

# September



## NEWSLETTER

2023



PGA WEST  
RESIDENTIAL ASSOCIATION, INC.



AUGUST 30, 2023:

The full moon was also a blue moon over Pebble Beach Lake...it was an awesome sight!

### Board of Directors



Jan  
Van Willigen



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# Table of Contents

Homeowner Conduct Rules	P.1	Vacant Homes	P.6
What is a weep screed?	P.2	Dwelling Live	P.7
Community Rules & Regulations	P.3	Landlords	P.8
Reducing Risk of Citations	P.4	Electrical Boxes	P.9
Pool Information & Care	P.5	Scalping & Reseeding	P.10

## HOMEOWNER CONDUCT RULES

At our September 7, 2023 Board Meeting, the RES I HOA Board adopted a **CODE OF CONDUCT** for homeowners, guests, tenants and all other persons affiliated with homes in RES I at PGA West.

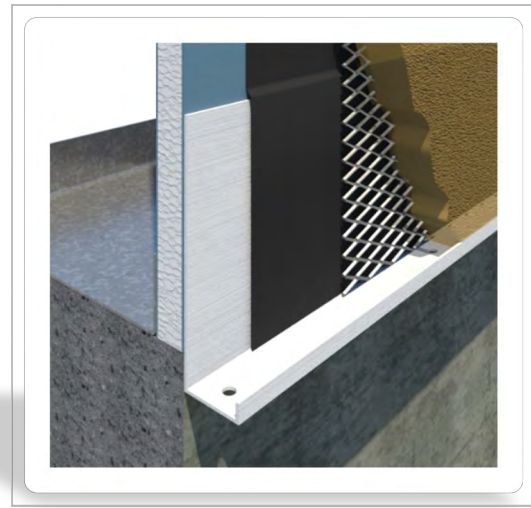
A **CODE OF CONDUCT** is a guide outlining expectations for groups of people living and working together. All RES I homeowners received a copy of this document and those who wished to do so made their comments.

The code of Conduct addresses harassment, hostility, profanity and other threatening behaviors toward HOA staff, Board members, homeowners and all other persons affiliated with a home in RES I. This **CODE OF CONDUCT** highlights prohibited behaviors so that everyone has a clear set of expectations and guidelines to follow.

We hope everyone will read through this document which is now on our RES I website: [www.pgawest.org](http://www.pgawest.org) under the Governance tab.



**WEEP SCREED Picture A**



**WEEP SCREED Interior Picture B**

## What is a WEEP SCREED...and why should you care?

**Most of the homes and condos in RES 1 have a stucco finish over a wooden frame.**

If you look at the outside base of your walls, you will see a structure that looks like picture A. That is the WEEP SCREED.

**The inner construction of the WEEP SCREED is shown in Picture B.**

The function of the WEEP SCREED is to drain excess moisture. A stucco wall system tends to absorb water, most of which evaporates. Some of the water gets trapped along the back of the stucco membrane. Because of gravity, water will run down the stucco walls. Without a place to drain, the excess moisture can be very harmful to your home. The weep screed helps to drain that moisture.

**You may ask, “If our homes all have a WEEP SCREED, why should we be concerned?”**

Most of the time a WEEP SCREED will work as it is supposed to. The problem happens when dirt or other material is piled up above the weep screed. We have seen this happen in our atriums when the floor of the atrium is filled in above the weep screed with dirt or other material. Also, when new plants are added near the home, the level of the dirt is sometimes raised to a point where it interferes with the WEEP SCREED. If that situation exists, moisture can easily wick into the wooden parts of the wall, spread throughout the home, and cause mold damage, which can be very serious and expensive to fix.

**SOLUTION: Respect the WEEP SCREED and do not let dirt pile above it. Beware of the height of planter beds that you might install in front of a WEEP SCREED, especially in atriums.**



# The Culprit !

**IF YOU OWN A CAR.....**

**YOU SHOULD BE AWARE OF THIS...**

The Compliance Committee meets once a month to adjudicate infractions of our **COMBINED COMMUNITY RULES AND REGULATIONS**. In the summer months fewer infractions occur since many homeowners are away. However Summer or Winter, there is one culprit that causes 90% of all infractions .

**YOU'VE GUESSED IT! .....THE CAR**

Whether it is speeding or parking, the car is involved. Each month homeowners who are cited try to get their citation fines reduced or dismissed because their guest or vendor violated the rules.

**HOMEOWNERS** are responsible for anyone they allow to enter **RES I...**that includes personal guests and vendors.

## **SUGGESTIONS FOR REDUCING YOUR RISK OF CITATIONS:**

- 1. Go to Dwelling Live and clean out old vendors or guests who are on your permanent list.**
- 2. Be sure your guests are aware of speeding and parking rules (listed below)**
- 3. When you hire a vendor, make them aware of our speeding and parking rules.**
- 4. When you hire a vendor ask these questions:**

**A. Do you have a transponder?**

**Many vendors who work regularly at PGA WEST pay for their own transponders. That makes them personally responsible for their actions, including citations and fines.**

**B. Are you aware of PGA WEST speeding and parking rules?**

**If they say no, you may remind them that the 20mph speed limit is enforced, as well as parking violations.**

### **QUICK REVIEW OF PARKING RULES IN ALL OF PGA WEST...**

**CARS MAY NOT:**

**Park facing oncoming traffic or with wheels more than 18" from curb**

**Park blocking driveways (even your own) or fire hydrants.**

**Park blocking a mailbox between 8AM and 5PM Monday thru Saturday**

**Park in any grassy or landscaped area**

**Be covered when parked outside of the garage**

**Park on the street for more than 72 consecutive hours**

**Park in driveways in excess of 15 consecutive days**

# POOL INFORMATION AND CARE



We all want our pools to be a place to enjoy. Sometimes windy weather causes problems. Remember our pools are cleaned and checked three times each week. We also have a person who weekly checks the pool furniture, empties trashcans and cleans the decking and bathrooms. If you look at the information on the pumphouse, you will see which three days each pool is scheduled to be cleaned.



**DEBRIS:** Occasionally, our desert winds will leave debris in the pools. Each pool is provided with safety and maintenance equipment. Some folks will use the skimmer to clean debris off the surface of the pool. If you do use the skimmer, we ask that you please put the debris in the trash container.



If the debris is left on the deck or the grass, the wind may blow it back in to the pool. Also, piles of debris are rather unsightly.



**SPA INFO:** When using the spa you will often use the knobs to turn on the jacuzzi. When you leave the spa, **please do not turn the controls off.**

Let the jacuzzi turn itself off. Forcing the switches off can cause damage to the mechanism.

**THANK YOU FOR LEAVING THE POOL TIDY FOR THE NEXT GUESTS**

# VACANT HOMES

**Many RES I homeowners spend the hot summer months away from PGA WEST. However, when you leave, please be aware of possible problems!**

**WATER DAMAGE:** Because of the chance of water damage from sinks, toilets, appliances, unexpected rain storms or slab-leaks, it is very important you have somebody check your home regularly (at least once a week). It doesn't take much water to cause serious damage to floors, walls and furniture. Not only can water damage your home, but if you are in a condominium the water from your leak can damage your neighbors' homes as well.

**REMEMBER:** Insurance companies have many exemptions and exclusions for water damage. You should check with your insurer to avoid unpleasant surprises should an incident occur.

**PATIOS AND COMMON AREAS:** When leaving your home for an extended length of time, please consider your patio or common areas and how your belongings can be damaged by our frequent wind storms. Many homeowners leave outdoor furniture, cushions, heaters, BBQs and other items on their patios. A wind storm can blow away or destroy anything not securely tied down.

We strongly recommend putting patio furniture and other items inside your home or garage. The landscape workers are not responsible for rescuing furniture out of planter beds or the golf course.

Also remember...Most of our homes border on the golf course. Unsightly patios do not add to the prestige or beauty of our community. Outdoor furniture items should not be left unattended on the lawn areas at any time. The mowers will not move your furniture to mow the lawn.

**Login**

Get in the driver's seat.

**As you know our entrance gates are often very busy.**

If you need to allow entry to a guest or vendor, you must alert the gate. Sometimes guards cannot answer a phone call immediately. We ask that you use the [dwellingLIVE](https://community.dwellinglive.com) website to enter your guest's information.

The most recent web address for dwellingLIVE is:

<https://community.dwellinglive.com>

**You may also use the dwellingLIVE app for your mobile device.**

The dwellingLIVE app is available on the APP Store for IOS devices such as iPhone, iPad, iPod and MAC with Apple M1 chip or later. It requires IOS 13.0 or later for iPhone and iPad and macOS 11.0 or later for MAC.

There is an Android version of the dwellingLIVE app available on Google Play Store. You can download it for free on your Android device.

**FIRST TIME USERS**

Please call the Master Association office 760-564-3858 or Jesus at the Nicklaus gate 760-564-6488 for a one-time passcode to sign up for dwellingLIVE.



# LANDLORDS...WE NEED YOUR HELP!



**Last spring we became aware of a communication problem.**

If you rent your RES I home, or if you have frequent guests using your home, please make note of the following request.

From time to time, Homeowners are alerted by email of events such as:

**STREET REPAIRS requiring street closures**

**CHANGES IN TRASH PICKUP**

**TEMPORARY PARKING CHANGES**

People who are renting do not receive these important notices because they are not on the HOA email distribution system. We are asking all landlords and homeowners who have friends or family using their homes to forward pertinent HOA alert email messages to people living in their RES I homes. Some landlords are already doing this. We hope all of them will make this a regular practice.

Please note that alerts are not sent very often, but they are important to inform our residents of changes that may affect them.

**THANK YOU FOR YOUR ATTENTION TO THIS MATTER**

# ELECTRICAL BOXES



Everyone has noticed RES I's collection of ELECTRICAL BOXES. They are an unattractive, but necessary part of our landscape. Many of these boxes date back to the time when the houses were originally built...(1980's—1990's).

The Association is not allowed to paint them, or improve them in any way. They are definitely showing their age, and many are leaking oil.

The electrical box shown above is located on Tanglewood and was leaking oil as you can see by the discoloration on the concrete on which the box was built. A homeowner called Imperial Irrigation District complaining about this problem. The second picture shows how the box was replaced. ....**Quite an IMPROVEMENT!**.....



Many of the electrical boxes have a problem with oil leakage. Discoloration around the base of the box is an indication of a leak. The Imperial Irrigation District has been quite responsive to homeowners' requests to replace the leaky boxes.

The Association *has* alerted IID of the leakage problem. However, we have found that a request from a homeowner gets much quicker action!



Attention PGA WEST Homeowners.

Scalping will start on Monday, October 02, 2023.

Sunshine Landscape will begin scalping on Southern Hills, on the Stadium side.

Scalping on the Palmer will begin immediately after the Stadium side is completed. Scalping is scheduled to be completed on Friday, October 13, 2023.

This process generates a large amount of dust. Please refrain from washing your windows before the scalping process has been completed.

Overseeding will start on Wednesday, October 04, 2023 on the Stadium side and is to be completed on both the Palmer and Stadium side on Friday, October 13, 2023.

Flower planting is scheduled to begin on October 16, 2023 and will be completed by Monday, November 6, 2023.



## **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:

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