



PGA WEST
RESIDENTIAL ASSOCIATION, INC.

The Res 1 News Blast

WINTER 2020



IMPORTANT RES 1 DATES:

2020 Board Meetings

Feb 4

Feb 22

Meet the Candidates

Res 1 office—3 to 6 PM

March 28

Annual meeting

Board election results

May 14

June 18

Nov 5

President's Message

Security Alert

Bighorn Sheep Update

E-mail information

Garages

Hibiscus Plants

Queen Palms

Pool Furniture

Dwelling Live

Architectural Guidelines

Drip Systems

Clogged Pipes

Trash Fines

Where Your Money Goes

PRESIDENT'S MESSAGE

This is the first time that I am writing to you in our newsletter. I was elected, President in October 2019. PGA WEST Residential Association I, is a large Homeowners Association with 1,422 units. It has an annual budget of over \$10 million. In essence, we maintain a small city. Our staff of 32 employees is managed by our General Manager, Mike Walker, and our Operations Manager, Kelly McGalliard, who bring years of proven experience to our Association.

In addition to our paid staff, our Association is governed by a seven member volunteer Board of Directors that you, the homeowners, elect.

As per our Covenants, Conditions and Restrictions (CC&Rs), the seven member Board of Directors has the "obligation, authority, and duty to manage, make decisions on behalf of, and carry out the business of the Association." Board members serve a two year term. Every spring either three or four Board positions are up for election.

This year, four Board positions will be open. We have seven candidates seeking election. This is an unusually large number of candidates and is an encouraging sign that homeowners are demonstrating interest in the governance of our Association. As in the past, the ballots will contain candidate statements to familiarize you with each candidate. In addition, our Association will host a "Meet the Candidates" forum at the Association office on Saturday, February 22, 2020 from 3:00 to 6:00 PM. Please plan to attend. For remote homeowners, candidates will supply an email address that will allow you to connect with them directly.

Ballots for the 2020 election will be mailed on February 24, 2020 and will be counted at our Annual Members' Meeting on March 28, 2020 at 9:00 AM. If you do not receive your original ballot, please call the Association office at 760-771-1234 and request a replacement.

We live in a beautiful community at PGA WEST. Let's continue to maintain it with good governance. I look forward to meeting each of you and encourage you to exercise your opportunity to vote.

Jan H. Van Willigen

Board President

Jan Van Willigen



Dick Moore

Bob Shipley



Paula Turner

Carol Nolte



Gavin Shutz

SECURITY ALERT !



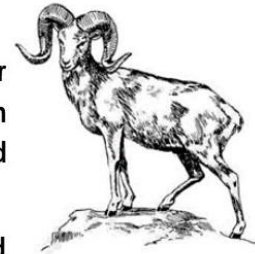
All homeowners should be aware that letters you place in your mailbox are not secure until the mail carrier picks them up. Since mailboxes are unattended, items placed therein are susceptible to theft. Unfortunately, this has happened recently. Envelopes containing checks were stolen from a PGA West homeowner's mailbox. You can imagine the problems in trying to rectify this situation.

We strongly recommend you place nothing of value in your mailbox. The post office at La Quinta is located at 51321 Avenida Bermudas. We would suggest that envelopes that contain items of value be dropped in the mailbox located inside the post office.

Bighorn Update

As you are probably aware, the Coachella Valley Conservation Commission (CVCC) has been working for several years to build a Bighorn sheep fence along the Santa Rosa mountains adjacent to PGA WEST property. The fence will run from the SilverRock Resort along the All American Canal and then up the mountain and over to Lake Cahuilla.

The Final Environmental Impact Report, which was a four year project, was approved in April 2019. It had the support of the Bighorn Institute, U.S. Fish and Wildlife Service, California Department of Fish and Wildlife and the Sierra Club.



CVCC has requested proposals from construction contractors and sealed bids were opened in January. Construction contractor award is expected when the CVCC Board next meets in February.

It is difficult to say when construction will begin. We were told that it could possibly be around March or April.

Important e-mail Information

Many of you are reading this Newsletter Because you received an E-Blast from Res 1 HOA. Are you aware that nearly 500 of our 1422 Res 1 homeowners have not signed up to receive email from Res 1? Res 1 sends emails to notify homeowners of meetings, changes in schedules and other important Association news. Quarterly Newsletters as well as voting notifications are also sent to homeowners who sign up to receive information in this way.

If a homeowner does not choose to receive Res 1 emails, the HOA is required by law to send certain information via the US mail system. This is a very costly expense when you consider postage for nearly 500 PGA WEST residents that do not participate in HOA emails. Receiving news via email is a good way to cut these expenses!

If you have Res 1 friends who do not receive Res 1 emails, perhaps you could encourage them to sign up. A form for this is available at the HOA office for that purpose or you may call the Res 1 office. (760-771-1234)

Another email situation has arisen with the passage of California Senate Bill 323. This is a bill that covers many HOA regulations and changes some of the HOA election laws. This law provides other Association members with the ability to access your e-mail and PGA WEST mailing address. If you do not want to share your contact information you must OPT-OUT; Otherwise pursuant to Civil Code §5200, the Association must provide your information to other members upon request.

To opt out you must fill out an ELECTONIC DELIVERY DISCLOSURE & CONSENT AND OPT-OUT OPTION form available at the HOA office. This form is also included in any mailings you receive from PGA West Residential Association. By filling out this form, you will still receive the Res 1 E-Blasts.



**RES 1
QUEEN
PALMS.....**

are graceful trees that love a warm humid climate. Our desert, with its hot summers and salty soil is not the best environment for these lovely plants. You may notice new growth which is dry and withered on many of our trees. This is called “frizzle top”.

Your landscape committee has been making an inventory and assessing the condition of the 828 Queen Palms in Res 1. Riviera is the street with the most Queen Palms at 179 trees. Southern Hills is second with 147 trees.

Many of the trees look OK, but none of the trees are thrilled with our environment and some are really struggling. Our plan is to remove the dead or almost dead trees and replace them with a more suitable plant when possible. Eventually most all Queen Palms will need to be removed. We will monitor the existing trees and remove them as they fail.

WHAT IS YOUR GARAGE FOR?

WORKSHOP?....BASKETBALL COURT?...WORKOUT GYM?....STORAGE?

Many of us have so many “precious” items we must use our garage to store them. You’ve seen it...boxes, table saws, holiday decorations, granny’s favorite rocking chair....all the things we just cannot give away.

The problem is that when all these things collect in your garage, where do you put your cars? That’s right....on the street or in the driveway!

Our HOA CC&R’s state ARTICLE VIII Section #9:

**“The garage shall be used
to its maximum capacity
for parking of vehicles.”**

In other words: If you have two cars, they should be parked in your garage, not in the driveway. If you have three cars, two should be parked in your garage and one in the driveway.

HIBISCUS PLANTS NOT SUITED FOR OUR DESERT CONDITIONS

Hibiscus are beautiful tropical plants with bright showy flowers. They do well in a climate between 45° to 90°.

Our desert climate as well as our soil composition does not provide ideal conditions for growing healthy hibiscus plants. They tend to become weak and are prone to insect invasions.

The severe frost conditions in the early 1990’s practically wiped out the hibiscus originally planted at PGA WEST.

Before planting hibiscus at your home, please consult with the HOA office. There you will find a booklet with a list of plants that are more compatible with our desert climate. The HOA gardeners are not required to tend plants that are not on the approved list.



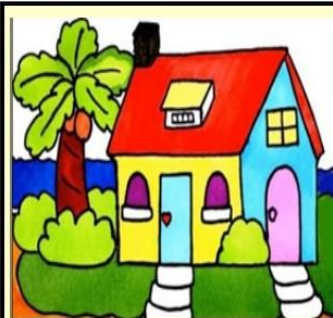
POOL FURNITURE

Have you ever gone to the pool for a relaxing time near the water and discovered the pool furniture scattered all around?

It is sometimes necessary to rearrange the furniture to suit your needs, especially if you have lots of friends who wish to sit together by the pool. If this happens, we are so happy you are enjoying the great desert weather, but if you rearrange the furniture, would you please straighten it out before you leave? Those who come after you will appreciate your effort.



Thank You... from your neighbors!



ARCHITECTUAL GUIDELINES

Our residential association has an architectural committee that exists to ensure a pleasing and consistent look to our homes and common areas. Any changes a homeowner makes regarding paint or decorative additions to the exterior of their home, must request approval from the architectural committee.

Therefore, if you are considering making changes to the exterior of your home, surrounding walls or fences, you must get approval from the committee.

Call the HOA office for more information. 760-771-1234

dwellingLIVE

You can manage your own Guest and Vendor list from anywhere. Just log in to..

DWELLING LIVE

On the internet go to :

Pgawestgate.com

You will need to type your e-mail address and a password, which you can create if you haven't used this site before.

This will take you to a page where you are able to add or delete guests that you want on your permanent guest list.

WE DON'T WANT TO SNIP YOUR DRIPS



Many homeowners have flowerpots on their patios and use the HOA sprinkler system to attach drip lines. Please be aware that the homeowner is responsible for the maintenance of these drip lines. Workers try not to disturb these lines, however, occasionally they may become dislodged or severed during regular maintenance procedures. Please check your drip lines regularly to be sure your pots are getting the water you intended.

HOA is not responsible for your personal drip systems.



HOUSEHOLD TIP FROM THE COACHELLA WATER COMPANY

DON'T GET STUCK WITH F-O-G IN YOUR PIPES!

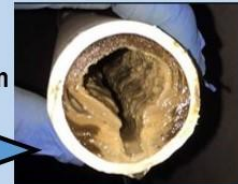
F = Fat O = OIL G = GREASE

Sewer backups in your house are messy, smelly and inconvenient!

Here are simple methods to keep your drains running freely.....

- Put fats, oils and grease from your kitchen in the trash, not the drain. Put the oil or grease in a container to cool, then throw it in the trash. Wipe away leftover butter or cream from dishes with a paper towel before you wash the container.
- Don't allow your toilet to become a trash can. Put nothing but human waste and toilet paper down the toilet. Do not put gum, hair, tampons, diapers or "flushable wipes" in the toilet as they cause damage to sewer systems, even though packaging says they are safe.
- Don't flush medications down the toilet. If you must discard old pills, place them in a sealable baggie with dirt, kitty litter or coffee grounds and throw them in the trash.

Say NO to clogged pipes like this!



AVOID TRASH FINES



Our trash rules state that on the day of Burrtec's trash pick-up, all barrels must be removed from the street by dusk and placed in a location out of view of the common areas. If you leave your barrels on the street after dusk, you are subject to a trash fine. To avoid this, Burrtec has a service that will pick-up your trash and take the barrels to their proper spot. If you are a week-ender and normally leave on Monday morning, this is an answer to your trash pick-up.

This service is available for \$7.06 a month. If you wish to take advantage of this service...call BURRTEC at 760-340-2113. The Association picks up trash on Wednesday and Friday. Trash must be in a sealed trash bag, and placed curbside on the Association pick up days.

Res 1 Trash pick-up is on Monday except for these holidays.

New Year's Day

Memorial Day

Independence Day

Labor Day

Christmas Day

WHERE DOES YOUR MONEY GO?

RES 1 includes 1422 dwelling units situated on approximately 300 Acres of land. We have 54 community spas and pools (7 of which have community bathrooms), 5 lakes and 9 miles of streets. It is indeed like a small town. We know dues increases are unpopular, so we decided to give you an insight as to how your money is spent.

Each month \$86 dollars of your HOA fee goes to the Master Assn. for the maintenance of PGA WEST Blvd, the median entrance strips into the Stadium, Palmer and Nicklaus Private gates, the perimeter landscaping of PGA WEST and the entrance gates, as well as management of the Gate and Patrol Staff or Perimeter Access Staff. They also maintain the lighting of the mountains.

Landscape Management company (Sunshine)	Pool bathroom cleaning and maintenance
Pest Control	Trash removal and dumpster fees and rental
Pool and Spa cleaning and supplies for water testing	Insurance with 5% increase in 2020
Pool area cleaning and trash removal	Administrative and staff salaries
Pool and Spa repairs, deck resurfacing and repair	Annual Audit
Pool furniture powder-coating and re-strapping	Legal fees
Pool licenses and permits	Office and meeting supplies
Lake maintenance	Bank fees
Lake chemicals	Printing costs
Water for landscape, pools and lakes	Postage costs
Fire extinguishers on the Greens units	Communication radios
Fuel and maintenance of 5 carts and 10 trucks	Telephone and answering service
DMV vehicle registration	Street maintenance and resurfacing
Outdoor lighting fixture maintenance	Natural gas and electricity
Roof repair and roof cleaning	Computer maintenance and software
Storm drain cleaning	Website maintenance with upgrade in 2020
Common area repairs: fence, gate, concrete	Office maintenance and alarm system
House painting	Safety training and uniforms
Annual palm tree trimming	Dues, subscriptions and credential maintenance
	Office utilities
	Bad debt expense



The Res 1 NEWS BLAST is compiled and edited by **Carol Nolte and Paula Turner**

If you have something you would like published in the next newsletter that you feel would be of interest to all homeowners, please submit your request to one of us.

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