

The Meadow's Messenger

August 2024

A Quail Meadows West Homeowners Association Publication

Fellow QMW Residents,

We had a few issues this month. Most were misunderstanding of our pool rules. We had a problem of a Pest Control company soliciting in our community. I had to ask him to leave twice in two days. PLEASE do not ever allow someone going door to door to do work for you. Just ask them to leave the community. They are trespassing and breaking our **“no solicitation”** rules.

I keep seeing many articles about how much people dislike HOA life. Here are the top complaints and how we seem to be very different.

- **Parking restrictions:** *“HOAs may have specific parking restrictions that you might have to follow depending on the approved rules.”* https://www.quailmeadowswest.com/files/ugd/138aac_796440690adb495697a0ea0fe34d722c.pdf
- **Renting your home:** *“Your local HOA might prevent you from renting out your property to someone else. or restrict renters from accessing amenities.”* We follow the Davis Stirling Ca. state civil code & our governing documents. <https://www.davis-stirling.com/HOME/R/Rent-Restrictions-Prohibitions>
- **Landscaping restrictions:** *“HOAs will enact rules to ensure everyone’s home has good curb appeal and maintain the neighborhood’s exterior appearance. So you’ll have to stay on top of lawn maintenance and keep plants and bushes in good shape.”* Once again we reach out to the Ca. water restriction rules which limits the requirement to keep it watered but still requires it to be “kept up” with drought tolerant landscaping.
- **Architectural Restrictions:** *“An HOA may have the right to restrict or even deny your ability to make structural or changes to your property.”* QMW requests all external changes be approved by the Architectural Committee and submit a request in writing. Requests are reviewed by (7) community members. (See governing documents) www.QuailMeadowsWest.com
- **Exterior paint colors:** *Have you ever dreamed of painting your house purple or making your front door bright yellow?* See above.
- **Front-yard signs:** *“You may want to put a sign in your front yard to celebrate your kids’ birthdays or show support for a particular political candidate or policy. And when you sell your home, you may want to add a for-sale sign to your front yard.”* See above since we actually do have a sign rule.
- **Recreational vehicles:** *“An HOA may allow you to park your RV in your driveway to pack up for a trip, but they could prevent you from parking beyond a few hours. Check your HOA restrictions if you have things like RVs, trailers, or boats that you want to store in your driveway.”* Review our governing documents. We have clear rules on parking.
- **Pets:** *“HOA rules may affect your pets as well as your own home. Your neighborhood HOA may have restrictions on how many pets you can own, what type of pets you can own. A common rule is to keep a pet on a leash in common areas.”* QMW is a pet friendly community. However, should a pet become unruly or a noise issue, Animal Control should be your first call as a neighbor. Police have voiced the same solution. Keep your pets always under control and follow our governing documents so they don’t become a nuisance.
- **Bottom line:** There are some advantages to living in an HOA neighborhood, but you also may be turned off by the specific restrictions you face in a development governed by an HOA. Please review our governing documents should you have any questions regarding our community. We as YOUR HOA Board and Architectural Committee do all we can to make this the best HOA on the Central Coast for all homeowners.

“It is not the bigness that should be our goal. We must attempt, rather, to bring people back to the warmth of community, to the worth of individual effort and responsibility, and of individuals working together as a community, to better their lives and their children’s future”. Robert F. Kennedy

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.



In Support of Our [Governing Documents](#)

[The Hidden Power of HOA Living in California: Enhancing Community and Protecting Investments](#)

Responsibilities and Rules in an HOA (Click on link above to see the whole article)

Understanding and adhering to the responsibilities and rules set by your Homeowners Association (HOA) is crucial for harmonious living in any community. These regulations are not only designed to maintain the aesthetic and functional standards of the neighborhood but also to ensure that all residents enjoy a consistent quality of life.

1. Understanding Your Responsibilities As a member of an HOA, your primary responsibilities include paying HOA fees on time, maintaining your property according to the community's standards, and participating in community decisions when needed. HOA fees are pivotal as they fund the maintenance of common areas and amenities, and failing to pay these fees can result in fines or even liens against your property.

2. Common Rules and Regulations HOAs in California typically enforce a variety of rules that may affect everything from the color you can paint your house to the type of landscaping you can have or where you can park your car. These rules are intended to preserve the unified appearance of the community and prevent activities that could detract from the neighborhood's overall appeal and tranquility. Understanding these rules is essential to avoid potential conflicts and ensure you are in compliance.

3. Legal Framework Governing HOAs In California, HOAs are governed by both state law and the association's own declarations, bylaws, and covenants, conditions, and restrictions (CC&Rs). These legal documents outline the rights and obligations of both the HOA and its members. Familiarity with these documents can provide you with the knowledge needed to navigate issues effectively and understand the limits of HOA powers.

4. The Importance of Compliance Compliance with HOA rules isn't just about avoiding penalties—it's about contributing to the community's welfare. Violations can lead to disputes and decrease the overall quality of life in the community. Therefore, it's beneficial for residents to actively engage with and uphold these standards.

5. Change and Advocacy within the HOA If you find certain rules to be outdated or overly restrictive, HOA communities typically offer mechanisms through which members can propose changes. Understanding how to effectively use these mechanisms can help you influence and improve community guidelines in a way that benefits all residents.

By embracing these responsibilities and understanding the rules, members of an HOA can ensure a peaceful and enjoyable living environment while safeguarding their investment in their home and community.

DRAFT

Minutes remain a draft until approved at a subsequent Homeowners meeting

Quail Meadows West Homeowners' Association

Meeting Minutes

July 11, 2024

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

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

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

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

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

The Chair called the regularly scheduled meeting to order at 7:00 P.M. and led 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 | Trudi Forsyth |
| 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 June 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
September Messenger
Is **August 18**
(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



AUGUST ANNIVERSARIES

Anwar Alkhore & Nabeha Salloum 15
Scott & Janet McGee 16

AUGUST BIRTHDAYS

Susan Souttee 1
Linda Clark 3
Irene Johantgen 4
Jackie Manning 8
Sandie McCune 10
Keith Mougeotte 11
Tracy Coates 13
Christina Coyle 14
Michael Anderson 21
Thilly Ayers 27
Mark Chen Yin 27
Leuren Arenberg 30

CELEBRATE!

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

POOL TABLE RULES:

No one under the age of 12 is allowed to use the pool table. No one under the age of 18 may use the pool table unless accompanied by an adult resident, who is 18 years of age or older. The adult resident is responsible for proper conduct of his/her guest or minors, and for any damage that may occur to the pool table or equipment.

REGULAR EVENTS

Happy Hour At the Clubhouse
Friday, August 2 5:30 to 6:30 PM
BYOB & Snacks to Share

MEETINGS

Next HOA Meeting

October 10 @ 7:00 p.m.

Architectural Meeting

Monday, August 5 @ 9:00 AM

Deadline for Request for Architectural Approval forms to be submitted is Friday, August 2, 2024.

SUNSHINE

GET WELL CARDS SENT TO

None Sent

SYMPATHY CARD SENT TO

None Sent

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

**EMAIL IRENE JOHANTGEN
IREBOJO@GMAIL.COM**

New Resident
Welcome 

NEW RESIDENTS

TRACY A. ARIS



Come join your QMW neighbors and friends for a new game night!

Bunco is a dice game of chance loaded with fun!

When: August 16, 2024
At 6:30 pm

Where: QMW Clubhouse

Cost: \$5 fee per player
Snacks Included

Contact: Joyce Goble (805) 451-4597

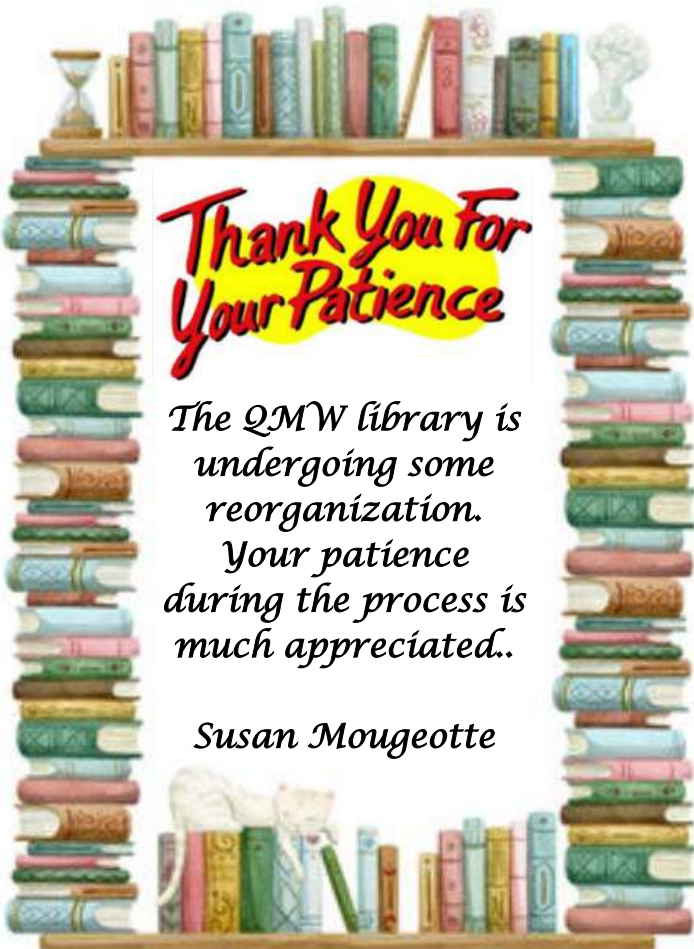


When: Friday, August 2
From 5:30 to 6:30 pm

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!



Thank You For Your Patience

The QMW library is undergoing some reorganization. Your patience during the process is much appreciated..

Susan Mougeotte

Thank you Volunteers!

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!





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

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



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

Online www.AndersonHomePros.com

Lic# 497829



Gary James
805-264-1366

www.jamesheatingac.com
Email: 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
\$85 per Furnace
Does not include air filter

(805) 264-1366

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

**YOUR
AD
HERE**



Family Owned and Operated

Derrick Santiago

Owner / Operator

Orcutt CA 93457 P.O Box #2296

Phone: (805)863-6790

Email: Derricksplumbing.dsp@gmail.com

Lic # 1096856



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

Thornburg Cook Property Jones

MasterCard Visa

Earl MacLeod

WINDOW CLEANING

321 E. Inger Drive, Suite L112

Santa Maria, CA 93454

(805) 614-4594



Dependable Service
 Reasonable Prices

ADVERTISE YOUR BUSINESS HERE

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

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**





AUGUST 2024



| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|--|---|---------|-----------|---|---------------------------|----------|
| | | | | 1 | 2 | 3 |
| 4 | 5 9:00 AM Architectural Committee MEETING | 6 | 7 | 8 | 9 HAPPY HOUR | 10 |
| 11 | 12 | 13 | 14 | 15 Next HOA Meeting October 10 @ 7:00 PM | 16 BUNGO NIGHT! | 17 |
| 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| Messenger Deadline For September (Earlier is Better) | 26 | 27 | 28 | 29 | 30 | 31 |
| <p>NOTES:</p> <p>The City of Santa Maria curbside pickup schedule is available on the previous page</p> | | | | | | |

| November 2023 | | | | | | | September 2024 | | | | | | |
|---------------|----|----|----|----|----|----|----------------|----|----|----|----|----|----|
| Su | M | Tu | W | Th | F | Sa | Su | M | Tu | W | Th | F | Sa |
| | | 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 | | | 29 | 30 | | | | | |

LABOR DAY
September 2nd