

The Meadow's Messenger

November 2023

A Quail Meadows West Homeowners Association Publication

Greetings Fellow Quail Meadows West Residents.

Over this last year some laws have been enacted just for HOAs in California. Some of these laws change some of our governing documents. Like most things in life, change is inevitable.

- Guest parking tow requirements on private property within Santa Maria is now 72 hours (Davis Stirling civil code says 96 hours). With our signage and after Santa Maria police review, we can now tow without notice after the 72 hour time frame has elapsed. Guest parking is for guests only. With the increase of homeless living in cars/trucks/RVs this is an important change for our community. Exceptions must be approved by the HOA.
- Statutory default for non-responsive owners is notice by mail. No other notice is required. Claiming non receipt is no longer accepted by the courts.
- Owners must set communication preferences, such as email, mail, or both. Associations must solicit owner preferences and other information before sending Annual Disclosure Statements. We have already made that change last year.
- General Notices can now be accomplished through association websites. We will continue to work with non-computer homes with paper notices.
- Rentals are allowed in owner-occupied homes. We have come across this issue during the last year.

As I discussed previously, California is going to be asking for HOA lawn areas to be removed unless they are specifically used for sporting events. I expect this to happen next year. Drought tolerant areas will have to replace our grass. This will affect all government, businesses, HOAs, etc. I expect (my crystal ball) to be phased in so the costs of change doesn't overwhelm budgets. We have already been making those changes in our landscaping. This change is not inexpensive.

Speaking of landscaping, our current landscaping company PJD has merged with Cut & Clean Landscaping. I don't expect many changes (hopefully to the better). Same staff and much of the same management will service our account.

Annual Disclosures are coming soon, be on the lookout for that very important notice. It is mailed to all owners.

Jan asked for an earlier release for our annual Community Directory. If there are changes please let us know as soon as possible. Hope to have them out by end of the year or first week of January. Just a reminder, please support our advertisers who help pay for our Messenger and Directory.

Here is a fall checklist reminder for your home maintenance.

- Seal any air leaks. ...
- Check your roof. ...
- Clean your gutters and downspouts. ...
- Check smoke alarms and carbon monoxide detectors. ...
- Adjust your thermostat. ...
- Have your furnace inspected. ...
- Check your air and water filters. ...
- Drain your water heater.

"Law is nothing other than a certain ordinance of reason for the common good, promulgated by the people who have the care and responsibility to the community." Thomas Aquinas

M. Anderson

CC&R's and Rules and Regulations

In the coming editions of the Messenger, we will be reviewing sections of our “[Covenants, Conditions and Restrictions](#)” (CC&R) and our “[Rules and Regulations](#)” to assist owners and residents in our understanding of the our shared responsibilities in keeping QMW the best private gated community on the Central Coast.



From our [Rules & Regulations](#)

ARCHITECTURAL STANDARDS

AC= Architectural Committee

Quail Meadows West is planned and landscaped to maintain the highest standards, thereby protecting your investment and insuring the maximum enjoyment of your home and the Park's facilities. In order to maintain these standards, it is necessary that all residents comply with the following rules and requirements.

Any requests for approval of changes to your yard or house exterior will require 7 to 30 days, depending on the extent of the change. **DO NOT START WORK UNTIL YOU HAVE APPROVAL.** The AC meets at 9:30 AM on the 1st Monday of each month to review requests.

RESIDENTS RESPONSIBILITIES

1. Lawns are to be watered, mowed and edged.
2. Keep weeds pulled.
3. Keep driveway free of rust and oil stains.
4. Keep fences painted where they are visible from the street.
5. Keep street gutters clean. If you have work done on your property, it is your responsibility to make sure that the street and gutters in the area are left clean. If the Association is required to clean up, you may be billed for it.
6. Christmas lights must be taken down by January 10th after Christmas.
7. Trash collection containers cannot be put out any earlier than the evening prior to the collection day and must be taken in by the evening of the collection day.

The AC has the right to send notices and ultimately fine the property owner for all of these infractions.

LANDSCAPING REQUIREMENTS

1. Driveways must be maintained in a neat and clean manner (no oil or rust spots) and lawns must be mowed regularly and maintained in a healthy, weed free condition.
2. No trees may be removed or replaced without prior written approval of the AC. Only approved varieties of trees may be used to avoid root damage to underground utilities and house foundations.
3. No grass areas may be replaced with planters, decorative rock or ground cover without the approval of the AC. Figurines should not be placed in front yards without approval.

DRAFT

Minutes remain a draft until approved at a subsequent Homeowners meeting

Quail Meadows West Homeowners' Association Quarterly Meeting Minutes October 12, 2023

Chair: Michael Anderson - Oversees Management and Welfare of the Association.

1st Vice Chair: Susan Soutee - Oversees Maintenance of the Clubhouse and Pool Area.

2nd Vice Chair: Jeff Hargis - Oversees Maintenance of the Common Area.

Treasurer: Robin Davis - Homeowners' Dues and Financial Matters.

Secretary: Joyce Goble - Monthly Minutes and Correspondence.

The Chair called the scheduled Quarterly Meeting to order at 7:00 p.m. and lead the attendees in the Pledge of Allegiance.

Roll Call of the Board was taken. Three were present with Robin Davis and Joyce Goble absent. A quorum was established.

Jeff motioned that the July 13, 2023 Board Meeting Minutes be approved, Susan seconded. Motion carried unanimously.

Reports by Board Members:

Chair - Michael Anderson

- 1) Introduction of Susan Soutee as our new 1st Vice Chair and thanked her for volunteering. She is replacing Irene Johantgen.
- 2) Our Landscape company, PJD, has now merged with Cut & Clean Landscape out of Lompoc. Everything will remain the same. Just waiting on the contract to verify.
- 3) The new Pool Cover got installed after months of waiting. It came from the Mid-West.

2nd Vice Chair - Jeff Hargis

- 1) The big news is that the Eucalyptus trees behind the houses on Turtle Creek are finally going to be trimmed starting tomorrow, October 13th. The trees are not coming down, they are doing a "Safety and Fire trim".
- 2) We had a major water leak in the Park. Jeff found a new Sprinkler guy who's going to fix our whole system down there. Hopefully, the new system will be more efficient and reduce water usage.
- 3) Plants growing over the block fence on College as well as some plants dying. Drip system needs to be checked before plants can be replaced.
- 4) Still waiting to hear back from the Gate guy. We need new bearings on the exit gate that is sagging and rubbing up against the post when it closes.

1st Vice Chair - Susan Soutee

Susan gave a very welcoming introduction of herself and is happy to be serving on the Board.

- 1) Our new Pool Cover was installed on October 9th and our new Spa Solar Cover was cut and delivered on September 25th.
- 2) Will be doing research in coming months to purchase new Pool Furniture and look for ways to sell or dispose of the existing furniture.
- 3) Michael introduced Susan to O'Connor Pest Control and will now be their main contact.
- 4) Everything is running smoothly with the Clubhouse Reservations and Susan thanked Trudi for keeping the Kitchen well stocked and organized.
- 5) If anyone has questions about the Clubhouse or Pool Area, please contact Susan.

Treasurer - Robin Davis (Report read by Michael Anderson)

- 1) The QMW HOA Financials remain on track, in line with the annual budget with few exceptions.
- 2) Interest Income is once again higher than expected, thanks to healthy investments of Reserve Funds.
- 3) Most General Operating Expenses are at or below budget line items as projected through September with a couple exceptions related to planned capital expenses made from the Reserve Fund.
- 4) The largest Reserve Expenditure this quarter was the planned resurfacing of our streets, as planned and budgeted for.

Respectfully submitted, Robin Davis, QMW HOA Treasurer

Secretary - Joyce Goble (absent)

No Report.

Architectural Committee Report: (Report read by Susan Mougeotte)

July - 9 Requests for Approval and 4 Violations.

August - 6 Requests for Approval and 6 Violations.

September 4 Requests for Approval and 6 Violations.

Director of Website, Advertising, & Messenger Distribution Report:

- 1) Printed copies are down from 135 to 42 per month. Goal is to go completely electronic so that money from advertisers can go into our general fund for HOA activities.
- 2) We can always use more advertisers. If you have a favorite service provider, have them contact Keith Mougeotte at the Messenger.
- 3) Michael mentioned that General Notices can now go out to HOA residents via our Website, so he asked Keith to create a spot on our website for those future notices or blasts.

Open Meeting:

The question was asked about the difference between the line items #3800 and #700 on our financial statement. We deferred the question to Robin when she returns.

The question was asked if the hours of the Clubhouse have changed. It may vary a little, but should close at 9:00 p.m. except for Winter when it changes to 8:00 p.m. The hours will be posted in the Messenger.

There was no further discussion and the meeting was adjourned at 7:30 p.m.

Next Meeting is **January 11, 2024**

Respectfully Submitted,

Jan Sandoval
Substitute Secretary

HOA BOARD OFFICERS

Chairperson	Michael Anderson
1st Vice Chair	Susan Soutee
2nd Vice Chair	Jeff Hargis
Treasurer	Robin Davis
Secretary	Joyce Goble

ACTIVITY CHAIRS

Advertising Coordinator	Keith Mougeotte
Architectural Chairperson	Marci Watson
Book Library	Susan Mougeotte
Kitchen Supplies	Trudi Forsyth
Sunshine	Judy Adams
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
December Messenger
Is **November 12**
(Earlier is always better)

(Printer closes early for
Thanksgiving Day)

QMW Residents

The Messenger is supported by advertisers as much as possible. The more advertisers we have the more robust our Messenger can be!

Do you have a favorite handyman, gardener, hair salon, housekeeper, or other service provider that you would like to tell your QMW neighbors about? Invite them to contact me for all the details about advertising in our Messenger.

Keith Mougeotte, Editor and
Advertisement Coordinator
qmw.messenger@gmail.com

FINANCIALS

Quail Meadows West Homeowners Association, Inc.
Financial Statement
As of September 30, 2023

Debit

Credit

NOVEMBER BIRTHDAYS

Scott McGee	3
Trina Chen Yin	9
Carolyn Backe	12
Pat McCune	12
Rick Heslop	16
Carrie Corob	17
Russell Miller	19
Bryan Beery	20
Pat Melton	20
Rita Anderson	25
Otis Oredson	25
Danny Avila	27

NOVEMBER ANNIVERSARIES

Steve & Nora Mainville	19
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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.**

CLUBHOUSE, POOL & SPA HOURS:

10:00 A.M. TO 9:00 P.M.

THE POOL IS CLOSED:

DEC. 1 THRU THE LAST
DAY IN FEBRUARY



REGULAR EVENTS

Happy Hour At the Clubhouse
Friday, November 3 5:30 to 6:30 PM
BYOB & Snacks to Share

MEETINGS

HOA Meeting

January 11 @ 7:00 p.m.

Architectural Meeting

Monday, November 6 @ 9:30 AM

SUNSHINE

GET WELL CARDS SENT TO

None Sent

SYMPATHY CARD SENT TO

None Sent

**DO YOU KNOW A NEIGHBOR IN NEED
OF A CARD FROM OUR HOA?**

**CALL JUDY ADAMS
(805) 937-9819**

NEW RESIDENT

Jonathan Colon

HELP SAVE \$ AND PAPER

If you are currently receiving a printed copy of the Messenger, won't you consider receiving it via your email each month? This will save our HOA the cost of printing and the effort of hand delivering printed copies. And it is good for the environment!



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

Bunco is a dice game of chance loaded with fun!

When: Friday
November 17
at 6:30 pm

Where: QMW Clubhouse

Cost: \$5 fee per player
Snacks Included

Contact: Joyce Goble (805) 451-4597



Come join your QMW neighbors and friends for a Friendsgiving Potluck!

Friendsgiving is a Thanksgiving themed meal in celebration of Thanksgiving

When: Saturday
November 18
at 1:00 pm

Where: QMW Clubhouse

What is provided: Turkey and Ham along with drinks and table ware.

What to Bring: Contact Joyce Goble to let her know which side dish entree and/or deserts you will bring.

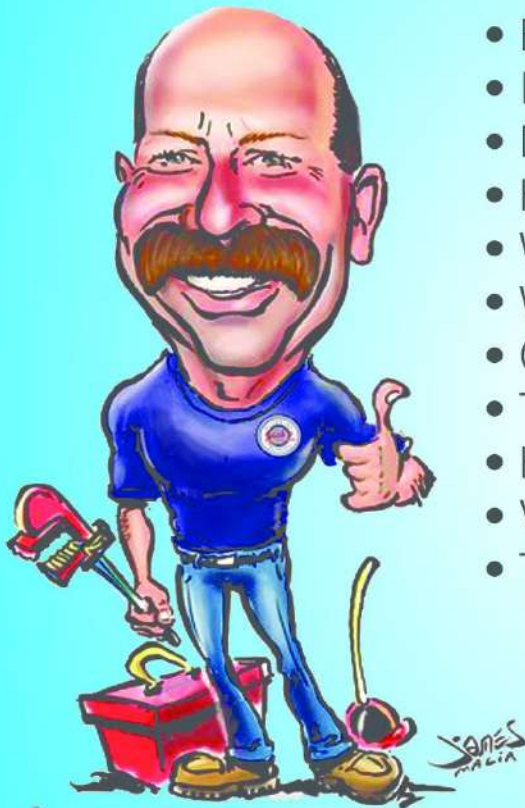
Contact:
Joyce Goble
(805) 451-4597
joycegoble@hotmail.com





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2023 Residential Collection Schedule



CITY OF SANTA MARIA CUSTOMERS

JANUARY							JULY						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6	7	2	3	4	5	6	7	8
8	9	10	11	12	13	14	9	10	11	12	13	14	15
15	16	17	18	19	20	21	16	17	18	19	20	21	22
22	23	24	25	26	27	28	23	24	25	26	27	28	29
29	30	31					30	31					
FEBRUARY							AUGUST						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4				1	2	3	4	5		
5	6	7	8	9	10	11	6	7	8	9	10	11	12
12	13	14	15	16	17	18	13	14	15	16	17	18	19
19	20	21	22	23	24	25	20	21	22	23	24	25	26
26	27	28					27	28	29	30	31		
MARCH							SEPTEMBER						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4				1	2	3	4	5	6	7
5	6	7	8	9	10	11	8	9	10	11	12	13	14
12	13	14	15	16	17	18	15	16	17	18	19	20	21
19	20	21	22	23	24	25	22	23	24	25	26	27	28
26	27	28	29	30	31		29	30	31				
APRIL							OCTOBER						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6	7	1	2	3	4	5	6	7
8	9	10	11	12	13	14	8	9	10	11	12	13	14
15	16	17	18	19	20	21	15	16	17	18	19	20	21
22	23	24	25	26	27	28	22	23	24	25	26	27	28
29	30	31					29	30	31				
MAY							NOVEMBER						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6		1	2	3	4			
7	8	9	10	11	12	13	5	6	7	8	9	10	11
14	15	16	17	18	19	20	12	13	14	15	16	17	18
21	22	23	24	25	26	27	19	20	21	22	23	24	25
28	29	30	31				26	27	28	29	30		
JUNE							DECEMBER						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3					1	2	3	4	5	6	7
4	5	6	7	8	9	10	10	11	12	13	14	15	16
11	12	13	14	15	16	17	17	18	19	20	21	22	23
18	19	20	21	22	23	24	24	25	26	27	28	29	30
25	26	27	28	29	30	31	31						

Recycling & trash
Organics & trash
Holiday

Containers must be placed out for service by 6:00 a.m. on your scheduled collection day.
On weeks with City holidays, collection service occurs one day later.

CITY OF SANTA MARIA (805) 925-0951 ext. 7270
www.cityofsantamaria.org

Utilities Department

2065 East Main Street, Santa Maria CA 93454

Holiday Collection Service

- Following City holidays, street sweeping and solid waste collection occurs one day later than usual. Place residential containers outside by 6:00 a.m. the next day.
- On City holidays, the Santa Maria Regional Landfill will be closed, reopening the next day at 7:00 a.m. The Utilities Department administration office will also be closed on all City holidays.



HOUSEHOLD Hazardous Waste

Take advantage of the **FREE Household Hazardous Waste Facility** at the Santa Maria Regional Landfill and keep the environment safer.

Used motor oil • Paint • Pesticides
Batteries • Light bulbs • Household cleaners

Wednesday 10:00 a.m.–1:00 p.m. • Saturday 9:00 a.m.–3:00 p.m.



Organics Recycling

What is it? A law in California created to save landfill space, reduce greenhouse gas emissions, and create a reusable product for landscapes.

How? Place food scraps in your organics container, including meat, bones, fish, fruit, vegetables, bread, cheese, and more.

For more information:
www.cityofsantamaria.org/ResidentialOrganicsRecycling

Recyclables



- Plastic bottles
 - Glass bottles
 - Aluminum foil and metal cans
 - Paper and cardboard
- NO PLASTIC FILM OR TRASH BAGS**
NO LIQUIDS
ALL CONTAINERS MUST BE CLEAN

Organics



- All green waste
 - All food scraps, including bones and shells
 - Food-soiled paper
- NO PLASTIC FILM OR TRASH BAGS**

Trash



- Everything else
- Utensils and plastic straws
- To go containers
- Cartons
- Ceramics
- PPE
- Juice pouches
- Trash bags
- Fabrics
- Diapers
- Plastic including film and trash bags
- Chip bags



NOVEMBER 2023



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
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		

9:30 a.m. Architectural Committee MEETING

5:30 p.m. HAPPY HOUR

HOA Meeting January 11 @ 7:00 PM

1:00 p.m. Veterans Day

HAPPY Friends

BUNGO NIGHT!

Happy Thanksgiving

Notes:

The City of Santa Maria curbside pickup schedule is available on the previous page

October 2023

Su	M	Tu	W	Th	F	Sa
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				

December 2023

Su	M	Tu	W	Th	F	Sa
					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						