

The Meadow's Messenger

October 2025

A Quail Meadows West Homeowners Association Publication



Good day to all,

I would like to thank everyone who has been commenting on how great our community is looking. It is sometimes a struggle to get everyone onboard and making an effort. We obviously have a couple in the repair stage and one who has just given up hope to be part of our beautiful community. We are actively working on resolving that issue within the scope of the Davis Stirling Act. We had a couple of properties sold this last month. Our community is still in high demand. I have received a lot of calls recently from buyers who would love to call Quail Meadows West their home.

We just received our Reserve Analysis back and we are looking great going forward into 2026 and we don't see the need to increase our dues. We are starting to work on the annual disclosures which you will see coming your way in the next month. In the package you will have a detailed description of our budget and how our reserves affect our monthly dues and a few owner specific documents you will be responsible to fill out and return. Please keep an eye out for this very important yearly mailing.

Our Raccoon is no longer in the area but the Coyote / Fox has been seen in our Park (walking trail) again at 7:40 am today, Saturday, September 13. Keep an eye out while walking your pets. I have reached out to the wild animal control but they seem limited in what they could or would do to catch or relocate a wild animal.

Please remember our signage change for the 2026 elections limiting our political signage to 9 sq ft per household. I would not like to go through the consternation I endured from last electoral season.

We are still looking for a new HOA Chairman and Treasurer. Your willingness to volunteer is paramount to the success of our community. It takes all of us working together to make a cohesive prosperous association.

M. Anderson, Chairman

"Never doubt that a small group of thoughtful committed citizens can change the world; indeed, it's the only thing that ever has." -Margaret Mead

As of August 31, 2025

We have a problem with
dog waste again.
It has largely been
under control until of
late.

Please ...

Let's not put the
privilege of walking our
dogs in our park at risk



From page 8 of our
Rules & Regulations

Pets must be confined within the enclosed area of a unit and shall not at any time be loose in the Park or on other units. When notified, the Board may arrange to have loose animals impounded at the resident's expense. Each pet must be licensed and inoculated in accordance with local laws.

A resident or guest of a resident will be allowed to walk or exercise pets on any street within the park. **THEY MUST BE ON A LEASH AT ALL TIMES.** **Pets will not be allowed in front yards of other residences.** Under no circumstances will animals be allowed in the clubhouse, swimming pool area, picnic area or any other recreational area. Any time a pet is not in their own back yard, the owner must have them on a leash.

Each resident must carry the supplies with them and clean up any excrement from their pet. Residents are solely responsible to clean up the unit or lot site where an animal or other pet is kept or maintained. **Disposal of pet waste or excrement is the resident's responsibility and under no circumstances is any project facility to be used for this purpose.**



FROM THE ARCHITECTURAL COMMITTEE



*Working together to maintain
our home values*

PLEASE NOTE

Request forms have been revised and are posted on the QMW website with copies in the Clubhouse hallway.

Also monthly submission deadline is in the newsletter and on the calendar each month.

A Reminder from
[QMW Rules and Regulations](#) (page 17)

AC = Architectural Committee

HOME EXTERIOR REQUIREMENTS

1. IS THE INDIVIDUAL OWNER'S RESPONSIBILITY TO OBTAIN ANY REQUIRED BUILDING PERMITS FOR THEIR PROJECT FROM THE CITY OF SANTA MARIA, SANTA BARBARA COUNTY, OR THE STATE OF CALIFORNIA. For information on what requires a permit, call Santa Maria Community Development Dept. @ 805-925-0951, Extension 241.
2. No exterior changes to your house (painting, building or re-modeling of patios, shutters, porches, reroofing, replacement windows or Satellite Dish etc) may be made without the prior written approval of the AC

*All of our Governing Documents
can be read and downloaded from our website located [here](#).*

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
November Messenger
Is October 19
(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, October 3
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: October 17
At 6:30 pm

Where: QMW Clubhouse

Cost: \$5 fee per player
Snacks Included

Contact: Joyce Goble (805) 451-4597

OCTOBER ANNIVERSARIES

Charlie & Jen Miller	8
Lucia Carmona & Richard Hunter	10
Bobby & Debbie Fowler	11
Steve & Kathie Sanchez	22
David & Judy Adams	31

OCTOBER BIRTHDAYS

Bobby Fowler	1
Margaret Wielenga	2
Sam Rutigliano	8
Richard Hunter	11
Anwar Alkhore	12
Martin Cossio Jr	13
Debra Hart	14
Robin Davis	22
Charlie Miller	26
Brigitte Cain	29
Dana Lowe	30

SUNSHINE GET WELL CARD SENT TO

Yvonne Wight

Welcome to the Neighborhood!

FREDDY GODINEZ
CASSANDRA GODINEZ

FERNANDO GONZALEZ
MARIA GONZALEZ

REGULAR EVENTS

Happy Hour At the Clubhouse

Friday, October 3 5:30 to 6:30 PM
BYOB & Snacks to Share

Next HOA Meeting

October 9, 2025 @ 7:00 p.m.

Architectural Meeting

Monday, October 6 @ 10:00 am

Deadline for Request for Architectural Approval forms
to be submitted is Saturday, October 4, 2025.

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

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*



DARLELL FREEMAN

For your generous donation of two reams of
printing paper to the QMW Office



Obituary for Keith Royce Hesselbarth

Former long-time QMW resident Keith
Hesselbarth, 99, passed away
September 12, 2025 at Merrill Gardens
where he resided.

**At his request,
There will be no services**



SUPPORT OUR ADVERTISERS

CALL US ...
FOR *All* YOUR
PLUMBING
NEEDS!



- Bathroom & Kitchen Remodels
- Installation of Plumbing Fixtures
- Drain Cleaning
- Hydrojetting
- Water Heater Sales & Installation
- Water & Gas Repipes
- Garbage Disposals
- Toilets
- Hand-Held Showers & Grab Bars
- Video/T.V. Sewer Inspection
- Tankless Water Heaters

Quality Work ...
Licensed Contractor
Satisfaction Guaranteed

24-Hour Emergency Service

CALL 925-0199

www.jacksplumbing.net

Jack's All-American Plumbing

2011-A Preisker Lane # A • Santa Maria

CA Contractors License # 614678



SUPPORT OUR ADVERTISERS

SERVICE YOU DESERVE

EMERGENCY
24
HOURS
SERVICE

Arrow
PLUMBING

DRAIN & REPAIR SERVICE

Residential & Commercial

Specializing in:

Slab Leaks
Water Heaters
Garbage Disposals
Faucet & Fixtures
Bathroom Remodels

Gas Lines
Drain & Sewer Cleaning
Sewer Camera
Water Line Repiping
Tankless Water Heaters

We Work With All Major Insurance Companies

WATER DAMAGE & INSURANCE CLAIMS

Competitively Priced

Knowledgeable Technicians

Locally Owned & Operated since 1991

FREE ESTIMATES

Lic. #898966

Talk Directly to a Technician

805-346-1791

Visit Us Online at: www.arrowplumbing805.com

Our technicians
wear gloves
& masks for
everyone's
SAFETY



\$10.00 Off
Any Service

Mon - Fri 8:00-5:00

Excludes Holidays

Not valid with any other
coupons or offers.

Arrow
PLUMBING
DRAIN & REPAIR SERVICE

805-346-1791

\$50.00 Off
Water Heater

Installation & Purchase

Mon - Fri 8:00-5:00

Excludes Holidays

Not valid with any other
coupons or offers.

Arrow
PLUMBING
DRAIN & REPAIR SERVICE

805-346-1791

\$200.00 Off
HOT / COLD

WATER REPIPE

Mon - Fri 8:00-5:00

Excludes Holidays

Not valid with any other
coupons or offers.

Arrow
PLUMBING
DRAIN & REPAIR SERVICE

805-346-1791



SUPPORT OUR ADVERTISERS



Skylight & Mini-Blind Cleaning
Heated Pressure Washing
Mobile Screen Repair
Residential & Commercial
 For estimate/appointment, call Tom at:
(805) 598-8346

Lic# 497829



Gary James
 805-264-1366

www.jamesheatingac.com
 Email: hvac02@aol.com

James Heating & Air Conditioning

Commercial/Residential

- REASONABLE RATES
- ALL MAKES OF FURNACES AND AIR CONDITIONERS
- REGULAR RATES MONDAY THROUGH FRIDAY
- SENIOR DISCOUNTS
- REPAIR
- INSTALL/REPLACE
- MAINTENANCE

Residential Furnace
 Maintenance Special
\$85 per Furnace
Does not include air filter

(805) 264-1366

Gary James • 40 Yrs. Exp. • Lic. 497829
 Formerly with G.A.S. Heating & Cooling

SCREENS

Window Screens

Screen Doors • Sliding Doors
 Rescreening • Sunscreen
 Security Doors • Storm Doors

We Measure,
 Manufacture, Deliver
 and Install!

**LOWEST PRICES,
 HIGHEST QUALITY**

Call and Compare!

The SCREEN SHOP
 631 South Thornburg, Santa Maria
922-6727

Mon-Fri
 9:00 to 5:00
 Saturday
 9:00 to 12:00
 Comm. Lic. 533974

Cooler
 Better



Real Estate
 Your Local Source For Real Estate
 Sales & Information

Michael Anderson
 Broker

Call or Text
(805) 698-3770

Email
AndersonHomePros@Gmail.com

www.AndersonHomePros.com

Ca BRE#01417114



SUPPORT OUR ADVERTISERS

Earl MacLeod **WINDOW CLEANING**

321 E. Inger Drive, Suite L112

Santa Maria, CA 93454

(805) 614-4594



Dependable Service
Reasonable Prices

805-448-1295

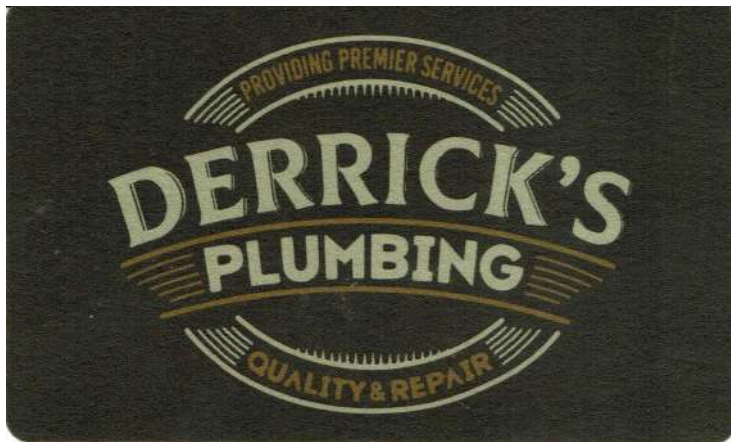
Augie's Plumbing

Augie
Morelos

Owner/Operator

Licensed & Bonded
40 plus years experience

Augie 805-448-1295
Mercy 805-448-7466
Mark 805-708-1160



Family Owned and Operated

Derrick Santiago

Owner / Operator

Orcutt CA 93457 P.O Box #2296

Phone: (805)863-6790

Email: Derricksplumbing.dsp@gmail.com

Lic # 1096856

Increase your revenue

PLACE



Do you have a favorite service provider?
Direct them to our advertising coordinator at

qmw.messenger@gmail.com



2025 Recycling & Holiday Calendar

 Recycling Week "A"
 Recycling Week "B"
 Holiday*

*Following City holidays, street sweeping and solid waste collection occurs one day later than usual.

JANUARY

S	M	T	W	T	F	S
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
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	

APRIL

	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

	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		

OCTOBER

	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	

The collection day for QMW is Friday

Regular trash and green waste are collected every week.

Recycling is collected every other week on "Recycling Week B" (see under "2025" above)

On weeks with holidays, our collection date occurs on Saturday

MARCH

S	M	T	W	T	F	S
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					

JUNE

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					

SEPTEMBER

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				

DECEMBER

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			

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

Put trash and organics out each week.

Put recycling out on your recycling week.





OCTOBER 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3 5:30 p.m. HAPPY HOUR	4 DEADLINE Deadline for Request for Architectural Approval forms to be submitted is Saturday,
5	6 10:00 AM Architectural Committee MEETING	7	8	9 STAY INFORMED Next HOA Meeting October 9 @ 7:00 pm	10	11
12	13 HAPPY Columbus Day	14	15	16	17 6:30 p.m. BUNGO Night!	18
19	20	21	22	23	24	25
Messenger Deadline For November (Earlier Is Better)						
26	27	28	29	30	31 Happy Halloween!	
 November 2					NOTES: The City of Santa Maria curbside pickup schedule is on the previous page	