

The Meadow's Messenger

August 2026

A Quail Meadows West Homeowners Association Publication

August 2026 HOA Newsletter

Chairman's Message

August brings the final stretch of summer — long evenings, warm weather, and plenty of outdoor activity around the neighborhood. As we prepare for the transition into fall, the Board is focusing on seasonal maintenance, community safety, budgets, annual disclosures, reserve analysis, insurances and planning for upcoming mailboxes. Thank you to all residents who continue to keep our neighborhood welcoming, tidy, and safe.

August Items to Remember

1. HOA Campaign To Slow Down Traffic
2. Reminder of HOA Pool Rules
3. Noise And Pet Reminder
4. Notice to inform all that solicitation is strictly enforced. If anyone comes to your door...tell them no and turn them away. We have been working with the SM Police to combat these solicitors coming to your door. Never use or accept them into your home.

Community Maintenance Updates

- **Tree & Brush Safety**
Wildfire season continues, and residents are encouraged to clear dry brush, remove dead limbs, and keep fence lines free of debris. This reduces fire risk and keeps our community safer.
 - **Tree Pruning Plans**
Additional tree pruning in the walking trail is being evaluated for the 2027 budget.
 - **Speed Signs and Cameras**
Working on slowing down cars, trucks and delivery drivers. Also considering more cameras out by the walking trail and picnic area.
-

Reminders & Compliance

- **Weed Control**
Homeowners are responsible for weeds behind fences, including hillsides and utility areas on the front of their property. Make sure any changes to your front landscaping is be approved by the Architectural Committee. See forms on QuailMeadowsWest.com

- **RV Parking Limits**

RVs may not be parked on streets for more than 12 hours for loading and unloading. No overnight parking.

- **Dog Leashes Required**

All dogs must be leashed when walking in the neighborhood. You must pick up after your dog. Waste bags are available at the park.

HOA Dues & Financial Notes

Delinquent dues can be a challenge. HOA dues fund essential services such as park upkeep, maintenance, pool & spa, and common areas. Automatic ACH payments can be set up through the HOA bookkeeper.

HOA Contact Information

- **General Inquiries:** HOA email or message QMWHOA1@Gmail.com
 - **Maintenance Requests:** Contact the HOA or use **Request For Repair Form** on website QuailMeadowsWest.com
 - **Dues/ACH Setup/Front Gate Openers:** Contact bookkeeper at QMWHOA1@Gmail.com
 - **Please do not contact Keith Mougeotte (Website Manager) after email notices (blasts). He works at the direction of the HOA Board. He should only be contacted as a resource of the HOA Board of Directors.**
-

Newsletter Submissions

If you'd like to contribute photos, announcements, or community highlights for the **September 2026** issue, please send them by **August 22**. Date based on typical HOA submission time

I believe we need to keep the big picture in mind. We are endeavoring to protect, enhance and maintain the assets of the association. This is a big job! The collective value of communities is often much more than people/owners may even contemplate. We need to know that our labor is very important and significant, even to the owners who may have little realization of this fact.

M. Anderson, Chairman

AndersonHomePros@gmail.com

As of June 30, 2026

Debit	Credit
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DRAFT

Minutes remain a draft until approved at a subsequent Homeowners meeting

Quail Meadows West Homeowners' Association

Meeting Minutes

July 9, 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 (Not present)

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 Quorum established

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

Reports by Board Members:

Chair: Michael Anderson

There was a motion to update the language about the jogging path and common areas.

Motion to approve by Joyce Goble, 2nd by Jeff Hargis. **Motion carried**

Michael reported that the Reserve Analysis has been sent to be approved, will take three to four weeks to get back. New fence at entrance was installed. Two new mailboxes have been ordered and will be installed when they come in. A new pump and blower was installed in the spa and the heater was repaired.

2nd Vice Chair: Jeff Hargis

Jeff reported that the weeds have been removed and the drip system along Santa Maria Way has been repaired and new pyracantha bushes will be installed to replace the ones

that died. New gardeners have checked the walking area regarding watering and report plants are receiving enough water. Valve box in park area will be fixed.

Secretary's Report:

Thank you to all who helped at the 4th of July picnic

Architectural Committee Report:

Marci sent out four Welcome to Community letters. There are three houses pending closing, five requests for committee approval 15 reminder letters and 24 phone calls and messages left for the past three months. Community looks great.

Open meeting:

Question about getting a UPS dropbox, Michael will look into it. Discussion on vehicle speeding in the park. We will be ordering some signs that say "Slow, children playing" as first line of defense. Park residents are encouraged to ask people to slow down and even take photos of the vehicles.

Next meeting October 8, 2026

Meeting adjourned at 7:47 p.m.



Joyce Goble, Secretary

SPREAD THE WORD



*A picture is worth a
thousand words!*

**SLOW
DOWN**

**CHILDREN
PRESENT**

**SUNSHINE
GET WELL CARD SENT TO
Margaret Wielenga**

**SYMPATHY CARD
SENT TO**

None

REGULAR EVENTS

Happy Hour At the Clubhouse
Friday, August 7 5:30 to 6:30 PM
BYOB & Snacks to Share

Next HOA Meeting

September 10, 2026 @ 7:00 p.m.

Architectural Meeting

Monday, August 3 @ 10:00 am
Architectural Request Forms
Deadline is Sunday, August 2, 2026

New Resident
Welcome



Salvador Ramos

**David Mc Daniel
Barbara Mc Daniel**

*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

**Coffee
time**



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

**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

**Coffee
IS A
HUG
IN A
MUG**

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
September Messenger
Is **August 23**
(Earlier is always better)

Clubhouse,
Pool & Spa

OPEN

For the Summer!

Regular Hours of Operation:

10:00 am to 9:00 pm



When: Friday, August 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: August 21
At 6:30 pm

Where: QMW Clubhouse

Cost: \$5 fee per player
Snacks Included

Contact: Joyce Goble (805) 451-4597



This sign is posted at the front gate of our community with a big **STOP** sign above it. Yet we still have the unfortunate experience of someone going door-to-door selling something. Let's work together to keep our community free of this kind of activity.

**DON'T ENGAGE THEM
OR PURCHASE
WHAT THEY ARE SELLING!**



Click on either our quails or the City of Santa Maria logo to be taken to these supporting documents



Our Governing Documents

Rules & Regulations

No solicitation for commercial gain is permitted at any time within the Park. Delivery people, trash service, mail [delivery](#), parcel service or others conducting authorized services are permitted, and must obey all Park rules and regulations including the Park speed limit.



City of Santa Maria, CA Code of Ordinances

CHAPTER 4-14 PEDDLERS AND SOLICITORS

Section 4-14.01.
Section 4-14.02.
Section 4-14.03.
Section 4-14.04.

Compliance with no-peddlers signs.
Compliance with no-solicitors signs.
Compliance with other prohibitory signs.
Invited peddlers or solicitors exempted.



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Excludes Holidays

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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						
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

MARCH						
S	M	T	W	T	F	S
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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						
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		

MAY						
S	M	T	W	T	F	S
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17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

JUNE						
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21	22	23	24	25	26	27
28	29	30				



JULY						
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26	27	28	29	30	31	

AUGUST						
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23	24	25	26	27	28	29
30	31					

SEPTEMBER						
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27	28	29	30			

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

NOVEMBER						
S	M	T	W	T	F	S
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22	23	24	25	26	27	28
29	30					

DECEMBER						
S	M	T	W	T	F	S
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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		

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



AUGUST 2026



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2 	3 10:00 a.m. 	4	5	6	7 	8
9	10	11	12 10:00 a.m. 	13  Next HOA Meeting Sept. 10 @ 7:00 pm	14	15
16	17	18	19	20	21 6:30 p.m. 	22
23	24	25	26	27	28	29
Messenger Deadline For September (Earlier is Better)						
30	31	NOTES: The City of Santa Maria curbside pickup schedule is on the previous page				

July 2026							September 2026						
Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa
		1	2	3	4		1	2	3	4	5		
5	6	7	8	9	10	11	6	7	8	9	10	11	12
12	13	14	15	16	17	18	13	14	15	16	17	18	19
19	20	21	22	23	24	25	20	21	22	23	24	25	26
26	27	28	29	30	31		27	28	29	30			