

The Meadow's Messenger

February 2026

A Quail Meadows West Homeowners Association Publication



Fellow QMW Residents,

My wife Susan and I moved into QMW in the summer of 2008. I was still working at the time, so my time was somewhat limited. We had a rather robust Social Club at the time and Sue and I participated in as many of those events as we could. I soon learned of the need for volunteers on our Social Club and began volunteering for small jobs as time permitted.

Soon I felt comfortable enough that I volunteered to take over as editor of the Messenger and Advertising Coordinator. I knew nothing about desktop publishing, but I took the need for a new editor as the opportunity to learn. I loved it! Now, some 16+ years later I have no intention of giving it up anytime soon.

So why am I sharing this with you, my QMW friends and neighbors? Because our community is always in need of volunteers. Volunteers of varying degrees of talents and time. Take a chance to serve our unique and special community and learn something new in the process.

Our volunteers present and past would be happy to share with you their experience and assist you in learning what you may need to know. So won't you consider how you can help? All communities change over time. But your service will help to maintain our property values and sustain the quality of life we have now and for the future.

Keith Mougeotte

Editor & Advertising Coordinator

Volunteers
do not necessarily
have the time;
they just have the *heart.*



DRAFT

Minutes remain a draft until approved at a subsequent Homeowners meeting

Quail Meadows West Homeowners' Association

Meeting Minutes

January 8, 2026

[The following text is heavily blurred and illegible. It appears to be the main body of the meeting minutes, containing several paragraphs of text. The content is obscured by a greyed-out or blurred effect.]

[Blurred text]

Joyce Goble

Joyce Goble, Secretary



**Having a private party/
Need to reserve the Clubhouse?**



Contact 1st Vice-Chair

Connie Lopez

(805) 956-0365

cdl93455@gmail.com

Quail Meadows West Homeowner's Association, Inc. maintains the clubhouse primarily for its meetings and Social Club functions. The clubhouse is also available for use of our residents and their invited guests for social purposes with restrictions ... The clubhouse may not, under any conditions, be used for commercial or promotional activities. Residents under 18 years of age and ALL guests must have a responsible adult Resident present at all times when using the clubhouse facilities.

**For the entire conditions, see our
[Rules and Regulations](#) pages 8-11**



And the best time to pull weeds!



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.

**Rules & Regulations:
Architectural Standards
Page 16**



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
March Messenger
Is **February 15**
(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, February 6
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: February 20
At 6:30 pm

Where: QMW Clubhouse

Cost: \$5 fee per player
Snacks Included

Contact: Joyce Goble (805) 451-4597

FEBRUARY ANNIVERSARIES

Keith & Susan Mougeotte	9
Jim & Phyllis Sabo	20
Jim & Susan Souttee	29

FEBRUARY BIRTHDAYS

Darla Hoffman	3
Beverly Ito	7
Connie Lopez	9
Tim Kreiss	10
Jose Morales	10
Jeannie Barrackman	13
Bonnie Harris	16
Cecilia Daniels	19
Jim Sabo	19

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

GET WELL CARD SENT TO

Carolyn Backe

SYMPATHY CARD SENT TO

The Family of Joyce Bolder
On her passing December 29

Carolyn Backe
On the passing of her son Randy

New Resident
Welcome



Matthew Dela Cruz
Anaysa Preciado

REGULAR EVENTS

Happy Hour At the Clubhouse

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

Next HOA Meeting

April 9, 2026 @ 7:00 p.m.

Architectural Meeting

Monday, February 2 @ 10:00 am

Deadline for Request for Architectural Approval forms to be submitted is Sunday, Feb.1, 2026 by 8:00 PM

Volunteers
needed

YOU CAN HELP

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

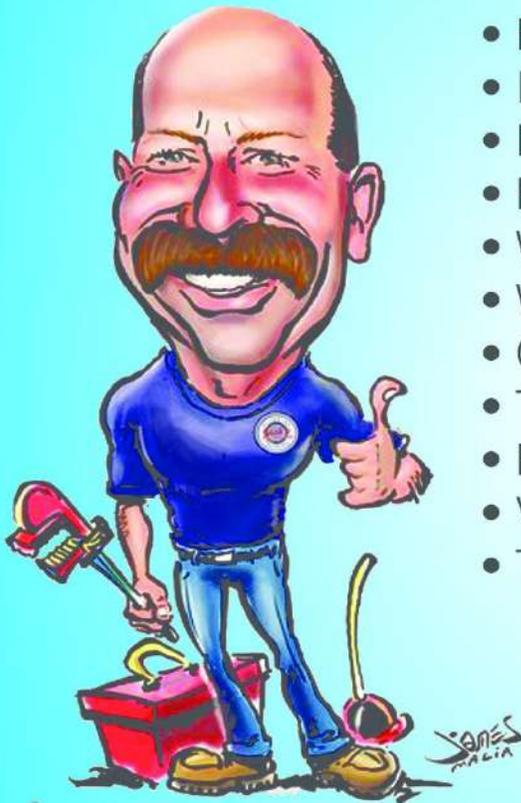
Chairperson
2nd Vice Chair & Treasurer

If you are interested in either position and would like to know more, please contact our current HOA Board Chairperson Michael Anderson at: andersonqmw@gmail.com



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PLACE

YOUR AD HERE

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

qmw.messenger@gmail.com

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

JULY

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

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

AUGUST

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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

MARCH

S	M	T	W	T	F	S
1	2	3	4	5	6	7
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

SEPTEMBER

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			

APRIL

S	M	T	W	T	F	S
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

OCTOBER

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
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18	19	20	21	22	23	24
25	26	27	28	29	30	31

MAY

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						

NOVEMBER

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					

JUNE

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				

DECEMBER

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 2026



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 10:00 a.m. Architectural Committee MEETING	3	4	5	6 5:30 p.m. HAPPY HOUR	7
8	9	10	11 10:00 a.m. Coffee Time	12 STAY INFORMED Next HOA Meeting April 9 @ 7:00 pm	13	14 HAPPY VALENTINE'S DAY
15	16 PRESIDENT'S DAY	17	18	19	20 6:30 p.m. BUNGO NIGHT!	21
22 Messenger Deadline For March (Earlier is Better)	23	24	25	26	27	28
NOTES: The City of Santa Maria curbside pickup schedule is on the previous page						

January 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	31

March 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	31				