

# *The Meadow's Messenger*

*May 2023*

A Quail Meadows West Homeowners Association Publication

Good day to all,

I would like to start by thanking all in our community for your efforts to make Quail Meadows West a wonderful place to call home. Most have exceeded expectations in maintaining their homes and yards. It is never easy to keep a property in excellent shape and repair.

One of my jobs as your HOA Chairman (beyond overseeing the functioning of the community) is to enforce rules set out by our governing documents which each owner agreed to when they purchased a home in our wonderful Association of Owners. The typical issues I have to address are owners/tenants who have never read or taken the time to understand those CC&Rs, Rules & Regulations and our Bylaws. All of those documents are available online at [www.QuailMeadowsWest.com](http://www.QuailMeadowsWest.com). Those regulations/rules govern almost all aspects of this community. So when things come up it is usually a case of a misunderstanding of those rules.

Recently, we had tenants who moved in with more than the allotted 2 dogs. It is never easy to fix this issue since most of us love our pets. However, we had to address it since that many dogs can cause other neighbors to lose their right to “peaceful enjoyment” of their property. Had the owner addressed this issue at the onset of tenancy, we as a community would not have to educate the tenants/owner of the infraction. This is just one example of homeowners/tenants lack of understanding of those rules.

Please make a concerted effort to at least familiarize yourself/family members/tenants of said rules so we as a HOA do not have to cause stress within the populace. We also had to address dog waste on other people's yards. This issue disappeared for quite some time but it has come back as a concern. We are putting our hidden camera back out to catch the person/kids or visitor who neglects picking up after your/their pet.

We want to make everyone aware that as we come up to the summer months, and the increase of families with children, that our streets and pool area will see a lot more traffic. We had one incident where one child on a bike was pulling another child with a rope down the street on a kneeboard into blind intersections. This activity will not be tolerated for safety reasons. We have made an attempt to limit skateboards, razor scooters etc. With the proliferation of new toys we can't list all the potential toys on the roads. If the toy wouldn't be allowed on College Avenue and if normal rules of the road on public streets would limit those toys, then we can't allow them being used on our streets. Cars and bicycles are the only accepted modes of transportation allowed.

We have new pool signs in the pool area and just a reminder: there is no lifeguard and your health and safety is predicated on homeowner/tenants abiding by our pool area rules.

Thank You All!

M. Anderson

**I follow three rules: Do the right thing, do the best you can, and always show people you care.**

— Lou Holtz



DRAFT

Minutes remain a draft until approved at a subsequent Homeowners meeting

**Quail Meadows West Homeowners' Association**

**Meeting Minutes**

**April 13, 2023**

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

1<sup>st</sup> Vice Chair: Irene Johantgen; Oversees maintenance of clubhouse and pool area

2<sup>nd</sup> Vice Chair: Jeff Hargis, Oversees maintenance, landscaping and common areas

Treasurer: Robin Davis; Manages homeowner's dues, financials and investments

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



Respectfully submitted,

Joyce Goble, Secretary

# FOR SALE



5 foot Nexgrill Deluxe dual energy grill with a side gas burner. Canister included. Free to anyone who picks it up.

**Irene**  
**(805) 714-3256**



Santa Maria Style  
Wood Pit BBQ

**\$50 OBO**

Call the clubhouse and  
leave a message.

**(805) 937-0024**

## MAY BIRTHDAYS

Marci Watson	7
Darren Byron	9
Betty Savage	10
Russell Miller	15
Natalie Mendoza	16
Darlene Wynn	20
Angela Rutigiliano	21
Judy Adams	23
Nancy Fabela	24
Bob Mabry	27
Arlene Sheller	27

## MAY ANNIVERSARIES

No May Anniversaries

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.**

## PLEASE NOTE:

Both the pool and spa are closed during the winter months from December 1, 2022 to March 1, 2023. The clubhouse and lending library will maintain the same weekly hours from 10am - 8pm. Please note that only the front door to the clubhouse will be unlocked during the posted hours (not the back door that opens to the pool deck).



## REGULAR EVENTS

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

## MEETINGS

### HOA Meeting

July 13 @ 7:00 p.m.

### Architectural Meeting

Monday, May 1 @ 9:30 AM

## SUNSHINE

### GET WELL CARDS SENT TO

Jean Manning  
Sue Steffora

### SYMPATHY CARD SENT TO

None

**DO YOU KNOW A NEIGHBOR IN NEED  
OF A CARD FROM OUR HOA?**

**CALL JUDY ADAMS  
(805) 937-9819**

## NEW RESIDENTS

James Herrera  
Mercedes Arroyo

## HELP SAVE \$ AND PAPER

If you are currently receiving a printed copy of the Messenger, won't you consider receiving it via your email each month? This will save our HOA the cost of printing and the effort of hand delivering printed copies. And it is good for the environment!



COMMUNITY WIDE

# YARD SALE



It's that time of year again to sell your unwanted items  
and make some cash!

The QMW Annual Yard Sale will be on **Saturday, June 10**  
**from 8am to 2pm.** We encourage everyone to participate! This  
is a great way to clear the clutter! All you have to do is set your  
items out and sell to the buyers. Let us do the advertising.

If you have any questions please call  
**Tracy Patterson at**  
**(805) 598-3529**





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**



**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](http://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.



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.



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.



805-346-1791





# SUPPORT OUR ADVERTISERS

## Windows of Heaven



### Window Cleaning Service

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



# 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  
 Cover. Lic. 533974




Earl MacLeod

## WINDOW CLEANING

321 E. Inger Drive, Suite L112  
 Santa Maria, CA 93454

**(805) 614-4594**



Dependable Service  
 Reasonable Prices



# SUPPORT OUR ADVERTISERS



## Real Estate

**Your Local Source For Real Estate**

**Sales & Information**

Michael Anderson, Broker  
Ca BRE#01417114

Call Or Text 805-698-3770

Email [AndersonHomePros@Gmail.com](mailto:AndersonHomePros@Gmail.com)

Online [www.AndersonHomePros.com](http://www.AndersonHomePros.com)

Lic# 497829



Gary James  
805-264-1366

[www.jamesheatingac.com](http://www.jamesheatingac.com)  
Email: [hvac02@aol.com](mailto: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  
**\$80 per Furnace**  
*Does not include air filter*

**(805) 264-1366**

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

## ARBOR LEVELING

MODULAR HOUSING SPECIALISTS



CORKIE BRADFORD  
OWNER

805-489-4184  
[corkie@arbormhs.com](mailto:corkie@arbormhs.com)

Lic# 355905

[www.arbormhs.com](http://www.arbormhs.com)



LEVELING  
EARTHQUAKE BRACING  
PERMANENT FOUNDATIONS

FREE ESTIMATES

OVER 40 YEARS OF MODULAR HOUSING EXPERIENCE  
ON THE CENTRAL COAST



Family Owned and Operated

**Derrick Santiago**

Owner / Operator

Orcutt CA 93457 P.O Box #2296

Phone: (805)863-6790

Email: [Derricksplumbing.dsp@gmail.com](mailto:Derricksplumbing.dsp@gmail.com)

Lic # 1096856



SUPPORT OUR ADVERTISERS



# Abbey Carpet & Floor®

*America's choice in floor fashions since 1958.*

---

***“Senior Citizen Discount”***

***Call us for a FREE ESTIMATE***

***We'll move the furniture!***

***Carpet \* Laminate \* Linoleum \* Ceramic Tile \* Hardwood***

***2051 South Broadway, Santa Maria (Near the AAA Auto Club)***

***(805) 347-1121    License #668152***

# 2023 Residential Collection Schedule



## CITY OF SANTA MARIA CUSTOMERS

JANUARY							JULY						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6	7	2	3	4	5	6	7	8
8	9	10	11	12	13	14	9	10	11	12	13	14	15
15	16	17	18	19	20	21	16	17	18	19	20	21	22
22	23	24	25	26	27	28	23	24	25	26	27	28	29
29	30	31					30	31					
FEBRUARY							AUGUST						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
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					27	28	29	30	31		
MARCH							SEPTEMBER						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4				1	2	3	4	5	6	7
5	6	7	8	9	10	11	8	9	10	11	12	13	14
12	13	14	15	16	17	18	15	16	17	18	19	20	21
19	20	21	22	23	24	25	22	23	24	25	26	27	28
26	27	28	29	30	31		29	30	31				
APRIL							OCTOBER						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6	7	1	2	3	4	5	6	7
8	9	10	11	12	13	14	8	9	10	11	12	13	14
15	16	17	18	19	20	21	15	16	17	18	19	20	21
22	23	24	25	26	27	28	22	23	24	25	26	27	28
29	30	31					29	30	31				
MAY							NOVEMBER						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6		1	2	3	4			
7	8	9	10	11	12	13	5	6	7	8	9	10	11
14	15	16	17	18	19	20	12	13	14	15	16	17	18
21	22	23	24	25	26	27	19	20	21	22	23	24	25
28	29	30	31				26	27	28	29	30		
JUNE							DECEMBER						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3					1	2	3				
4	5	6	7	8	9	10	3	4	5	6	7	8	9
11	12	13	14	15	16	17	10	11	12	13	14	15	16
18	19	20	21	22	23	24	17	18	19	20	21	22	23
25	26	27	28	29	30		24	25	26	27	28	29	30
							31						

Recycling & trash  
Organics & trash  
Holiday

Containers must be placed out for service by 6:00 a.m. on your scheduled collection day.  
On weeks with City holidays, collection service occurs one day later.

**CITY OF SANTA MARIA** (805) 925-0951 ext. 7270  
www.cityofsantamaria.org

**Utilities Department**

2065 East Main Street, Santa Maria CA 93454

# Holiday Collection Service

- Following City holidays, street sweeping and solid waste collection occurs one day later than usual. Place residential containers outside by 6:00 a.m. the next day.
- On City holidays, the Santa Maria Regional Landfill will be closed, reopening the next day at 7:00 a.m. The Utilities Department administration office will also be closed on all City holidays.



# HOUSEHOLD Hazardous Waste

Take advantage of the **FREE Household Hazardous Waste Facility** at the Santa Maria Regional Landfill and keep the environment safer.

- Used motor oil • Paint • Pesticides
- Batteries • Light bulbs • Household cleaners

Wednesday 10:00 a.m.–1:00 p.m. • Saturday 9:00 a.m.–3:00 p.m.



# Organics Recycling

**What is it?** A law in California created to save landfill space, reduce greenhouse gas emissions, and create a reusable product for landscapes.

**How?** Place food scraps in your organics container, including meat, bones, fish, fruit, vegetables, bread, cheese, and more.

For more information:

[www.cityofsantamaria.org/ResidentialOrganicsRecycling](http://www.cityofsantamaria.org/ResidentialOrganicsRecycling)



# Recyclables



- Plastic bottles
- Glass bottles
- Aluminum foil and metal cans
- Paper and cardboard

**NO PLASTIC FILM OR TRASH BAGS**  
**NO LIQUIDS**  
**ALL CONTAINERS MUST BE CLEAN**

# Organics



- All green waste
- All food scraps, including bones and shells
- Food-soiled paper

**NO PLASTIC FILM OR TRASH BAGS**

# Trash



- Everything else

- Utensils and plastic straws
- To go containers
- Cartons
- Ceramics
- PPE
- Juice pouches
- Trash bags
- Fabrics and Diapers
- Plastic including film and trash bags
- Chip bags



# MAY 2023



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday																																																																																											
	1 9:30 a.m. Architectural Committee <b>MEETING</b>	2	3	4	5 5:30 p.m. <b>HAPPY HOUR</b>	6																																																																																											
7	8	9	10	11	12	13																																																																																											
14	15	16	17	18	19	20																																																																																											
21	22	23	24	25 HOA Meeting July 13 @ 7:00 PM	26	27																																																																																											
28 Messenger Deadline For June (Earlier is Better)	29 	30	31	<div style="background-color: #4a86e8; color: white; padding: 10px; border-radius: 10px; text-align: center;">           Save the Date:            Saturday, June 10            Community Wide Yard Sale         </div>																																																																																													
<p>NOTES:</p> <div style="display: flex; justify-content: space-around;"> <table border="1"> <caption>April 2023</caption> <thead> <tr><th>Su</th><th>M</th><th>Tu</th><th>W</th><th>Th</th><th>F</th><th>Sa</th></tr> </thead> <tbody> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td>1</td></tr> <tr><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td></tr> <tr><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td></tr> <tr><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td></tr> <tr><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td></tr> <tr><td>30</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table> <table border="1"> <caption>June 2023</caption> <thead> <tr><th>Su</th><th>M</th><th>Tu</th><th>W</th><th>Th</th><th>F</th><th>Sa</th></tr> </thead> <tbody> <tr><td></td><td></td><td></td><td></td><td>1</td><td>2</td><td>3</td></tr> <tr><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td></tr> <tr><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td></tr> <tr><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td></tr> <tr><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td></td></tr> </tbody> </table> </div> <p style="text-align: center;"><b>The City of Santa Maria curbside pickup schedule is available on the previous page</b></p>							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							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	
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																																																																																																	
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																																																																																												