

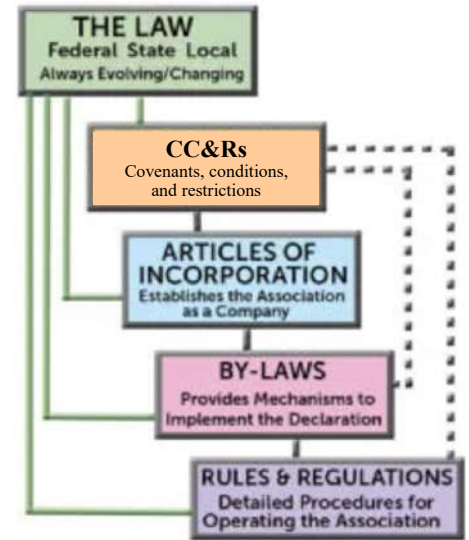
# The Meadow's Messenger

January 2025

A Quail Meadows West Homeowners Association Publication

**A living document** is a document that is regularly updated and revised to reflect current information, changes in the law, or evolving situations. Living documents are flexible and adaptable, allowing users to make modifications as needed / required.

Living documents are different from traditional documents, which are created and finalized once. Living documents are meant to be evergreen and relevant, and can be more efficient and effective than static documents.



## Understanding California HOA Laws

Navigating the California HOA laws requires a solid grasp of the foundational regulations that govern homeowners associations throughout the state. Among these, the **Davis-Stirling Act** plays a central role.

The **Davis-Stirling Common Act** serves as the primary legal framework for homeowners associations (HOAs) in California. Codified in the California Civil Code, this comprehensive set of statutes defines the operation and management of common interest developments. The Act outlines critical guidelines on financial management, association governance, homeowners' rights, and methods for resolving disputes within communities.

An HOA's power is limited by state laws, such as the California Civil Code, and are subject to change accordingly. It is in this sense that our governing documents are **“living documents”** subject to the law.



*Change is not fun! Not for anyone! In fact, we often long for “the good ole days” when things were more familiar and less scary. But I would invite you all to watch with me this [1971 Carly Simon video](#) that reminds us as we enter the new year, that the “these are the good ole days.” I look forward to serving as your volunteer editor in the coming year!*

*Won't you consider how you can volunteer as well?*



# The Meadow's Messenger

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## News for 2025

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**AB 2159/Section 5105 of the Civil Code** was signed into law: HOA will be required to set up internet-based voting system for electronic elections. There will be a opt-in or opt-out process for delivery notice for those who prefer paper ballots. This will require a third party company to manage the process online. [www.electionbuddy.com](http://www.electionbuddy.com) is one such company. Due to this new law we will need to investigate the online business options available to the HOA. A new Civil Code Section 5110 (c)(4) provides the technical requirements for electronic voting, regarding the security of the system, authentication of member identity and separation of voter identity from the vote cast.

**AB 2460.** Under existing law, in any member elections, a quorum is required only where the law requires it—e.g., to approve special assessments under Civil Code section 5605(b)—or the HOA's governing documents require it. If a required quorum is not reached, an HOA may adjourn the election meeting for at least 20 days, at which time the quorum requirement drops to 20% of the members who are present (in person, by secret ballot, or by proxy). Also under the existing law, HOAs are required to provide notice at least 15 days before the initial meeting, but no notice as to the reconvened meeting. AB 2460 amends Civil Code section 5115 and Corporations Code section 7512 in stating that if a quorum isn't reached at the initial meeting, the same 20-day prior remains, but then regardless of what the governing documents state, the new quorum requirement is 20% of the members voting in person, by ballot, electronic, or by proxy (unless the governing documents have a lower threshold, in which case the lower threshold will prevail). The new law also requires the HOA to provide at least 15 days' notice of the reconvened meeting.

### §799.10 POLITICAL CAMPAIGN SIGNS AMENDED HOA RULES AND REGULATIONS.

Due to much consternation in the community regarding the conflict between the HOA NO sign policy (Real Estate excluded) we are now forced to amend our Rules and Regulations using the California Civil Code on political campaign signage. This will attempt to resolve the first amendment issues brought up in my discussions with homeowners.

*“A resident may not be prohibited from displaying a political campaign sign relating to a candidate for election to public office or to the initiative, referendum, or recall process in the window or on the side of a manufactured home or mobilehome, or within the site on which the home is located or installed. **The size of the face of all political signs may not exceed six square feet, and the sign(s) may not be displayed in excess of a period of time from 90 days prior to an election to 15 days following the election,** unless a local ordinance within the jurisdiction where the manufactured home or mobilehome subject to this article is located imposes a more restrictive period of time for the display of such a sign. In the event of a conflict between the provisions of this section and the provisions of Part 5 (commencing with Section 4000) of Division 4, relating to the size and display of political campaign signs, the provisions of this section shall prevail.”*

Happy New Year!

M. Anderson

Volunteers  
NEEDED

Our HOA Board is in need of a 1st Vice Chair and a Treasurer for 2025..

We are also in need of an activity chairperson to take charge of the kitchen supplies and inventory.  
Once you consider how you may help?

**HOA BOARD OFFICERS**

Chairperson	Michael Anderson
1st Vice Chair	<b>VACANT</b>
2nd Vice Chair	Jeff Hargis
Treasurer	<b>VACANT</b>
Secretary	Joyce Goble

**ACTIVITY CHAIRS**

Advertising Coordinator	Keith Mougeotte
Architectural Chairperson	Marci Watson
Book Library	Susan Mougeotte
Kitchen Supplies	<b>VACANT</b>
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  
February Messenger  
Is January 19**  
*(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**

# FINANCIALS

Quail Meadows West Homeowners Association, Inc.

**Financial Statement**

As of November 30, 2024

Debit

Credit



## JANUARY ANNIVERSARIES

No January  
Anniversaries

## JANUARY BIRTHDAYS

Susie DeBrine	1
Marsha Wicklund	2
Bob Cain	5
Trudi Forsyth	5
Brandon Frederiksen	11
David Adams	13
Betty Gunn	22
Carolyn Lander	24
Debbie Fowler	28
Nancy Dechant	29
Susan Mougeotte	29

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.**

## NEW RESIDENTS

Yousef Alkhore



## REGULAR EVENTS

**Happy Hour At the Clubhouse**  
Friday, January 3 5:30 to 6:30 PM  
BYOB & Snacks to Share  
**SIGN UP IN THE CLUBHOUSE**

## Next HOA Meeting

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

## Architectural Meeting

No Meeting in January

Deadline for Request for Architectural Approval forms to be submitted is Monday, January 6, 2024.

## SUNSHINE

### GET WELL CARDS SENT TO

None

### SYMPATHY CARD SENT TO

Catherine Allsup  
on the death of her brother

DO YOU KNOW A NEIGHBOR IN NEED OF A SUNSHINE CARD?

EMAIL [IRENE JOHANTGEN](mailto:IRENEJOHANTGEN@GMAIL.COM)  
[IREBOJO@GMAIL.COM](mailto:IREBOJO@GMAIL.COM)

## Martin Luther



**January 20, 2025**

**King Jr. Day**



# Thank You

*To all my friends and  
neighbors in Quail Meadows.*

*I just wanted to thank all of you for your  
sympathy cards and kind thoughts with the  
passing of my brother Jerry.  
I feel lucky to live in a community  
with such caring people.*

*Sincerely, Jeff Hargis*



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

*Bunco is a dice game of  
chance loaded with fun!*

**When:** January 17, 2024  
At 6:30 pm

**Where:** QMW Clubhouse

**Cost:** \$5 fee per player  
Snacks Included

**Contact:** Joyce Goble (805) 451-4597



**When:** Friday, January 3  
From 5:30 to 6:30 pm

**Where:** QMW Clubhouse

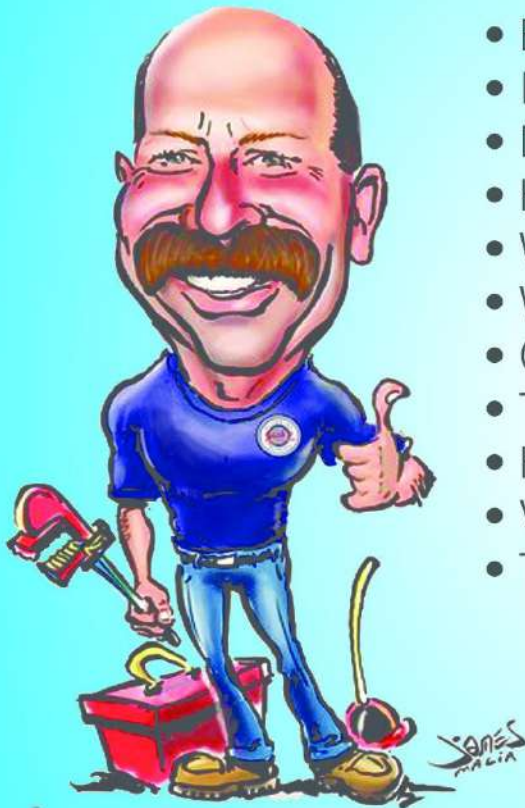
**What to bring:**  
Your favorite beverage  
Finger food to share

*Come and enjoy a time of fellowship  
with your QMW friends and neighbors!*  
**Sign up at the Clubhouse**



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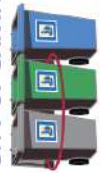
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# 2025 Recycling & Holiday Calendar

Recycling Week "A"
  Recycling Week "B"
  Holiday\*

## JANUARY

S	M	T	W	T	F	S
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
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
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					

\*Following City holidays, street sweeping and solid waste collection occurs one day later than usual.

## APRIL

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	
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## MAY

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
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## JUNE

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
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## JULY

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
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## AUGUST

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
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## SEPTEMBER

7	14	21	28	5	12	19	26	3	10	17	24	31	7	14	21	28	5	12	19	26	3	10	17	24	31
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## OCTOBER

5	12	19	26	3	10	17	24	31	7	14	21	28	4	11	18	25
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## NOVEMBER

2	9	16	23	30	6	13	20	27	4	11	18	25	1	8	15	22	29
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## DECEMBER

7	14	21	28	5	12	19	26	3	10	17	24	31	7	14	21	28	5	12	19	26	3	10	17	24	31
---	----	----	----	---	----	----	----	---	----	----	----	----	---	----	----	----	---	----	----	----	---	----	----	----	----

### Is My Recycle Day Changing?

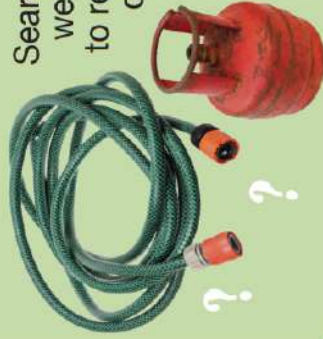
Find your collection day and learn your recycling week.



<https://www.cityofsantamaria.org/services/departments/utilities-department/solid-waste-services#mycollectionday>

### What Goes Where?

Search any item and we'll tell you how to recycle or safely dispose of it.



Put **trash** and **organics** out each week.

Put **recycling** out on your recycling week.



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# JANUARY 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		2	1 HAPPY NEW YEAR 2025	2	3 5:30 p.m. HAPPY HOUR	4
5	6 <del>Architectural Committee MEETING</del>	7	8	9 STAY INFORMED HOA Meeting Today January 9 @ 7:00 PM	10	11
12	13	14	15	16	17	18
19	20 PRESIDENTIAL 2025 JANUARY 20 INAUGURATION	21 Martin Luther  January 20, 2025 King Jr. Day	22	23	24 BUNGO NIGHT!	25
26 Messenger Deadline For February (Earlier is Better)	27	28	29	30	31	

NOTES:

February 2025

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	

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				

The City of Santa Maria  
curbside pickup schedule is  
available on the previous  
page