
- **Assembly bill 130:** Caps monetary fines for violations of HOAs governing documents at \$100 per violation unless it involves health or safety risks. This law modifies enforcement provisions under the Davis Stirling Common Interest Development Act.
- **Assembly Bill 2159 Allows** HOAs to adopt electronic secret ballot voting for board elections and amendments to governing documents under defined conditions.
- **Lowered Quorum for Reconvened Elections.** This change lowers the quorum for reconvened elections to 20% of all members, facilitating decision making processes within HOAs. Don't let the few dictate the direction of the whole community.
- **AB 3216** All public K-12 schools must implement policies limiting or prohibiting student phone use by July 1 2026

I hope these snippets of new 2026 laws help you avoid issues into the New Year. We as your HOA Board Of Directors are always looking at being a benefit for your welfare and ensuring your enjoyment of the community. We are searching for new Board Members to continue the management excellence you have come to expect from our Volunteer Board. We are a board that exists on homeowner participation. Don't wait to see if someone else can be involved when your efforts are needed now.

M. Anderson, Chairman

“Volunteers do not necessarily have the time; they just have the heart.” – Elizabeth Andrew

“The best way to find yourself is to lose yourself in the service of others.” – Mahatma Gandhi

“Act as if what you do makes a difference. It does.” – William James

Quail Meadows West Homeowners Association, Inc.

Financial Statement

As of November 30, 2025

Debit

Credit



HOA Board Meeting

When: Thursday, January 8 @ 7:00 pm

Where: Our QMW Clubhouse



Participate

And



Coffee time

Come join your friends
and neighbors
The 2nd Wednesday
of each month
At 10:00 am



Refreshments will also be served!

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

Won't you consider signing up?

Event Coordinators

Connie Lopez

(805) 956-0365

cd193455@gmail.com

Catherine Alsap

(805) 937-4740

Any
friend
of
Coffee
is a
friend
of
mine.



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
February Messenger
Is January 18**
(Earlier is always better)

**Clubhouse,
Pool & Spa**
Regular Hours of Operation:
10:00 am to 9:00 pm

Winter Hours

December 1 thru the
last day of February

Pool & Spa CLOSED

Clubhouse Hours
10:00 am to 8:00 pm



When: Friday, January 2
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: January 16
At 6:30 pm

Where: QMW Clubhouse

Cost: \$5 fee per player
Snacks Included

Contact: Joyce Goble (805) 451-4597

JANUARY ANNIVERSARIES

No January Anniversaries

JANUARY BIRTHDAYS

Bob Cain	5
Trudi Forsyth	5
David Adams	13
Betty Gunn	22
Debbie Fowler	28
Nancy Dechant	29
Susan Mousseotte	29

If you would like your birthday or anniversary put in the Messenger, simply email your request to the editor. **New residents will not have this information published without their written consent.**

SUNSHINE

GET WELL CARD SENT TO

Cetara Robinson

CONGRATULATION CARD SENT TO

None



**David Chilcoat
Patricia Cossio**

REGULAR EVENTS

Happy Hour At the Clubhouse

Friday, January 2 5:30 to 6:30 PM
BYOB & Snacks to Share

Next HOA Meeting

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

Architectural Meeting

Monday, January 5 @ 10:00 am

Deadline for Request for Architectural Approval forms to be submitted is Saturday, January 3, 2026.



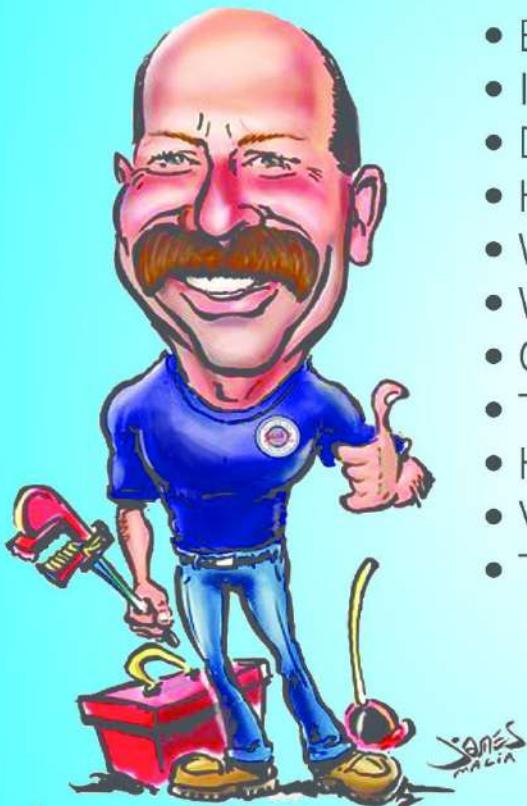
Chairperson & Treasurer

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



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Excludes Holidays

Not valid with any other
coupons or offers.

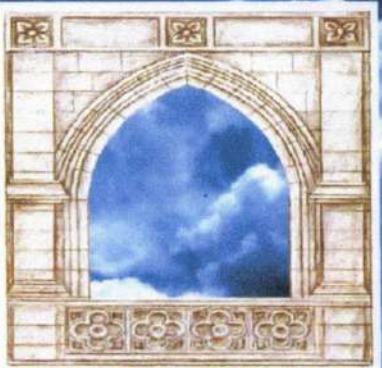


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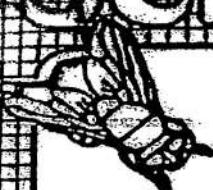
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AD
HERE**

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qmw.messenger@gmail.com

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

JULY

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26	27	28	29	30	31	

FEBRUARY

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MARCH

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31						

JUNE

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30	31					

SEPTEMBER

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OCTOBER

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NOVEMBER

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29	30					

DECEMBER

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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.



JANUARY 2026