

The Meadow's Messenger

November 2025

A Quail Meadows West Homeowners Association Publication

Good day to all,

Civil Code sections §5300 and §5310 require an Annual Budget Report and Annual Policy Statement, respectively, to be delivered to all association members on an annual basis, replacing the existing budget and disclosure requirements under the current Davis-Stirling Act. The Annual Budget Report is to include, at a minimum:

1. A pro forma operating budget
2. Summary of the association's reserves
3. Summary of the reserve funding plan
4. A statement regarding outstanding loans
5. Summary of the association's insurance policies
6. Statements about:
 - o Deferred maintenance
 - o The levy of special assessments
 - o The funding of reserves
 - o The procedures used to calculate reserves with respect to those major components for which the association is responsible.

The Annual Policy Statement must include, among other disclosures:

1. Contact information for a designated association representative
2. Information regarding the association's assessment collection policies
3. A description of the association's discipline and fine policies
4. Dispute resolution procedures
5. Architectural modification application requirements

These forms and data will be mailed out to every owner. There are documents that require you to fill in and send back. So please open and read when your package comes in the mail.

In the last meeting, we approved the 2026 budget, we also updated our R&R sign rules to limit size to 9 sq. ft. (one basic political 2 sided sign) per household. **No political banners or flags will be allowed.**

Over the years we have asked everyone to use the **ACH** direct deposit for the homeowner's dues. There have been a few that prefer coupon books with personal checks. We are down to 8-9 homeowners who use the coupon books and write checks. The HOA strongly recommends using the ACH program, since we have to order the coupon books with envelopes, Jan has to receive them all and do all the deposits. We understand there are a few who prefer the old way. We have decided to pass along the costs of the coupon books to the members who are using them to help offset the costs to process these coupons and checks.

HOA Board Positions;

It's that time again where we ask for homeowners to get involved with the management of our HOA. Having a board is a **requirement** and as homeowners in our community you have a duty to share of your time and efforts and be involved in the running of YOUR HOA.

As your **Chairman** for many years, there has been only a few who want this position. Many felt they were not qualified. I assure you there will be training as needed. I personally have managed 3 large HOAs spanning almost 30 years with hundreds of homeowners. My personal goal is to release my Chairman position and become a consultant to the HOA so no board member will feel they need to know it all.

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Jeff has given years of his time to keep the association running smoothly and our landscaping looking beautiful (**2nd Vice Chair**). This will always require a level of time, education and community involvement as well as managing our vendors.

Treasurer is also a technical position with a fiduciary "A fiduciary is a person or entity that holds a legal or ethical relationship of trust with one or more other parties (the "beneficiary") and is obligated to act in the beneficiary's best interest." This duty is paramount and requires the fiduciary to act with loyalty, care, and good faith, placing the beneficiary's needs above their own, even when making financial recommendations or managing assets. This position requires interaction with Jan on a regular basis. Knowledge of QuickBooks or spreadsheets is highly desirable.

1st Chairman is held by Connie Lopez and is doing a great job. The board has been working as a team to keep things running smoothly and Connie has moved into her position and exhibits care and attention to detail. We are blessed to have her.

Secretary position was almost made for Joyce. Her skills were made for her position. Her duties have gone up lately but she shows a professional approach and handles all communication with a high level of expertise.

The only paid position is Jan. She has spent years keeping our HOA ship heading in the right direction. She always has a handle on our bookkeeping software, accounting, paying the bills and all the other multitude of issues and demands that flow across her desk. Interfacing with all homeowners and board members is not always easy. It takes a willing ear and attention to detail. Replacing her will be almost impossible. Taking on her duties will take time and patience and a willingness to learn.

Many positions NEED your help, and for homeowners to take responsibility for the functioning of the HOA. I am often asked why we don't have a "property management" company running things. I have worked with a few management companies in town. Most were very nice people (at very high costs) but the fact always came down to the same scenario. The California State mandates we have a fully functioning Board of Directors, regardless of having management. The other was, no one but a homeowner cares enough and looks through homeowner's eyes when decisions need to be made. I also found rule enforcement by management companies to be a bit overzealous.

With the end of year rapidly approaching, it's time for homeowners to get involved for 2026. You can always visit our CC&Rs for more detailed descriptions of what the HOA Board does.

M. Anderson

**Tasks and jobs may be difficult,
but if you are not alone in the midst of them,
they are much easier to accomplish**

As of September 30, 2025

Credit



*Join your QMW
Friends & Neighbors
For a Thanksgiving
celebration of
Friendship*

*When: Saturday, November 22 @ 1:00 pm
Where: Our QMW Clubhouse*

**Signup sheet is posted on the
Clubhouse bulletin board**

WHAT IS PROVIDED:
Turkey and Ham

*This event is being
hosted by your QMW
Neighbor and Volunteer:*

WHAT TO BRING:
Side dish or dessert

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



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
December Messenger
Is November 16
(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, November 7
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: November 21
At 6:30 pm

Where: QMW Clubhouse

Cost: \$5 fee per player
Snacks Included

Contact: Joyce Goble (805) 451-4597

NOVEMBER ANNIVERSARIES

Steve & NoraMainville

19

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

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

SYMPATHY CARD SENT TO

None

CONGRATULATION CARD SENT TO

None



REGULAR EVENTS

Happy Hour At the Clubhouse

Friday, November 7

5:30 to 6:30 PM

BYOB & Snacks to Share

Next HOA Meeting

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

Architectural Meeting

Monday, November 3 @ 10:00 am

Deadline for Request for Architectural Approval forms to be submitted is Saturday, November 2, 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



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WATER REPIPE

Mon - Fri 8:00-5:00

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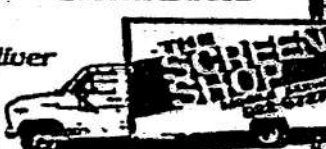
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Security Doors • Storm Doors

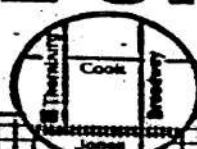
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YOUR AD HERE

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*

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	

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

FEBRUARY

S	M	T	W	T	F	S
	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	

MAY

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

AUGUST

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						

NOVEMBER

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						

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

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

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

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

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			

Put trash and organics out each week.

Put recycling out on your recycling week.





NOVEMBER 2025



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

October 2025

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 2025

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			