The Meadow's Messenger

December 2026

A Quail Meadows West Homeowners Association Publication

Quail Meadows West HOA

December 2026 Newsletter

Season's Greetings from Your HOA Board

As 2026 comes to a close, the Board of Directors would like to thank all residents for helping make Quail Meadows West a welcoming and attractive community. We appreciate the cooperation, volunteer spirit, and neighborly kindness shown throughout the year.
We wish everyone a joyful holiday season and a happy, healthy New Year!

New HOA Board Members Needed

As you all know, we at Quail Meadows West are all volunteers. Every year we reach out to our homeowners to get involved in our community. It is extremely important in order to keep the HOA functioning by having new members help manage this amazing place we all call home.

OFFICER DUTIES

HOA Chairman: Chairman of the Association duties generally include:

- Oversees the Association
- preside over board and membership meetings,
- serve as liaison between the association's attorney and the board, and be well-versed in the Davis-Stirling Act civil code
- serve as general manager and oversee day-to-day operations, such as meeting with vendors, soliciting bids, executing contracts etc.
- Co-sign checks with the treasurer or secretary

1st Vice **Chair**

1st Vice Chair should be prepared to perform the president's duties in the president's absence. Typically, the 1st Chair is responsible for the maintenance of the clubhouse, pool, and spa, arranging private party requests for the clubhouse, opening and closing of the clubhouse and the general running of this very important part of our community.

2nd Vice Chair

2nd Vice Chair is responsible for the maintenance of the community's common areas. This could include interacting with vendors, landscapers, fencing repairs, exterior lighting, front gates, among other general oversight of common areas.

Secretary

Unless the governing documents provide otherwise, a secretary's duties are as follows:

- oversee giving 10-day notice & agenda of board and membership meetings;
- ensure that minutes of meetings are taken and approved;
- sign approved meeting minutes;
- frequently co-signs checks with the president or treasurer.
- Handles correspondence as needed

Signing Minutes. Corporate minutes are the official records of the association. Once approved by the board, the minutes are signed by the secretary. Minutes constitute prima facie evidence of the matters contained in them. By signing the minutes, the secretary indicates that the board of directors has approved them.

Treasurer

Treasurer. Beginning January 1, 2019, boards of directors must review their association's financial records every month. (Civ. Code § 5500) Boards can delegate the task to the treasurer and other board members. The review requirements of Section 5500 may be met when every individual member of the board reviews financial records,

- ensure that bills are paid,
- oversee the preparation of the budget,
- ensure that a reserve study is prepared,
- review monthly financial statements,

Treasurer's Report. It is industry practice for the treasurer to give a report at regular board meetings. The "Treasurer's Report" may be written or may consist simply of a verbal statement of the cash balance on hand--or of this balance less outstanding obligations.

We need your help! Volunteer to keep your HOA strong and well-funded.

Things to keep in mind

Parking Courtesy

During holiday gatherings and family visits, street parking can become more limited than usual. Please help by:

- Parking in designated areas whenever possible.
- Reminding guests to observe all parking regulations.

Your cooperation helps ensure access for emergency vehicles and community traffic.

Pet Owner Reminders

We appreciate all residents who responsibly care for their pets.
Please remember to:

- Keep pets on leashes in common areas.
- Promptly clean up after pets.
- Minimize excessive barking, especially during evening hours.

These simple courtesies help everyone enjoy the neighborhood.

Community Courtesy During the Holidays

The holiday season is often busy with celebrations and visitors. Please be mindful of:

- Noise levels during evening and nighttime hours.
- Safe driving throughout the neighborhood.
- Bringing in trash containers the day of pickup.

A little consideration goes a long way toward maintaining the friendly atmosphere we all enjoy.

Looking Ahead to 2027

The Board looks forward to another productive year serving Quail Meadows West. We encourage homeowners to stay informed, attend meetings when possible, and participate in community activities and give of your time and effort and join the HOA Board.

Together, we can continue to make Quail Meadows West a wonderful place to call home.

Happy Holidays and Happy New Year!

On behalf of the Quail Meadows West HOA Board of Directors, thank you for being part of our community. We wish you and your family's peace, happiness, and prosperity throughout the holiday season and into 2027.

Michael Anderson, Chairman

- *"What if Christmas, he thought, doesn't come from a store. What if Christmas…perhaps…means a little bit more!"* — Dr. Seuss's *How the Grinch Stole Christmas!*

Quail Meadows West Homeowners Association, Inc.

Financial Statement

As of October 31, 2026

	Debit	Credit
[illegible]	[illegible]	
[illegible]	[illegible]	
[illegible]	[illegible]	

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	Madeline Nieto
Kitchen Supplies	Leuren Arenberg
Sunshine	Irene Johantgen
Messenger Editor	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
January Messenger
Is December 20
(Earlier is always better)

Winter Hours Coming Soon!

Clubhouse, Pool & Spa

****

Regular Hours of Operation:
10:00 am to 9:00 pm

****

Winter Hours of Operation
December 1 thru the last day of February

Pool & Spa
CLOSED

Clubhouse Hours
10:00 am to 8:00 pm

****

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:





When: Fri[illegible]

Where:

What:

CANCELLED FOR NOVEMBER DECEMBER JANUARY

Come [illegible] with your [illegible] neighbors!

Contact: Joyce Goble (305) 451-4597

Sunshine

Get Well Card Sent to

NONE

Sympathy Card Sent to

Hanna Irwin on the Death of her father

Regular Events

Happy Hour At the Clubhouse
CANCELLED FOR
November / December / January

Next HOA Meeting

January 14, 2027 @ 7:00 p.m.

Architectural Meeting

Monday, December 7 @ 10:00 am
Architectural Request Forms
Deadline is Sunday, December 6, 2026



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

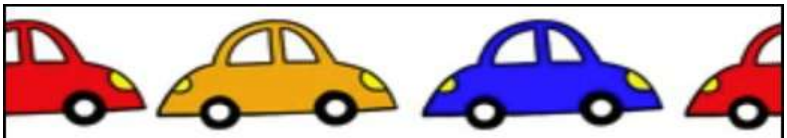
A signup sheet will be available at each meeting for folks to take a turn at hosting
Refreshments will also be served!
Won't you consider signing up?



Event Coordinators
Connie Lopez(805) 956-0365
Catherine Alsap(805) 937-4740

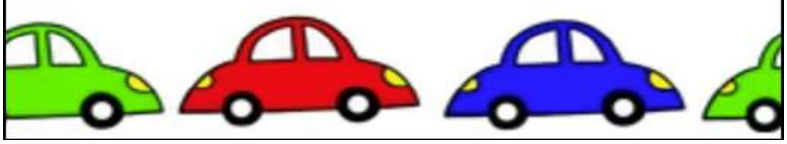






Residents may not park vehicles overnight on the street or in spaces designated for guest parking. Our streets should be clear of all vehicles between 12:00 AM midnight and 6:00 AM. Common area parking spaces may be used by residents or guests when attending the clubhouse.

(From our Rules and Regulations section, "VEHICLES, TRAILERS, CAMPERS, BOATS ETC.")

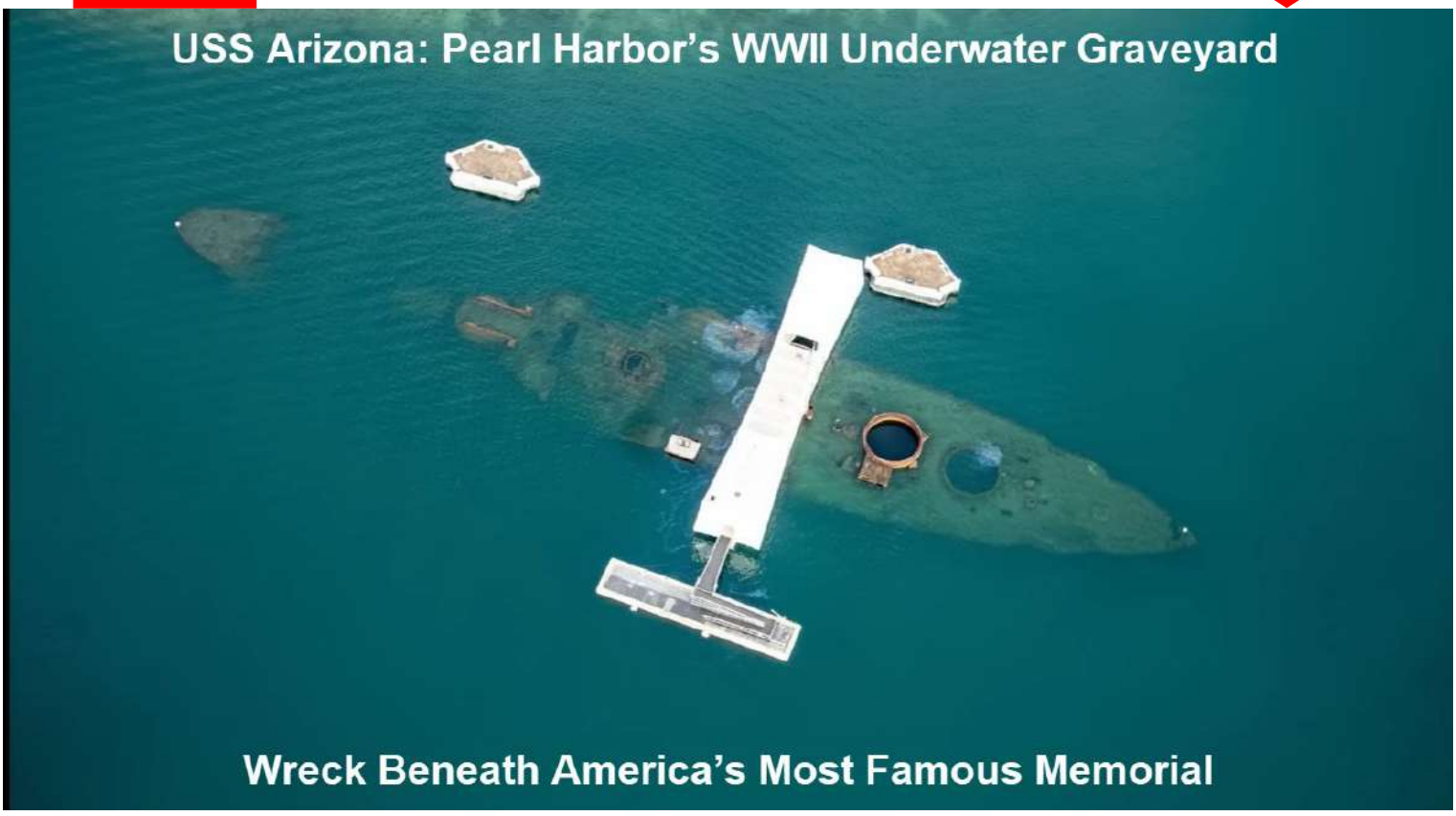




2.0 Minute Presentation

Click on these posters to watch a short video presentation

11.37 Minute Presentation



ask This Old House

HOW TO HANG THE AMERICAN FLAG

Click on either logo to watch

Respect should always be shown to the U.S. flag. Below are some guidelines for properly caring and displaying the flag. If you have additional questions, refer to the U.S. Flag Code (opens in new tab)

Flag Care Special Rules

Do not let the flag touch the ground or water.
Do not fly flag upside down unless there is an emergency.
Do not carry the flag flat, or carry things in it.
Do not use the flag as clothing.
Do not store the flag where it can get dirty.
Do not use it as a cover.
Do not fasten it or tie it back. Always allow it to fall free.
Do not draw on, or otherwise mark the flag.



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VIEW FULL OFFICIAL U.S. FLAG CODE





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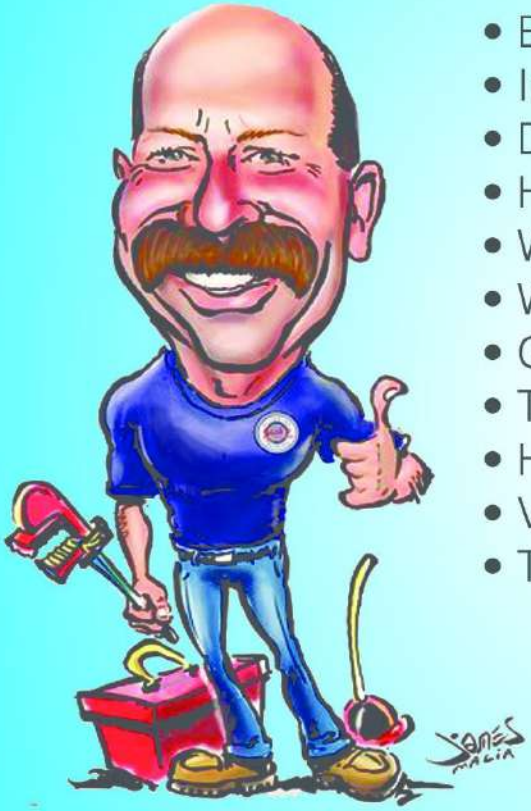

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City of Santa Maria
2026 Collections Schedule

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

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MARCH

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29	30	31				

APRIL

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MAY

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JUNE

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28	29	30				

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

JULY

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OCTOBER

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NOVEMBER

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DECEMBER

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20	21	22	23	24	25	26
27	28	29	30	31		

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

DECEMBER 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4 5:30 p.m. HAPPY HOUR CANCELLED	5
6 PEARL HARBOR REMEMBRANCE DAY	7 10:00 a.m. VIRTUAL Deadline is Dec 6 Architectural Committee MEETING	8	9 10:00 a.m. Coffee time	10 STAY INFORMED Next HOA Mtg Is Jan. 14 @ 7:00 pm	11	12
13	14	15	16	17	18	19
20 Messenger Deadline For November (Earlier is Better)	21 WINTER SOLSTICE	22	23	24 Christmas Eve	25 MERRY CHRISTMAS	26
27	28	29	30	31 NEW YEAR'S EVE	Happy New Year 2027	

November 2026

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					

January 2027

Su	M	Tu	W	Th	F	Sa
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10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

NOTES:

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