



PGA WEST
RESIDENTIAL ASSOCIATION, INC.

The Res 1 News Blast

RES | BOARD MEETING DATES

All meetings will be held on ZOOM until further notice.

Saturday, April 24th
ANNUAL MEMBERS MEETING AND ELECTION RESULTS



Jan Van Willigen

RES ONE HOA BOARD MEMBERS

PRESIDENT'S MESSAGE

Dear Homeowners,

I would like to bring two important issues to your attention:

- **The upcoming Board of Directors' election**
- **Earthquake Insurance**

By now you should have received a ballot asking you to elect three members to the Board. I encourage you to familiarize yourself with each candidate as this election has important issues affecting our community. Ballots will be opened on **April 24th** at the Annual Members' Meeting. You may be surprised to learn that in our last three elections the voter turnout ranged from 31% to 45%. As a homeowner, I encourage you to exercise your right to vote. Let's work together to improve voter participation in 2021.

Each year the earthquake insurance premium of our Association has continued to grow. To manage this increasing premium and to avoid raising Association fees, your Board has chosen to purchase less coverage with a higher deductible. In connection with this, we have been communicating to you about an opportunity to purchase Motus earthquake insurance. This insurance is only available to common interest developments.

In the event of an earthquake, the Association has \$15 million of earthquake coverage and can levy a Special Assessment to each unit owner. This Special Assessment will fund the Association's policy deductible of 30%, in addition to any damage amount that exceeds the \$15 million of the Association's earthquake coverage. All unit owners are equally responsible for all damages incurred, even if your unit or building is not damaged. The damage can include not only residential units, but also common areas such as the 54 pools, 5 lakes, streets, lighting, underground pipes, walls, foundations and the Residential Association Customer Service Center. I encourage you to review your current insurance coverage.

The members of the Board appreciate your ongoing support. We wish you all the best.

Sincerely,
Jan H. Van Willigen



Gavin Schutz



Wayne LeBlang



Paula Turner



Carol Nolte



Dean Rivale



Kenn Ulrich

Click [here](#) to see an example of earthquake policy coverage and costs.

TREASURER'S REPORT

As Treasurer for the PGA WEST Residential Association Board of Directors (Res I), it is my duty to oversee the Association's finances. One of the most important aspects of being Treasurer is participating in the preparation of the annual budget. This is a rather monumental task, which requires months of the Board and Management's time and energy.

OUR HOMES: Our Association has 1,354 condominium type units, ranging in style and size from, 1,312 to 3,950 square feet, as well as 63 custom homes and 5 custom lots, which necessitates the formulation of 23 different assessments.

ANNUAL BUDGET: In 2020, the Association's annual budget was just over \$10M, with over \$7.8M allocated to operations. Your current Board of Directors is operating in a fiscally responsible manner. Our 2020-year end operating expenses were within 1% of the 2020 budget. Operating expenses include administration, common area maintenance, roofing, lighting, street cleaning, landscaping, irrigation, pest control, lake maintenance, and year-round upkeep of our 54 pools/spas.

HOA RESERVES: Our 2020 contribution to reserves was approximately \$1.8M. At year end our Reserves totaled about 12.1 Million. Reserve work completed in 2020 includes:

- painting 268 units,
- asphalt repair
- resurfacing of all streets within the Association,
- re-plaster two pools and one spa,
- refurbish seventy-one pieces of pool furniture,
- recoat five pool decks,
- replace ten large pool area safety signs,
- apply polyurethane foam roofing on fifteen units,
- install 1,230 address plaques
- replace numerous pool/spa heaters, filters and motors.



Your current Board's diligence in maintaining the community and managing Association funds has resulted in PGA WEST Residential Association being a beautiful, well maintained neighborhood, which is in exceptional financial condition. The Board is ready to meet the challenges ahead.

Wayne LeBlang: Treasurer

MARCH LANDSCAPE REPORT



Sunshine Landscaping is still trimming plants naturally to conserve as many blooms as possible. We have been enjoying the beautiful flowers this season.

The next phase of this transition is to cut back the bougainvillea and oleanders so they will grow back with new healthy foliage. This may look like a severe cut, but it will allow the plants to grow back naturally and develop strong vibrant blooms once again. This trimming cycle will begin sometime in early May.

You may have noticed the trees being trimmed over the past months. We are still repairing damage caused by the fall windstorm, removing and replacing some trees and trimming others.

The Landscape committee is now working on revitalizing various problem areas where plants have died over the years, replacing and replanting as the budget allows.

Paula Turner: Landscape Chairman

Marcus Rivera: Landscape Manager

A BRIEF LESSON IN LANDSCAPING

Much of our Res I landscaping was planted over 30 years ago. This picture shows what some of our old plants would look like if they were cut in half. You can see the leaves are only on the outside of the plant. Once you trim the outside layer, all the foliage would be gone.

This does not mean that this is all dead wood inside, but some of it is. In order to reduce its size, the foliage would all be cut off and the bush would have no leaves for awhile. With proper watering and care, it would be possible for this bush to regrow in a new, smaller form. A plant needs leaves to make its food, so it is going to produce new leaves as quickly as it can.

This is a view of some of the challenges we are facing in Res I with old bushes that need reshaping. If we decide to tackle this type of trimming, we would not do more than one bush in an area at a time.

ISN'T MOTHER NATURE FASCINATING?

Landscape Committee:

Paula Turner: Chairman

Carol Nolte, Judy LeBlang, Sally Nilan, Katheryn Wanshura

Marcus Rivera: Landscape Manager



ARCHITECTURAL UPDATE

The Architectural Committee has been a busy place recently, with people dressing up their homes. We currently have about 23 open applications for architectural improvements.

Some of these include:

- 5 Landscape projects, with pavers and lighting changes
- 5 New pools
- 4 Applications for new windows and sliders
- 2 Awning installations
- 1 New front door
- 3 Trellises
- 1 AC for a garage
- 1 New custom home



Improvements such as changing the finish on your patio or increasing its size, adding a casita, changing landscaping, adding lights, satellite dishes, and statues that are visible to the public require HOA approval and some require a permit from the city of La Quinta.

Call the HOA if you have any questions. We can guide you through this process.

Dean Rivale: ARCHITECTURAL COMMITTEE CHAIRMAN

Please note string lights i.e. edison bulb string lights are not permitted as a permanent installation.

THE LAWS WE LIVE BY

Kenn Ulrich

WHAT DO RES I HOMEOWNERS NEED TO KNOW ABOUT OUR ELECTIONS?

The third weekend in March not only brought Spring season, it also brought Election season. Res I ballots to elect our Board members went out. At stake are three expiring positions on the seven-member Res I Board. Three incumbents are running along with three other homeowners.

WE URGE EVERYONE TO VOTE! This is an important time to consider the messages you receive from candidates and to make your voice heard.

YOUR BALLOTS MUST BE RECEIVED AT THE HOA OFFICE BY APRIL 23RD AT 5:00 PM.

With three board positions being contested, each household will receive three votes to cast on its one ballot. You may not cast more than one vote for each candidate (known as cumulative voting...which is not permitted).

This means you may:

- Cast one vote for one candidate and none for the other five
- Cast one vote for each of two candidates and none for the other four.
- Cast one vote for each of three candidates and none for the other three.

Please pay special attention to where you are asked to sign the return envelope. The most frequent mistake in voting occurs with signatures. Please take time in signing your envelope so the INSPECTORS OF ELECTION can read your signature accurately.

The process for conducting HOA elections is prescribed in painstaking detail by California Civil Code. The timetable for mailing ballots, choosing inspectors of election, usage of two envelopes to submit ballots, what kinds of errors will invalidate a ballot, verifying signatures, obtaining a replacement ballot, storing ballots after the election.....all these and many more topics are covered by state law.



**GOLF COURSE
IS
PRIVATE PROPERTY
NO TRESPASSING**

Many of the homes at PGA WEST border on the golf course property. The golf course is private property and trespassing on private property is PROHIBITED.

No resident, guest or tenant has any inherent right to trespass beyond the property line of the Dwelling Unit, unless such person is a member or guest of the
CLUB AT PGA WEST

These paragraphs were taken directly from our Combined Community Rules and Regulations by which we all live. All homeowners, guests and tenants are expected to know our rules and abide by them.

Let's face it, the golf course is a very attractive lure for Homeowners and their guests. Young people naturally love to run out onto the fairways playing tag or throwing balls. We have witnessed children playing with toys in the sand bunkers. Homeowners have also been seen hitting golf balls onto the greens or practicing sand shots.

These are all violations of the CCR&Rs and subject to fines.

**PLEASE INSTRUCT YOUR GUESTS AND CHILDREN
TO STAY OFF THE GOLF COURSE AT ALL TIMES
YOU ARE LIABLE FOR ANY ACCIDENT**

- Be aware that if you are in an unregistered golf cart, you expose yourself to liability in case of an accident.
- All golf cars used on Res One streets MUST have a valid MASTER permit!
- Golf carts driven on any of the PGA WEST courses MUST have a valid PGA WEST Golf course permit!

THE DRIVING RANGES ARE FOR PAYING GUESTS AND GOLF MEMBERS ONLY!

PLEASE DON'T EXPOSE YOURSELF AND YOUR GUESTS TO LIABILITY!

COMPLIANCE REPORT FOR JANUARY AND FEBRUARY 2021

The Compliance Committee meets every month to adjudicate various citations that have been issued by Gate & Patrol Services. The guards operate under the supervision of the Master Association and they enforce the COMBINED COMMUNITY RULES AND REGULATIONS created by the three HOAs at PGA WEST. Representatives from the three HOAs and the Masters' Association form the committee.

It is very important that each homeowner, their family, guests and tenants are aware of the rules we all live by. You have all received copies of these rules in your annual budget packets.

Here are **RES 1** reports for **JANUARY** and **FEBRUARY** citations

	SPEEDING	PARKED BLOCKING DRIVEWAY, HYRANT OR MAILBOX	PARKED FACING TRAFFIC OR IN RED ZONE	No guest pass	NOISE	OTHER*
JANUARY	32	7	11		1	3
FEBRUARY	15	12	9	8*	4	7

* Passes received by guests at the gate must be displayed on the dashboard of each vehicle.....otherwise a citation is issued

*Other citations include: 16 hour Violation, Dog Attack, Unregistered Rental Property, Failure to Stop at Stop Sign, Golf Cart Illegally Parked, No Vendor Signage

Carol Nolte: Compliance Committee Rep for Res 1

OUR RES 1 LAKES



Did you know that we have five beautiful lakes within the Res 1 community? Some you can see from the streets, but some are tucked away behind the homes that surround them.

- There are two HOA lakes on the Stadium side. They are bordered by homes on Pebble Beach, Inverness and Cherry Hills.
- Three of the HOA lakes are on the Palmer side. One (The Fairways Lake) you cannot see from the street. It is bordered by the homes on Arnold Palmer and Pinehurst.
- The other two lakes, (the “Greens” lakes) are bordered by the Greens units on Tanglewood, Firestone, Olympia Fields and Arnold Palmer.

Four of the lakes have waterfalls. The only one that does not have a waterfall is the large L-shaped lake on the Stadium side. This lake is equipped with an aeration pump that adds oxygen to the

water.

The lakes with waterfalls have large electric pumps that recirculate the water, which allows the water to flow over the falls and back into the lower ponds. *(If you would like to see this in action, go to POOL 3G, on Firestone, and go around the black “goose fence” to the top of the hill behind the pool.)* It is a beautiful, secluded area and a very peaceful place to visit. You will see the top of the waterfall and how it configures with the rest of the lake.



FISH IN THE LAKES: There is no swimming allowed in the lakes, however “CATCH AND RELEASE” fishing is allowed in all five HOA lakes, except on the east side of the lake NORTH of Arnold Palmer Drive. That area is posted as **NO FISHING!** The fish are not just there for your enjoyment...they serve a specific purpose.

- The **BASS** keep the other fish from overpopulating the lake.
- The **CATFISH** help clean the bottom of the lake.
- The **STERILE TRIPLOID CARP** eat the grass clippings so they don't spread weeds into the lake.

**PLEASE RETURN ALL FISH TO THE LAKE
AND DO NOT INTRODUCE OTHER SPECIES TO THE LAKE**





DUCKS AND GEESE are frequent visitors to our lakes. They are fun to watch, but they can create problems with their excrement. Please refrain from feeding any of the wildlife. Ducks and geese being fed bread can result in them contracting avian botulism, which can spread and result in death to the birds. Feeding waterfowl creates a dependence and they remain at our lake instead of migrating to their nesting areas.

We add water to our pools and lakes because of evaporation. Much of the water that washes from sprinklers into the gutters ends up in a lake. However, it is still necessary to constantly add water to maintain the proper lake levels, especially during the hot summer months.

LAKE MAINTENANCE: Res I has two in-house employees who:

- Monitor the lakes, pumps, timers, fish, and other wildlife
- Remove debris from the lakes
- Treat the lakes with necessary chemicals and dye to reduce weeds and algae

The Association outsources for underwater diving in the lakes, which includes cleaning of the screens and intakes of the pumps so there is nothing to impede the flow of water through the pumps that would limit the flow over the waterfalls and cause damage to the pumps themselves.

LAKE MAINTENANCE NEEDED: The Association has recently contracted with a waterscape company to remove muck that has built up in the bottom of the lakes due to foliage and debris falling into the lake. We have also scheduled to repair the intake on one of the Palmer lakes and screen replacement is also needed.

You will soon be treated to a display of a **muck removal operation** on one of our lakes.

Mike Walker: General Manager

Marcus Rivera: Landscape Manager



2021...OUT WITH THE OLD IN WITH THE NEW

That means a completely new HOA website is just around the corner for our Association members.

The new site is a user-friendly, total overhaul of the former site, not just a random change here and there. New subject areas, more information, new graphics, even a password-protected area where you can manage your HOA account. It will bring a wealth of relevant, useful information right to your fingertips.

Thinking of adding a putting green on your property? Maybe extending your patio a few extra feet or changing your landscaping to a drought-tolerant look? The steps to follow in making these or any other changes are in the expanded architecture and landscape sections of the new website.

You will also find more of what you would normally expect: governing documents, calendar of events, heated pool map, work order form, board of director meeting minutes, landscaping guidelines, helpful community links, and more. Even a revealing page of little-known Res 1 nuggets called Fun Facts, answering such perplexing questions as "grandpa, just how high are those mountains on the far west side of the Palmer course?"

An official launch date is not known yet since final details are being worked out. Watch your email inbox for an announcement.

Website organizers: Gavin Schutz
Kenn Ulrich

HONEY....DID YOU CLOSE THE GARAGE DOOR?

It seems many people are forgetting to close their garage doors. To protect your belongings, you should close your garage door.



ALERT TO HOMEOWNERS: During their patrols, the guards are instructed to take note of garage doors left open when nobody is around. They call the homeowner and alert them of the open garage door.....**even in the middle of the night.**



TRASH REMINDER !

TRASH HOLIDAYS

Burrtec only recognizes six holidays when they do not pick up trash. Since Monday is our trash day, we never have to worry about **Thanksgiving** since that always falls on Thursday. The other holidays are listed below. Please remember to put your trash out on Monday, except for these holidays, when trash will be collected on Tuesday.

NEW YEARS
LABOR DAY
MEMORIAL DAY
FOURTH OF JULY
LABOR DAY

**OUR NEXT BURRTEC HOLIDAY IS
MEMORIAL DAY...MAY 31st
PUT YOUR TRASH OUT ON JUNE 1st**

DON'T FORGET ABOUT BURRTEC'S SPECIAL SERVICE that will allow BURRTEC to pick up your trash barrels if you are not there. BURRTEC will get your trash cans from their storage spot, empty them, and return them.

THIS IS A WONDERFUL SERVICE IF YOU ARE NOT IN RESIDENCE ON MONDAYS, OR IF YOU OFTEN HAVE GUESTS OR TENANTS.

INTERESTED? Call BURRTEC for details: 760-340-2113

Carol Nolte:
Trash Compliance Chair

HANDS UP FOR VOTING !



The ballots for the 2021 Res I Board Election have been mailed. If you did not receive your Ballot packet please call **760-771-1234** and request a ballot.

Don't worry. Each household can only vote once, even if more than one ballot is submitted.

The system allows only one ballot for each Res One household!

HOA elections for Board members take place every Spring.

THIS IS AN IMPORTANT ELECTION

It will impact the path of Res I's future!

You will undoubtedly receive many emails this month explaining both sides of the issues. Whatever your decision....it is very important that you VOTE!

YOUR BALLOT MUST BE RECEIVED PRIOR TO 5PM ON APRIL 23, 2021

Traditionally less than half of Res I homeowners vote in these elections!

LET'S BREAK OUR RECORDS!

MAKE 2021 THE YEAR WITH THE BEST VOTER TURNOUT EVER!

By: YOUR RES I BOARD

The Res 1 Newsletter is compiled and edited to bring news that is relevant to our HOA.

Kenn Ulrich is now writing our new column LAWS WE LIVE BY

If there is something you would like to include that would interest all Homeowners, please contact:

Carol Nolte noltecat@gmail.com

Paula Turner... ptonthetee@msn.com