The Meadow's Messenger

November 2026

A Quail Meadows West Homeowners Association Publication

✨ Quail Meadows West HOA
November 2026 Holiday Newsletter ✨

A Holiday Greeting from the Board

As the holiday season begins, the Quail Meadows West Board sends warm wishes to all residents. November brings cooler evenings, festive lights, and a wonderful sense of community throughout our neighborhood. Thank you for helping make Quail Meadows West a welcoming, cheerful place to call home.

➢Seasonal Maintenance & Community Care

AHoliday Décor Window Opens — November 25

Residents may begin installing exterior holiday decorations starting November 25. Please follow community guidelines for lighting, placement, and removal dates. LED lights are encouraged to support California's standards.

Fall Landscaping & Leaf Pickup

Seasonal winds bring extra leaf debris. Our landscaping team keeps doing an amazing job keeping our community looking great. Homeowners are still required to maintain their property as seasons change. Our landscapers only maintain common areas.

Gutter & Roof Checks

Winter rains are approaching. Gutter cleaning and roof inspections are recommended across the community. Homeowners may receive notices if additional maintenance is needed to prevent water intrusion.

Pool & Spa Winter Prep

The pool and spa will close on the last day of November; heaters will shift to winter settings and our solar panels will be drained. Please observe Clubhouse posted hours.

➢Community Events & Festive Fun

Veterans Day Flag Display — November 11

We always fly our flag at the Quail Meadows West entrance in honor of Veterans Day and throughout the year. Residents are welcome to display flags at their homes.

Holiday Friendship Lunch — Saturday, November 21st

Sign up at the clubhouse soon! Don't miss an amazing opportunity to enjoy your community.

California Friendly Seasonal Reminders

- Package theft increases during the holidays; consider secure delivery options.
- Keep pets leashed and clean up after them during holiday walks. We have received complaints regarding barking dogs. If you have a pet who is expressing his/her voice. Make an effort to constrain his or her enthusiasm in your backyard. All owners expect peaceful enjoyment of their property.
- Store trash bins out of sight except on collection days. All trash cans must be put away at the end of trash pickup day.
- Be mindful of noise during late evening gatherings.

➢Administrative Notes

Annual Disclosure Packets

Disclosures have been mailed. California HOAs must provide a full reserve summary — please review these documents carefully. We spend a lot of time ensuring your understanding of our financial documents and how you can plan for the New Year.

Holiday Travel Tips

If you'll be away, secure outdoor items, lock gates, and consider notifying a trusted neighbor. Redirect or hold package deliveries to avoid theft.

♥Closing Note

The Board is grateful for the kindness, cooperation, and holiday spirit that make Quail Meadows West such a special community.

"May your November be filled from beginning to end with your favorite people, places, and things."

M. Anderson



The Heart of our Community

Quail Meadows West Homeowners Association, Inc.

Financial Statement

As of September 30, 2026

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

DRAFT

Minutes remain a draft until approved at a subsequent Homeowners meeting

Quail Meadows West Homeowners' Association

Meeting Minutes

October 8, 2026

Chair: Michael Anderson; Oversees management and welfare of the Association

1st Vice Chair: Connie Lopez; Oversees maintenance of clubhouse and pool area, clubhouse reservations (Not present)

2nd Vice Chair: Jeff Hargis; Oversees maintenance, landscaping and common areas

Treasurer: Darrell Freeman; Manages homeowner's dues, financials and investments

Secretary: Joyce Goble; Meeting minutes, correspondence and HOA reports

Recited pledge of allegiance

Chair called the Executive Board meeting to order at 7:00 p.m. Members present were Michael Anderson, Jeff Hargis and Joyce Goble, Darrell Freeman. Quorum established

Jeff made a **motion** to approve the minutes from April 9 , 2026. 2nd by Darrell Freeman. **Motion carried.**

Reports by Board Members:

Chair: Michael Anderson

Michael reported that the Annual Disclosure reports will be coming out soon which will have the 2027 budget. Everything looks good, dues will not be going up. New law coming out in 2027 for HOAs to project out 30 years. The two new mailboxes will be installed soon, as soon as post office official can come out and rekey. They will be installed on Greenacre. Clubhouse gutters, sidewalks were cleaned, some mold removed. Clubhouse carpet will be cleaned after Thanksgiving. Pool will close November 30th, and there will be re-keying of the clubhouse and pool gates with each key being stamped with house number. New speed sign seems to be slowing down traffic. Welcome Magdaleno Nieto who is taking over the library, she has already color-coded the books and is adding a kids and teens section. She thanked Susan Mougeotte for her many years of service.

2nd Vice Chair: Jeff Hargis

Jeff reported that new plants were installed on Santa Maria Way and it was reported tonight that two are dying with possible gopher problems. The fire hydrant in front of Jeff's house is working, has water pressure, underground pipe needs repaired. College Avenue plants are being worked on.

Secretary's Report:

Friendship lunch on Nov. 21, sign-up in the clubhouse. Reminder no overnight street parking.

Treasurer: Darrell Freeman

Darrell thanked Jan for doing a great job with the financials. Welcome Susan Soutee who is taking over Jan's position. A thank you to Keith for the messenger and his help. Financials are in excellent condition.

Architectural Committee Report:

Marci sent out two Welcome to Community letters, made 12 phone calls and sent five reminder letters in the months of July, August and September. There were 10 requests for architectural approval with a majority being new roofs.

Website director – Keith Mougeotte

Keith announced we have a new advertiser. We will reduce the number of Messengers being printed to six as most receive them via email.

Open meeting:

There was a question about solicitors. We have submitted the correct forms with the police department so that if there are solicitors in the park we can call the police and they will remove them.

Next meeting January 14, 2027

Meeting adjourned at 7:31 p.m.

Joyce Goble, Secretary





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
December Messenger
Is November 15
(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

****


HAPPY
HOUR

When: Fr[illegible] 6
[illegible] pm

Where:
Wha[illegible]

CANCELLED FOR NOVEMBER DECEMBER JANUARY

Come [illegible] llowship with you [illegible] neighbors!

Contact: Joyce Goble (805) 451-4597


DAYLIGHT
SAVING TIME
2026 ENDS ON
SUNDAY, NOVEMBER 1, 2026

AT 2:00 A.M. LOCAL TIME, CLOCKS WILL "FALL BACK" ONE HOUR TO 1:00 A.M.

Sunshine

Get Well Card Sent to

NONE

Sympathy Card Sent to

NONE



Tom White

[redacted]

THANK YOU

Margaret Wielenga would like to thank friends and neighbors for their cards, visits and prayers during her hospitalization for a pelvic fracture

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:

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, November 2 @ 10:00 am
Architectural Request Forms
Deadline is Sunday, November 1, 2026



ARCHITECTURAL STANDARDS

(Rules & Regulations, Page 17)

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 Communities' 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. For those changes requiring a Permit, (e.g. new roof) a copy of the issued Permit, which may take a few weeks, must accompany the Request for Approval Form. DO NOT START WORK UNTIL YOU HAVE APPROVAL.

The Architectural Committee meets monthly. Check The Messenger for exact times and dates.



Madeline

Welcome to our QMW Family of Volunteers, our newest Librarian, Madeline. Madeline brings with her a history of library science and fresh ideas. Stop by the Clubhouse and see the changes! Drop her a line of encouragement at honor11@comcast.net

And our thanks to our retiring Librarian, Susan Mougeotte.



#HonorAVet HISTORY history.com/honoravet

(Click on this logo to watch a 2 1/2 minute video on the history of our veterans)

Gain & Savanna Spallino
are thrilled to announce the birth of their baby girl
Scarlett Spallino
Born on October 2, 2026

We are thrilled to announce the arrival of our beautiful baby girl, Scarlett Spallino, born on October 2nd! Our hearts are overflowing with love as we welcome this precious new addition to our family.

Big sister Sage is already embracing her new role and showering Scarlett with lots of love, hugs, and kisses. We couldn't be happier to watch the bond between our two girls grow.

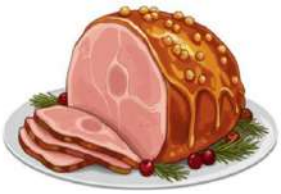
HAPPY Friends GIVING

Join your QMW Friends & Neighbors for a Thanksgiving of Friendship!

Signup sheet inside the Clubhouse

What is Provided:
Turkey & Ham

What to Bring:
A Side Dish or Dessert



WHEN?
SATURDAY, NOV 21 @ 1:00 PM

WHERE?
QMW CLUBHO

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



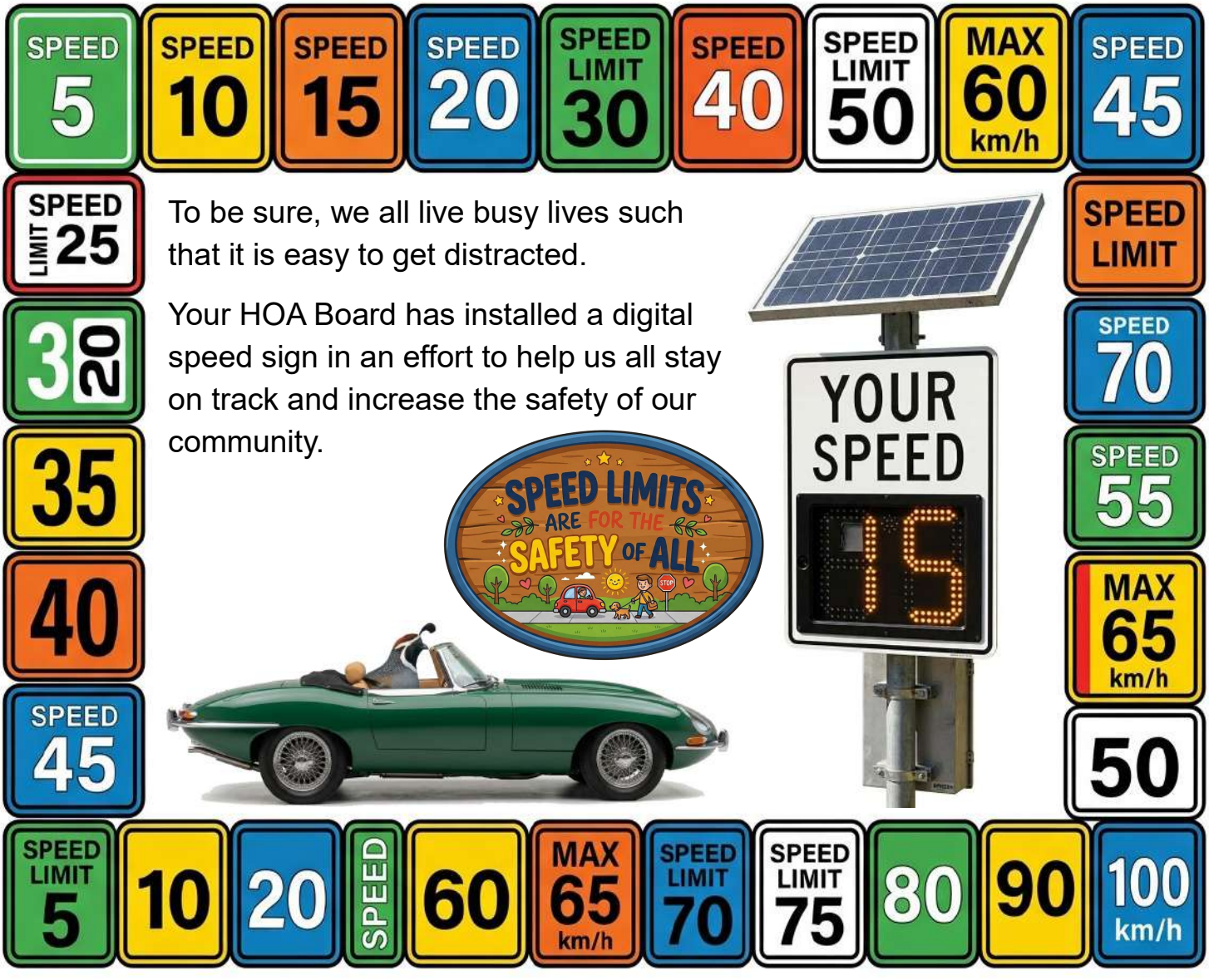
Join your friends and neighbors
The 2nd Wednesday of each month at 10:00

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





To be sure, we all live busy lives such that it is easy to get distracted.

Your HOA Board has installed a digital speed sign in an effort to help us all stay on track and increase the safety of our community.



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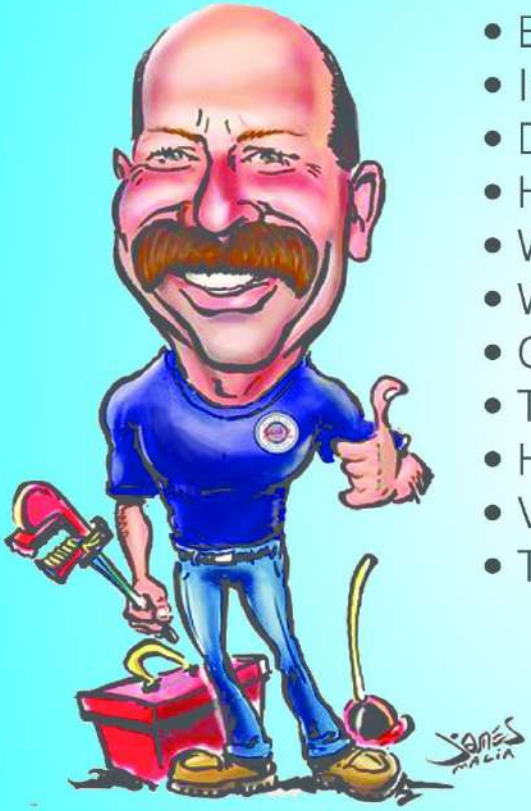

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City of Santa Maria
2026 Collections Schedule

Gray and Green go out every week. Add **Blue** on the blue week.

JANUARY

S	M	T	W	T	F	S
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CITY OF SANTA MARIA
Utilities Department
(805) 925-0951 ext. 7270 www.cityofsantamaria.org B

JULY

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NOVEMBER

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DECEMBER

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



NOVEMBER 2026



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
November 1, 2026 	2 10:00 a.m. Architectural Committee 	3 	4	5	6 5:30 p.m. 	7
8	9 Sunday, Nov 1 is the deadline for submission to this meeting	10 	11 10:00 a.m. 	12  Next HOA Mtg Is Jan. 14 @ 7:00 pm	13	14
15 Messenger Deadline For November (Earlier is Better)	16	17	18	19	20	21  
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October 2026

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December 2026

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27	28	29	30	31		

NOTES:

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