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Board of Directors



Jan
Van Willigen



Gavin
Schutz



Dean
Rivale



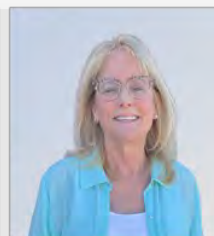
Paula
Turner



Carol
Nolte



Kenn
Ulrich



Laurel
Klaus



It is **ELECTION** time again in **RES 1**

There are **THREE** seats available this year on the
RES 1 BOARD OF DIRECTORS

All ballots were mailed to homeowners on or before March 7, 2023.

**BALLOTS MUST BE RETURNED TO THE RES 1 OFFICE NO LATER THAN
THURSDAY MORNING APRIL 6, 2023, at 9AM**

The candidates for election are:

JAY AGOADO

ROBBIE BANKS

CAROL NOLTE (Incumbent)

MICHAEL SANDSTROM

JIM YOUNG

CUMULATIVE VOTING IS NOT PERMITTED.

This means you cannot cast more than one vote for any one candidate.

Your ballot will arrive with information about the candidates. If you do not receive your ballot please call the HOA office 760-771-1234 and request a ballot. Each household's vote will only count once... even if more than one ballot is submitted.

THE SYSTEM ALLOWS ONLY ONE BALLOT FOR EACH RES 1 HOUSEHOLD

POOL AND SPA HEATING CHANGES



Our **RES ONE** homeowners were advised by email on March 10th of the change in the Pool Heating schedule due the unexpected rise in the cost of the natural gas that heats our pools.

The RES ONE Board considered information provided by Southern California Gas Company and heard from our Pool service contractor and a number of homeowners who attended the special meeting on Friday, March 3, 2023. The Board directed the managers to proceed as follows:

March 2023 – The March schedule will remain as previously posted with 18 pools and 54 spas being heated through the end of the month.

April through May 2023 - 18 pools and 36 spas will be heated. The pools and spas that will be heated for these two months were determined taking into consideration usage, density, restrooms, and ADA. The following pool/spa heating schedule will be in place for the months of

April 2023 and May 2023:

PGA WEST RES 1 – APRIL & MAY 2023 Rotating Pool Heating Schedule

Heated Palmer Pools with Restrooms		Heated Stadium Pools with Restrooms	
3X	55-873 Oak Hill	3B	55-470 Oak Tree
1T	55-246 Tanglewood	23B	54-791 Inverness
2T	54-742 Tanglewood	1M	54-592 Southern Hills
3T	79-405 Canterbury	2M	55-066 Southern Hills
3G	54-780 Firestone		
Heated Palmer Pools without Restrooms		Heated Stadium Pools without Restrooms	
4A	54-493 Oak Hill	7A	54-290 Oak Tree
14A	55-306 Shoal Creek	11A	80-725 Oak Tree
19A	54-707 Shoal Creek	8B	56-301 Pebble Beach
8GA	55-252 Firestone		
13BA	79-670 Arnold Palmer		
30B	54-889 Riviera		
Heated Spas Only		Heated Spas Only	
5A	54-145 Oak Hill	1A	55-150 Oak Tree
13A	54-045 Oak Hill	2A	54-730 Oak Tree
5LA	54-258 Shoal Creek	9A	80-459 Oak Tree
16A	54-864 Shoal Creek	2B	80-355 Pebble Beach
1F	79-900 Arnold Palmer	25B	54-608 Inverness
4G	55-069 Tanglewood	19BA	54-847 Southern Hills
13BB	55-491 Firestone	1B	55-235 Inverness
36AB	55-170 Riviera		
31A	54-472 Tanglewood		
7G	55-279 Tanglewood		
35A	55-562 Riviera		

**[CLICK HERE TO VIEW THE
APRIL - MAY 2023 POOL HEATING MAP](#)**

CHANGES IN RES 1 GARDENING SCHEDULE



Sunshine and management, are implementing a new schedule for our recurring landscaping services.

Sunshine has 11 landscaping crews, each consisting of 4 workers currently servicing our landscaping maintenance. Each day you see these crews working on various streets throughout the community. You will soon notice the following changes.

All 11 crews will now work on the same street on the same day. On March 13th, all crews were working on Southern Hills. On Tuesday, they all worked on Cherry Hills, Pebble Beach and a portion of Inverness. They will continue moving, street by street, ending with Riviera on day 10. Once this new rotation begins, you can expect service on your street every 10 working days.

The advantages of this new rotations are many:

- The gardening vehicles will only be on your street once every 10 working days.
- It will be more efficient to pick up the tarps full of debris created from trimming when they are all in one area.
- The property will look neater as we will not have tarps scattered throughout Res One.
- It will be easier to supervise every crew.
- Our Quality Control person will have an easier time overseeing the work product.

These changes apply only to the gardening schedule.

MOWING: Palmer side on Thursdays
Stadium side on Fridays

SCHEDULES MAY CHANGE SUBJECT TO WEATHER CONDITIONS OR UNFORSEEN CIRCUMSTANCES

NOTE: *You may still see gardening vehicles throughout the property because of work orders being serviced and restroom breaks, etc.*

It is felt this new schedule will help improve the quality and consistency of our landscaping.



POOL 2B: Corner of Inverness and Pebble Beach

Landscaping projects completed in 2022

Refurbishment of six large, landscaped areas in RES 1:

- ❖ The corner of Pete Dye Blvd and Inverness
- ❖ Big Spring Island on Southern Hills
- ❖ The area outside POOL 2B on Pebble Beach and Inverness
- ❖ The Southwest corner at Pinehurst and Arnold Palmer
- ❖ Corner of Winged Foot and Southern Hills
- ❖ Exterior of POOL 14A at the corner of Shoal Creek and Arnold Palmer
- ❖ Mailbox renovations on all RES 1 streets

Three of these projects qualified for **rebates** on turf removal. All of the locations were eligible for the “irrigation upgrade” rebate offered by CVWD. These rebates lowered the cost of the renovations. **Irrigation was changed to “head per plant”** which reduces water usage by replacing the spray nozzles with bubblers watering only the plant. We expect the new plants will fill in the areas and add color and beauty as we move into spring and summer. The summer plants which are now dormant, will also add additional color.

MULCH AND FLOWER AREAS;



You may have noticed the addition of many new flower areas along RES 1 streets. This will add a lot of color to our landscape. In many areas large sections of bare dirt has been filled with mulch. The plan is to gradually fill these mulch areas with perennials at the same time changing the existing irrigation, so it waters only the plant (head-per-plant). The mulch serves to create a softer look until new plants are added.

Your landscape committee is constantly improving various landscape problems as they arise. New plants are always chosen for their beauty as well as heat and drought tolerance. Older plants and trees are being removed and replaced. Old stumps have been targeted for removal.

Our major project in 2023 is the renovation of the peninsula which extends into the Cherry Hills lake, located at the intersection of Oakmont and Pebble Beach. This project will address:

- Replacement of aging and missing plants
- Correction of erosion into the lake which is a major concern
- A soil study
- Irrigation, which will be bubblers (versus spray)
- Lighting, all of which will be LED

Placement of all plants and boulders is intended to accomplish a natural look and control erosion. There will also be some turf removal rebates to help with the cost.

CHECK YOUR NATURAL GAS CONSUMPTION

As you are all aware, our SoCal gas bills have become extremely high. We are all trying to monitor gas usage.

HERE IS A SUGGESTION:

SoCal Gas Company has a way for you to get a weekly email or text alerts to monitor your gas usage.



- ❖ Sign into your SoCal Gas account and check your usage history. This gives you an idea of what your upcoming bill will be.
- ❖ There is an option to [ANALYZE USAGE](#) which gives an overview of your personal gas consumption and projections for your next bill.

Also check on [WAYS TO SAVE](#). You will discover other ways to save on your heating and cooling usage.



OH WINTER WIND . . . CAN SPRING BE FAR BEHIND?

Tuesday, February 21, 2023....The desert saw winds of 40 MPH with gusts up to 65 MPH. Needless to say, damage was done. On OAK HILL one of the large Ficus trees fell against the wall lining PGA Blvd. breaking out a large section. Crews worked diligently on Wednesday morning to remove the tree from the Boulevard. Another branch came down on OAK HILL, however without breaking the wall. Other damage was also reported in RES 1.



REMINDER TO HOMEOWNERS:

Many homeowners have items permanently left on patios such as furniture with cushions, heating lamps, umbrellas, barbeques, plants in pots, etc. If you will be away from your PGA West home for any length of time, unexpected wind can wreak havoc with these items.

Please be sure to prepare for wind events by bringing small items inside and securing large items in some way before you leave. It is also a good idea to have someone check your home during or after an unexpected weather event.



The picture at the right shows the damage on a patio on Firestone. The top of a Brazilian Pepper tree was blown off and a space heater was damaged.

Patios throughout Res 1 had furniture and other items rearranged by the wind.



“Just take it out of reserves” ...*is often suggested by homeowners at an HOA board meeting when an unforeseen expense comes up and the board is discussing how to pay for it.*



If our gas bill is extraordinarily high (like so far in 2023), the Association's reserve account is a tempting alternative source of capital to pay for it.
...If only it were that easy!

Reserve funds are *not* a big pot of money sitting idly by, waiting for an invoice to come along.

Reserve funds are anything but that.

Reserves are dollars an Association puts aside on a set schedule to pay for the inevitable repair, restoration, replacement and maintenance of major infrastructure **for which the HOA is legally responsible**. Think of roofs, streets, painting, pools, walls and so on. (In a high-rise condo building, reserves would include elevators, underground parking, etc.). These are expensive. Diverting money from our day-to-day operating budget to pay for them would wreak havoc on our ability to pay monthly bills such as water and electricity.

Is cost the primary factors in deciding whether to assign an expense to the operating budget vs. reserve account? ...NO

- Typically, any component that has a life cycle (i.e., full life) of **less than two years** is considered an operating budget expense and paid for by the normal monthly flow of assessment revenue.
- If a component is expected to last **more than two years** (like 10 to 30 years for a flat roof, or 5 to 10 years for exterior painting of our homes), it's considered a reserve item and budgeted accordingly.

How much the Association sets aside each year for reserves depends on several factors, including:

- (a) the current cost of an item,
- (b) the item's life expectancy in years,
- (c) how many years has it been in use in Res I
- (d) the expected inflation rate (the cost of that item for each year until w will need to buy a new one) .

To illustrate this for a clear understanding, imagine a familiar scene most of us have encountered. We're driving through farm country and come across three tall grain silos. One silo has the word "corn" painted on the side, another says "wheat" and the third one "barley." For obvious reasons, growers don't mix three crops together in one large pile inside one large warehouse.



Which leads us to understanding reserves.

Think of three more silos, only this time not for crops.

This time we're storing MONEY...

HOA monthly assessment money

The silo on the **LEFT** has "Pools" painted on the outside.

The **MIDDLE** silo says "Roofs"

The **THIRD** says "Streets."

Year after year, our monthly assessments include a specific amount of money stored in each silo, taking into account **cost, life expectancy** and **inflation**. This assures money is on hand when needed for these expensive projects.

Complicated arithmetic like this requires a specialist, someone who makes this his or her life's work. Associations turn to independent, credentialed professionals to perform a "**reserve study**," a multi-page document detailing the wide range of major expenses that will come due in the years ahead. Our reserve funding plan is given to each Res I owner each year as part of the year-end budgeting process.

California law does allow for an Association to borrow from its reserve account, but experts advise strongly against doing so in all but the most dire circumstances. This borrowing provision stipulates that the full, borrowed amount must be repaid within 12 months. So not only will homeowners face normal monthly assessments the following year, they'll also be forced to pay extra to repay the debt from the prior year.

Lesson learned: The next time anyone is tempted to want the board of directors to reach into our reserve account to pay an unexpectedly high water or natural gas bill, remember your mental image of a multi-use warehouse versus a single-use silo.

RES 1 – SPEEDING REPORT



Below are the **October, November and December** results from the radar device that records traveling speeds on our HOA streets.

Notice the percentage of cars traveling over the posted 20 MPH speed limit on each of these streets.

THANK YOU TO THOSE OF YOU WHO FOLLOW THE SPEED LIMIT

RESULTS FROM OCTOBER 2022

STREETS	Highest Speed
Pebble Beach.....	38
Tanglewood.....	49
Inverness.....	44
Firestone.....	29

NUMBER OF VEHICLES COUNTED.....1744
 TIME OF DAY.....7AM to 4PM
 NUMER OF CARS OVER SPEED LIMIT.....766.....(43.9%)

35 cars were traveling over 30 MPH
 3 cars were traveling over 40 MPH

RESULTS FROM NOVEMBER 2022

STREETS	Highest Speed
OakTree (north)....	43
OakTree (east)	50
Riviera.....	49
Shoal Creek.....	41

NUMBER OF VEHICLES COUNTED.....1823
 TIME OF DAY.....7AM to 4PM
 NUMER OF CARS OVER SPEED LIMIT.....902.....(49.4%)

51 cars were traveling over 30 MPH
 7 cars were traveling over 40 MPH

RESULTS FROM DECEMBER 2022

STREETS	Highest Speed
Inverness.....	38
Tanglewood.....	49
Pebble Beach.....	47

NUMBER OF VEHICLES COUNTED.....766
 TIME OF DAY.....7AM to 4PM
 NUMER OF CARS OVER SPEED LIMIT.....252.....(32.9%)

12 cars were traveling over 30 MPH
 4 cars were traveling over 40 MPH

RULES WE LIVE BY

Your Board and Management make frequent mention of **CC&R's**, **CCR&Rs** and **Bylaws** when making decisions for our community. Full copies of these documents are available on our Res 1 website at www.pgawest.org.

In case you are not familiar with these documents, the following is a brief overview:



BYLAWS: Bylaws simply dictate how the HOA is to be run. Bylaws cover the day-to-day operations of the Association such as frequency of meetings, elections, number of Board members, etc.

CC&Rs: COVENANTS, CONDITIONS, AND RESTRICTIONS.

This document describes the HOA's obligations to its members and vice versa. Included are such items as property-use restrictions, landscaping, signs, trash, architectural control, deed restrictions, dues, assessments, insurance obligations and dispute resolution processes.

CCR&Rs: PGA WEST COMBINED COMMUNITY RULES AND RESTRICTIONS:

PGA West is made up of three separate homeowner Associations and a Master Association

- **RESIDENTIAL 1**
- **RESIDENTIAL 2**
- **FAIRWAYS** (Which also includes SIGNATURE and MONTERRA)

CCR&R'S is a document which addresses the rules all four Associations must follow. The three homeowner Associations are all members of the **MASTER ASSOCIATION**. Each HOA has appointed representation on the **MASTER BOARD**. The **MASTER ASSOCIATION** is responsible for the landscape outside the walls of PGA WEST, PGA Boulevard, as well as gates and patrol services.

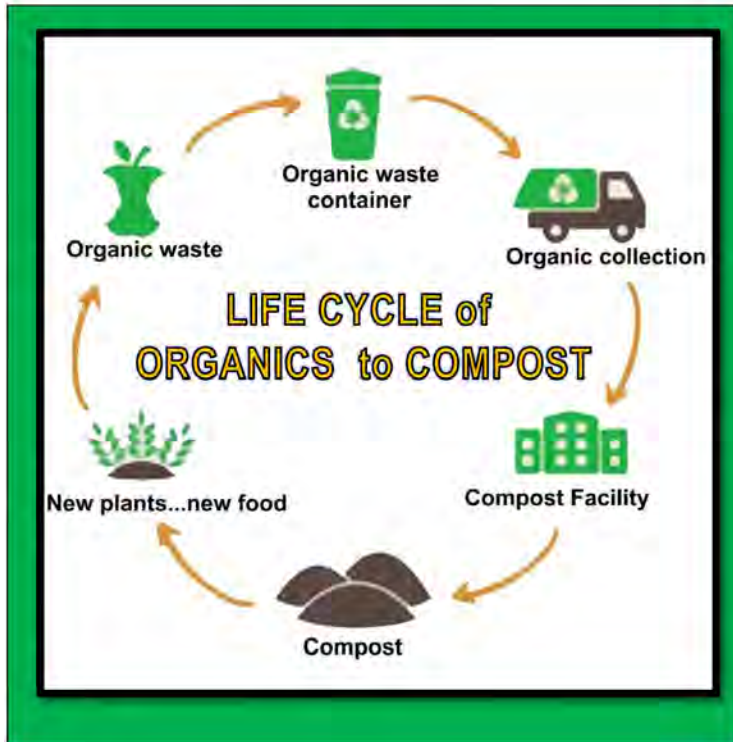
Citations for violations of the Combined Community Rules and Regulations (CCR&Rs) are issued by patrol and adjudicated by the Compliance Committee. The Compliance Committee is comprised of representatives from each HOA.

All these rules are also on the **RES One website** along with the fines for various infractions.

Something to think about:

A new year is always a good time to review your Homeowners insurance policy to ensure you have proper coverage for your home. It is the responsibility of each owner to provide insurance on their personal property and improvements within their unit.

COMPOSTING AT RES ONE



COMING SOON:

The city of La Quinta is part of the statewide effort to reduce greenhouse gas emissions, like methane, by directing food scraps, soiled paper and other organic materials to compost sites.

Our HOA had expected the transition to the composing of organic waste, in partnership with Burrtec, to begin this Spring. However, the transition may now come to PGA West in the Fall of 2023.

As you know, this program requires complex organization for gated communities and it could possibly be delayed even further. RES 1 homeowners will be informed as soon as final plans have been formulated.

THE HOA IS MANDATED TO SEND CERTAIN ITEMS TO EVERY HOMEOWNER EACH YEAR

- **FINANCIAL REPORTS**
- **ELECTION INFORMATION**

Most RES 1 homeowners have chosen to receive information via email. At this time approximately **330** homeowners do not allow us to use their email for any communication. Informing these residents of every important event or change would be cost prohibitive if we used the postal service. *If you do not subscribe to receive HOA e-mail, You will miss out on some information that is disseminated by the Association. Notifications such as immediate messages, timely announcements of emergency board meetings, pool or trash changes, office hour changes, street closures...Even if the information is mailed to you, it may not reach you until after the event occurs.*

AS YOU KNOW, E-MAIL IS THE QUICKEST AND MOST COST-EFFECTIVE METHOD OF SHARING INFORMATION

If you have not allowed us to use your email address because you do not want to receive dozens of e-mails, rest assured that Res 1 HOA sends very few email messages to homeowners. We send only items of importance informing you of special meetings or changes in services as well as the financial reports and election information.

CURRENTLY YOU WILL RECEIVE YOUR ANNUAL BALLOTS VIA THE POSTAL SERVICE.

California law governing Homeowners' Associations requires double envelope secret balloting and at this time does not allow electronic voting.

As a protection, you also have the opportunity to opt out of any messages not sent by the association. If you choose this provision, HOA personnel may not give your email address to a RES 1 resident or anyone else who may ask for it.

THIS IS CALLED THE OPT-OUT LIST

**If you are reading this and do not get the HOA emails,
or If you have a friend who does not receive HOA emails,
here is the easy way to enroll**

- Go to the HOA website: www.pgawest.org
- When the page opens, scroll down to the very bottom of the page. You will see pictures and info on your way.
- At the bottom of the page in a green background, you will see **DIGITAL COMMUNICATION CONSENT**.
- Click the **SUBSCRIBE** box and you can fill out the information and give your consent to receive HOA messages by email.

An example of topics that would not be approved for mass mailing:

- Political statements or opinions
- Request for charitable donations
- Any form of commercial advertising
- Articles written in a derogatory manner
- Jokes, cartoons or subjects not related to the HOA community

California Civil Code § 5225: Membership List Request Requirements

“A member requesting the membership list shall state the purpose for which the list is requested which purpose shall be reasonably related to the requester’s interest as a member.”

TRASH COLLECTION AND RECYCLING

FOR OUR NEW HOMEOWNERS...And a reminder to us all

HELPFUL REMINDERS

Each Res 1 homeowner is responsible for complying with Association and Burrtec rules, as are their guests, tenants, vendors and contractors. No exceptions!

Disposing of household trash in trash cans at pools is a violation! Swimming pool trash cans are for trash generated by those using the pool area.

The PGA WEST Res 1 Service Center, 54-320 Southern Hills, has two dumpsters available in the Center's parking lot ONLY for Res 1 owners.

White dumpster is for recyclables;
Dark dumpster for bagged garbage.

Hours: 8 a.m. to 5 p.m. Monday through Friday; closed Saturday and Sunday.

For hazardous and non-pickup articles such as tires, batteries, paint, appliances, etc., call Burrtec (760-340-2113) to schedule pickup.

Barrels are provided by Burrtec. Each is clearly marked with the home's address on a label provided by and affixed by association's staff.

If your label is missing, please call the HOA 760-771-1234

IF YOU ARE NOT HERE FOR MONDAY PICKUP...

For a nominal cost, Burrtec offers a special service in which Burrtec will retrieve barrels from a designated location (such as a courtyard). They will empty the contents and return the barrels.

Call Burrtec to arrange this service.
760-340-2113

Monday is pickup day.

Place both gray and burgundy curbside any time after 12 p.m. noon Sunday.

- Barrels are to be returned to a location not visible from common area by Monday evening.
- Front of barrels should face the street.
- *Reminder: Burrtec will not pick up bags left on curbs or in driveways or streets. Bags with garbage must be inside your burgundy barrel.*

GRAY BARREL is for recyclables

Acceptable: Paper, juice cartons, glass bottles and jars, cans, foam packing blocks, plastics numbered 1-7. You do NOT need to bag these items; they can be comingled. (See Burrtec's list of Acceptable Items for Recycling)

Unacceptable: Food and liquid waste, tissue and toilet paper, used paper towels, bubble wrap, green waste, dishware, window glass, clothes, electronics, light bulbs, batteries

BURGUNDY BARREL is for trash/garbage

Acceptable: food waste, pet waste, household trash and items that cannot be recycled. All trash MUST be securely bagged when placed in the barrel.

Unacceptable: construction waste, syringes, hazardous materials such as motor oil, pool chemicals, car batteries, household batteries and computers

MINIMUM FINES FOR VIOLATIONS

If you incur a fine, you will receive a TRASH VIOLATION NOTICE

1. Garbage, trash, recyclables not out on proper day or time, **\$100 (MOST COMMON VIOLATION)**
2. Garbage not bagged properly in secured barrel, **\$100**
3. Garbage, trash, recyclables placed in common area, pools, lawns, etc., **\$500**
4. Garbage, trash, recyclables placed at another homeowner's residence, **\$1,000**
5. Warnings:

ONE WAIVER WILL BE PERMITTED PER RESII

Contact Information

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

If there is something you would like to see included that would be of interest to all Homeowners...

Please contact:

Carol Nolte noltecat@gmail.com

Kenn Ulrich – tcuex1966@gmail.com

