

The Meadow's Messenger

November 2024

A Quail Meadows West Homeowners Association Publication

Greetings Fellow Quail Meadows West Residents

Over this last year, some laws have been enacted specifically for HOAs in California, resulting in changes to our governing documents. As with most things in life, change is inevitable.

- **Guest Parking Towing Requirements:** On private property within Santa Maria, the tow requirement is 72 hours (Davis Stirling Civil Code states 96 hours). With our signage and after Santa Maria police review, we can now tow without notice after the 72-hour timeframe has elapsed. Guest parking is for guests only. Street parking is for loading and unloading only and no overnight/day parking is permitted and is subject to tow via SM Fire Marshall.
- **Statutory Default for Non-Responsive Owners:** Notice by mail is now the statutory default for non-responsive owners. No other notice is required, and claiming non-receipt is no longer accepted by the courts.
- **Communication Preferences:** Owners are solicited every year for their communication preferences, such as email, mail or both. This is done in our Annual Disclosure Statements.
- **Messenger:** Most homeowners are receiving the monthly "**Messenger Newsletter**" electronically (email) and not home delivered. This saves the HOA in time and money. Under consideration is for any homeowner wishing a printed copy, they will be able to pick it up at the clubhouse vs. being hand carried to your home by volunteers.
- **Rental Policies:** Rentals are allowed in "owner-occupied" homes when renting a room.
- **Non-Functional Turf:** Beginning in 2029, Water Code Section 10608.14 ([AB 1572](#)) will require all HOAs with non-functional turf to remove it or use non-potable water for irrigation. As discussed in our meetings, we will save our walking trail park by designating it a "park" which falls under AB 1572 guidelines.
- **Reminder:** HOA Board, Committees and our website administrator are unpaid volunteers and deserve your respect and compliance.

Upcoming Notices

- **Annual Disclosures:** Annual disclosures are coming soon, so be on the lookout for this very important notice. It will be mailed to all owners. There are forms to fill out and return if there are any changes to household.
- **Community Directory:** If there are any changes to your "community directory listing" please let us know as soon as possible. As a reminder, please support our advertisers who help pay for our Messenger and Directory.

Closing Thought

"Law is nothing other than a certain ordinance of reason for the common good, promulgated by the people who have the care and responsibility to the community" -Thomas Aquinas

Best, M. Anderson

CC&R's and Rules and Regulations

In the coming editions of the Messenger, we will be reviewing sections of our “[Covenants, Conditions and Restrictions](#)” (CC&R) and our “[Rules and Regulations](#)” to assist owners and residents in our understanding of the our shared responsibilities in keeping QMW the best private gated community on the Central Coast.



The Following Is From Our [Rules & Regulations](#) (pages 7-8)

ANIMALS AND/OR PETS

Upon the written request of any resident, the Board shall, in sole and absolute discretion, determine whether, for the purpose of this rule and regulation, a particular animal, bird or fish is or is not a domestic pet and/or whether the number thereof kept or maintained, or proposed to be kept or maintained, is reasonable.

The Board may, from time to time and in its sole and absolute discretion, determine if any such pet is or has become a nuisance and prohibit such pet as provided for by the Declaration of Covenants, Conditions and Restrictions.

Animals, birds or fish may be kept or maintained in the Park as domestic pets. Each home may contain no more than two (2) dogs or two (2) cats or a combination of each species and no more than a reasonable number of small pets capable of being confined in cages.

Pets must be confined within the enclosed area of a unit and shall not at any time be loose in the Park or on other units. When notified, the Board may arrange to have loose animals impounded at the resident's expense. Each pet must be licensed and inoculated in accordance with local laws.

A resident or guest of a resident will be allowed to walk or exercise pets on any street within the park. THEY MUST BE ON A LEASH AT ALL TIMES. Pets will not be allowed in front yards of other residences. Under no circumstances will animals be allowed in the clubhouse, swimming pool area, picnic area or any other recreational area. Any time a pet is not in their own back yard, the owner must have them on a leash.

Each resident must carry the supplies with them and clean up any excrement from their pet. Residents are solely responsible to clean up the unit or lot site where an animal or other pet is kept or maintained. Disposal of pet waste or excrement is the resident's responsibility and under no circumstances is any project facility to be used for this purpose.

Pets will not be allowed to cause any disturbance which might annoy neighbors. Disturbances may be described as, but not limited to, barking, growling, caterwauling, or any unusual noises, biting, or causing damage, or offensive odors which will annoy or cause harm to a resident. If a pet causes a disturbance, a first notice will be sent. If a second violation is noted or a second valid complaint is received by the Board, the pet owner will receive a notice to dispose of the pet.

DRAFT

Minutes remain a draft until approved at a subsequent Homeowners meeting

Quail Meadows West Homeowners' Association

Meeting Minutes

October 10, 2024

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

1st Vice Chair: Susan Souttee; Oversees maintenance of clubhouse and pool area

2nd 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

2nd Vice Chair called the regularly scheduled meeting to order at 7:00 P.M. and lead the attendees in the Pledge of Allegiance



[Redacted content]

Respectfully submitted,

Joyce Goble, Secretary

HOA BOARD OFFICERS

Chairperson	Michael Anderson
1st Vice Chair	Susan Soutee
2nd Vice Chair	Jeff Hargis
Treasurer	Robin Davis
Secretary	Joyce Goble

ACTIVITY CHAIRS

Advertising Coordinator	Keith Mougeotte
Architectural Chairperson	Marci Watson
Book Library	Susan Mougeotte
Kitchen Supplies	VACANT
Sunshine	Irene Johantgen
Messenger Editor	Keith Mougeotte
Messenger Distribution	Keith Mougeotte
Website	Keith Mougeotte

FINANCIALS

Quail Meadows West Homeowners Association, Inc.
Financial Statement
As of September 30, 2024

Debit

Credit

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 17**
(Earlier is always better)

QMW Residents

The Messenger is supported by advertisers as much as possible. The more advertisers we have the more robust our Messenger can be!

Do you have a favorite handyman, gardener, hair salon, housekeeper, or other service provider that you would like to tell your QMW neighbors about? Invite them to contact me for all the details about advertising in our Messenger.

Keith Mougeotte, Editor and
Advertisement Coordinator
qmw.messenger@gmail.com

NOVEMBER ANNIVERSARIES

Steve & Nora Mainville

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.**

CLUBHOUSE, POOL & SPA REGULAR HOURS ARE:

10:00 am To 9:00 pm

WINTER HOURS

(December 1 thru the last day of February)

10:00 am to 8:00 pm

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.



REGULAR EVENTS

Happy Hour At the Clubhouse

There will be No Happy Hour in the months of November or December

MEETINGS

Next HOA Meeting

January 9, 2025 @ 7:00 p.m.

Architectural Meeting

Monday, November 4 @ 9:00 am

Deadline for Request for Architectural Approval forms to be submitted is Friday, Nov. 1, 2024.

SUNSHINE

GET WELL CARDS SENT TO

None

SYMPATHY CARD SENT TO

Linda Clark

In the passing of her son

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

EMAIL IRENE JOHANTGEN
IREBOJO@GMAIL.COM

NEW RESIDENTS

GABRIELLA BUENROSTRO

JOSE "ANGEL" VILLAFUERTE
GABRIELLA VILLAFUERTE



**No Bunco
In the months of
November
&
December**

**No Happy Hour
In the months of
November
&
December**

**WE
♥
OUR
Volunteers**



Come join your QMW neighbors and friends for a Friendsgiving Potluck!

When: Saturday
November 23
at 1:00 pm

Where: QMW Clubhouse

What is provided: Turkey and Ham along with drinks and table ware.

What to Bring: Contact Joyce Goble to let her know which side dish entree and/or deserts you will bring.

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



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qmw.messenger@gmail.com

6-Month Residential 2024 Collection Schedule

CITY OF SANTA MARIA CUSTOMERS

JULY

S	M	T	W	T	F	S
7	1	2	3	4	5	6
14	8	9	10	11	12	13
21	15	16	17	18	19	20
28	22	23	24	25	26	27

AUGUST

S	M	T	W	T	F	S
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

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					

OCTOBER

S	M	T	W	T	F	S
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
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				

Recycling & trash
Organics & trash
Holiday

Containers must be placed out for service by
8:00 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



2065 East Main Street, Santa Maria CA 93454

Holiday Collection Service

- Following City holidays, 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**
- NO LIQUIDS**
- NO COMPOSTABLE PLASTIC**



Trash

- Utensils and plastic straws
- Cartons
- Ceramics
- Masks
- Juice pouches
- Fabrics
- Plastic to-go containers
- Diapers
- Plastic film and trash bags
- Chip bags
- Styrofoam
- Everything else
- NO ORGANICS**
- NO RECYCLABLES**





NOVEMBER 2024



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 	2
3 	4 9:00 AM Architectural Committee 	5 	6	7	8	9
10	11 Happy Veterans Day 	12	13	14 	15 	16
17	18	19	20	21 Next HOA Meeting January 9 @ 7:00 PM	22	23
24 Messenger Deadline For December (Earlier is Better)	25	26	27	28 	29	30
NOTES: The City of Santa Maria curbside pickup schedule is available on the previous page						

December 2024

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				