

# September Newsletter

RES 1...2 YOU

SEPTEMBER 2022 NEWSLETTER

Dear Homeowners,

Fall is rapidly approaching. That's good news as we've experienced not only hot, but also humid weather in the desert this summer, especially in July and August. In this newsletter, numerous articles will update you on many changes that have taken place or will be coming soon.

Informative articles include drought driven water restrictions, organic waste recycling, landscaping changes, the Short Term Vacation Rental ballot measure and more. Several Board members, who are on Compliance, Landscaping and Communications Committees have contributed to these relevant articles. An exciting new development is that we are engaging Vertical Bridge, a company that will explore the commercial viability of installing cell towers in Res I.

Your Board held two meetings during the Summer. Our major focus now is budget preparation for 2023. The Board approved contracts for the 2023 pool and spa maintenance, foam roofing, roof maintenance, insurance, landscape maintenance and street sweeping. The 2023 budget will be distributed in late November.

PGA WEST Residential Association remains financially strong. As of this date, our overall operating costs are tracking within budget. Although some of our costs have increased, our payroll costs have declined due to a number of employee vacancies. We need painters and irrigation repair staff. If you know of someone, please contact the Association office.

I would like to recognize our Board members and appreciate the fact that they volunteer their time and talent. The members of the Board appreciate your support. We wish you all the best.

Sincerely,

Jan Van Willigen

President

Board of Directors



Jan Van Willigen



Gavin Schutz



Dean Rivale



Paula Turner



Carol Nolte



Ken Ulrich



Laurel Klaus

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# WATER WORRIES

If you're living at PGA West this summer, you've already seen it.

If you're a seasonal resident, you'll see it when you return.

Our landscape will look different.

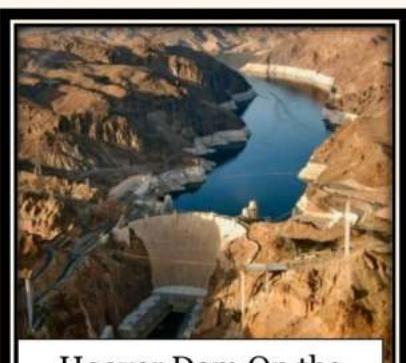
The culprit is **D-R-O-U-G-H-T**. To understand the seriousness facing not only Res 1 but every other person (and HOA) in the Coachella Valley and indeed much of the Western U.S., it's imperative to see the broader picture.

Imagine you're piloting your own drone aircraft, soaring over rivers and lakes from California to New Mexico, from Wyoming down to Arizona. The rivers and lakes you see below are major sources of water we use to brush our teeth, water our lawns, and grow our crops. But looking down from your drone, that view is alarming. You see rivers and streams reduced to a trickle. Lakes transformed into mud flats. Reservoirs encircled by bathtub rings and dotted with boat ramps 100 ft. from shore.



Water levels at Lake Mead

Faced with severe conditions like these over which it has no control, our Association board and management have studied what it **can** control – water worries. The result is a modified landscape plan to fit within water usage requirements mandated by the Coachella Valley Water District and State Water Board. (And hovering in the background may be further Colorado River reductions by the Bureau of Reclamation, which on Aug. 16 ordered the State of Arizona to cut its allotment by 21% but for the time being spared California.)

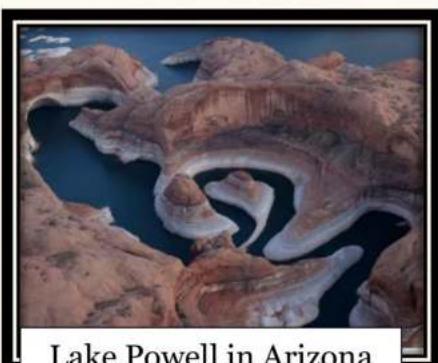


Hoover Dam On the Colorado River

**Your HOA board, management and landscape committee have invested countless hours to:**

- (1) understand the implications of what has been imposed by water officials and
- (2) develop "what-if" options for multiple scenarios. Included in these discussions have been:

- ❖ **To seed or not overseed?** Can we irrigate grass enough to keep seedlings alive? Is it too late in the year to even find enough seed to buy? And can we afford its higher cost?
- ❖ If the seeds die, how much money will have been wasted on seeds and water?
- ❖ **Same with fall flowers**, for which purchase orders with growers had to be placed by early summer for October delivery. Plant as usual, or develop an alternative plan to use fewer flowers and keep Res 1 looking good?
- ❖ **What about fines and penalties?** Anyone using too much water will be bumped up to a higher rate category by our water utility...and be subject to daily fines.
- ❖ **Looking at the broader picture** – that view from your personal drone mentioned earlier--has the time come to begin converting any flower beds to flowering perennials?

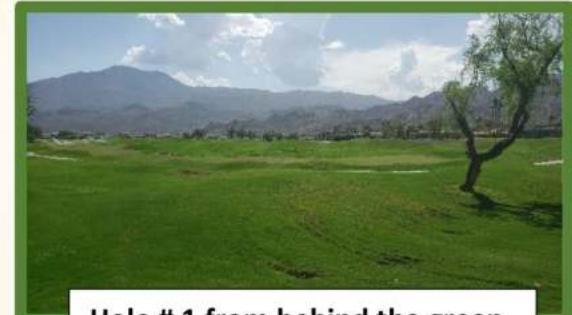


Lake Powell in Arizona

Following careful review and thorough analysis by the HOA Board and Management, it was decided that in fall 2022 the Association will plant 30% of the typical annual color allotment and apply the savings to the purchase and installation of drought resistant perennials in beds by the mailboxes, and per the landscaping experts' advice, we will overseed with winter grass in late October, instead of early September.

# CHANGES ON THE STADIUM COURSE

If your home is on the Stadium Course, you will be interested in some of the changes that are being made there. The Club has begun the first of two-phases of a renovation of the Pete Dye course. The first phase consists of removing most of the mature trees that were located between the double fairways. Most of the trees on the golf course side of our houses remain to provide protection for the homes. Some of the trees removed will be replaced by smaller younger trees. The pictures shown here were taken in mid-August and show Stadium fairways after the tree removal.



Hole # 1 from behind the green.



Hole # 4 from back tees

If you are a golfing member of The Club at PGA West, you will have received an email earlier this summer informing you of the changes being made to the Stadium Course. The PGA West Residential Association (known as Res I) has no connection with the Club at PGA West and had nothing to do with the decisions made by the Club.

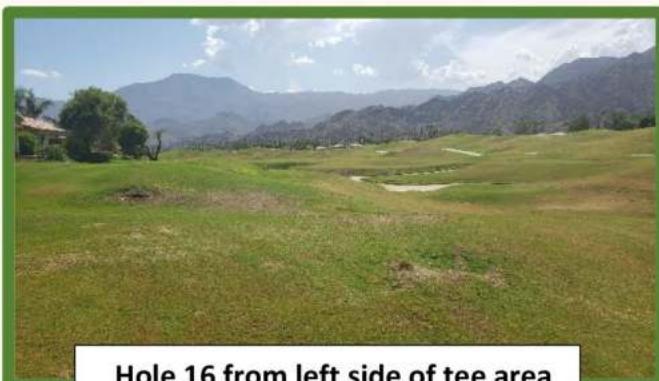
The Club has reported the purpose for these changes is to restore Pete Dye's design elements of the mounding and contours on the course. This phase of the renovation began on June 20<sup>th</sup>. It was also noted that many of the trees blocked the sprinklers and were causing brown spots.



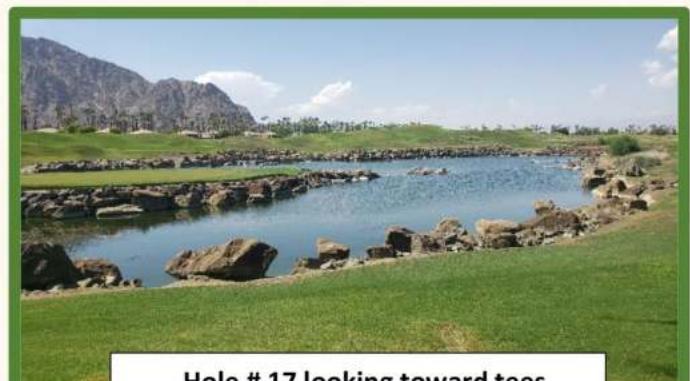
Hole # 8 looking back from green

Phase two of the renovation on the Stadium course will begin in the Spring of 2023. This phase will replace the existing Bermuda grass with Tif-Eagle Bermuda on all the greens. Tee boxes will be leveled and expanded and bunkers will be renovated. The complete irrigation system will be updated.

The course will be overseeded in the fall and will again be used for the The American Express Golf Tournament in January 2023.



Hole 16 from left side of tee area



Hole # 17 looking toward tees

# JEFFERSON AVENUE IS CHANGING

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## Living in Res 1 may mean changing a few driving habits...

at least for a little while...and all for the better.

Construction and road improvements are underway, transforming our little corner of the Coachella Valley.

Jefferson Street is a common denominator with all of them, beginning with a new traffic roundabout between Avenues 52 and 54, dubbed Avenue 53. Feeding into the new traffic circle will be:

- north and southbound Jefferson
- the gated entrance at The Hideaway
- a new road into Talus (formerly Silver Rock)



Jefferson southbound in front of Hideaway



Jefferson northbound towards Ave 52

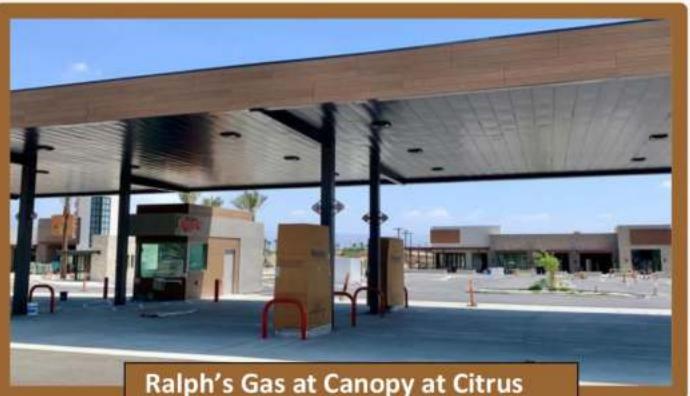
Completion of the roundabout is projected for early December this year. Until then, be prepared for lane closures, delays and detours.

The oft-delayed Talus development (talus.com) is finally underway in earnest. Its two hotels and dozens of residences are rising out of desert landscape on the north side of Res 1's Palmer homes. (This project was originally known as Silver Rock, now it is Talus).

Further north on Jefferson, build-out is nearing completion on **Canopy at Citrus**, the long-awaited expansion of the Ralph's shopping center (officially, Citrus Plaza) at the northeast corner of Jefferson and Avenue 50.

The **Canopy at Citrus** (canopyatcitrus.com) lists some of its tenants;

- ❖ Ralph's gas station
- ❖ Cork & Fork restaurant
- ❖ Lunas Pizza Bar & Grill
- ❖ Keedy's, the iconic 1950's fountain and grill in Palm Desert.



Ralph's Gas at Canopy at Citrus

**Completion is scheduled for the second half of 2022.**

In conjunction with **Canopy at Citrus**, La Quinta and Indio are cooperating in a joint project to improve Avenue 50 in this area. Still in the pre-design phase, it calls for widening the roadway to two traffic lanes in each direction and adding bike lanes and a sidewalk.

Not this year but we hope in the not-to-distant future: La Quinta and Indio are also in the preliminary design phase of a joint undertaking to improve the busy intersection of Highway 111 and Jefferson (where Home Depot sits on the northwest corner). We all look forward to learning more about that improvement.



## S.T.R. UPDATE

For those of you who are away from La Quinta for the summer, there has been some news on the Short-Term Rental issue.

The La Quinta City Council met on June 7<sup>th</sup> to discuss the result of the petition signed by La Quinta resident voters. Riverside County certified 3,244 signatures of registered voters who wanted the STR issue to be placed on the November ballot. That number was well more than the 2,448 signatures required to qualify the measure for the ballot.

The Council listened to over two hours of citizens, both in person and on Zoom, stating their positions on both sides of the Short Term Rental issue. After listening, the Council voted to allow the issue to be placed on the ballot. The Council members did not give their individual views on the STR issue, but they all stated that the La Quinta citizens had gathered enough signatures and had every right under our democracy to let the people decide the issue on the November ballot.

If passed, the **Ballot Measure A** would place a ban on Short Term Rentals in areas zoned Residential and it would go into effect in December of 2024, Rentals of 30 days or more would not be affected.

**In La Quinta, there are presently 12 areas where Short Term Rentals are now, and would still be allowed if the vote passed.**

- **Embassy Suites**
- **Homewood Suites ( La Quinta Desert Villas) – on Washington St.**
- **La Quinta Resort (Including Spa and Tennis Villas)**
- **Signature at PGA West**
- **Legacy Villas – On Eisenhower Dr.**
- **Polo Villas – On Madison**
- **Puerto Azul – on Madison**
- **Cordoniz – On Jefferson and 52<sup>nd</sup>**
- **Silver Rock Specific Plan (to be developed) – on Jefferson**
- **Village Commercial – area near Old Town La Quinta**
- **SW corner of Ave 62 and Madison – to be developed**
- **NW corner of Ave 64 and Madison – to be developed**

## PUT YOUR BRAKES ON SPEEDING

Speeding is a very personal thing. Every driver has complete control over the speed of his or her vehicle.

### 20 MPH-SPEED LIMIT SIGNS

are posted at various places on RES I property.

- Sometimes we feel the need to hurry to an appointment.
- Sometimes we feel the local speed limits are too low, so we drive the speed we wish to drive.
- Sometimes we do not think at all, we just see an empty street ahead and go as fast as we wish.

Many of our neighborhood streets at PGA West are long and sometimes look empty....

Why shouldn't we go as fast as we wish?....What is the need to stop at a stop sign when no other cars are around? **Why?**.... According to statistics, neighborhood auto related fatality rates in residential neighborhoods are three times the fatality rate on highways.

### What we must remember:

- ↳ Our streets do not have sidewalks. THEREFORE....dog walkers, joggers, bicyclers, etc. all must use the streets.
- ↳ Our streets are narrow. If cars are parked on either side, it becomes a one-way passage.
- ↳ Visiting children and animals sometimes dart out from between parked cars.
- ↳ Cars and golf carts often back out of their driveways or garages into the roadway.
- ↳ Golf carts are present on our streets, often travelling slowly. (but sometimes really fast)
- ↳ On weekdays gardeners are often working, often piling clippings in the street areas.
- ↳ Many times guests and vendors are not reminded to obey our speeding restrictions.
- ↳ We do not have streetlights, increasing the need for caution while driving.

**...homeowners are responsible for guest and vendor violations.**

The following chart shows the distances it takes to stop a car in an emergency situation. The distance to stop is dependent on...

1. how quickly we perceive an emergency (**recognizing the problem**)
2. the time it takes to physically stop the car once the brakes are applied (**braking time**)

SPEED	DISTANCE TRAVELED ONCE PROBLEM IS RECOGNIZED plus BRAKING TIME	TOTAL STOPPING DISTANCE
20 MPH	20 feet + 20 feet	40 feet (about 3 car lengths)
30 MPH	30 feet + 46 feet	76 feet (about 6 car lengths)
40 MPH	40 feet + 78 feet	118 feet (about 9 car lengths)

You can see that the faster the car is travelling, the longer it takes to stop.

Occasionally you will see speed monitoring devices along our Res I streets. The following report was set up to collect speed data from the hours of 7AM to 2PM. Three Res I streets were monitored.

### PINEHURST: May 2 to May 6 - 2022

206 vehicles were counted.

Of these 63 were above speed limit = 30.5%

Highest speed recorded = 37 mph

### INVERNESS: May 9 to May 13 – 2022

296 vehicles were counted

Of these 112 were above speed limit = 37.8%

Highest speed recorded = 44 mph

### SHOAL CREEK: May 16 to May 20 – 2022

619 vehicles were counted

Of these 340 were above speed limit = 34.9%

Highest speed recorded = 42 mph

## CONCLUSION

Approximately one third of the vehicles on our streets are travelling above the 20 MPH posted speed limit

**INSTEAD OF BEING THE SPEEDING PROBLEM...**

**LET'S ALL BE THE SOLUTION TO THE PROBLEM!**

# Bighorn-sheep update



For years now, we have lived with these beautiful animals. We have watched them eat our flowers and trees, and block traffic on the Palmer-side streets. But along with the aggravation, we have enjoyed their magnificence. We have waited a long time for a fence to be built that would prevent the sheep from invading our neighborhoods. Since 2014, when the Sheep Fence was conceived, we have heard many reasons why the fence has been delayed. Year after year, it has been postponed for one reason or another.

Please note that the requirement for a Bighorn Sheep barrier was driven by US Fish and Wildlife, California Department of Fish and Wildlife, the Bighorn Sheep Institute and the Sierra Club. Our role was limited to negotiating an acceptable location for the barrier.

**The latest news is that the fence may actually become a reality very soon.** We are told that all the necessary requirements to start construction have been completed. Notice to proceed has been released to start construction on September 12, 2022. Materials for construction have been moved to a laydown area at the west end of Avenue 54. That is the latest news, and we will await its reality.

In the meantime, the landscape committee has noticed that the sheep do not particularly care for the taste of SNAPDRAGONS. So, any flowers we plant in the "sheep" areas, will be snapdragons. We are hoping they will avoid those plants and not develop a taste for them.



# PARKING NEWS



"I have never been complimented on my parking before.....  
I just got a note on my windshield that said...PARKING FINE"

Many Homeowners have expressed concern that there are so many rules to follow in our HOA community, and they are correct. There are a lot of rules.

- Some rules protect the general safety, such as speeding, pool conduct and feeding wild animals.
- Other rules help keep our community organized, beautiful and uncluttered, hopefully achieved by parking and signage, garbage rules, etc.
- Many rules attempt to create appreciation for the rights of others, such as noise restrictions and pet rules.

## A community without rules is a chaotic community.

Rules are only effective if they are respected and understood by the members of the community. Rules need to be reasonable and fair. When a rule seems to be unreasonable, there are ways to discuss and change it.

In 2021, the **Combined Community Rules and Regulations** (CCRRs) were studied and revised. Any changes were approved by the Master Assn and the three HOAs, then allowed the homeowners to study and comment on the changes. After all of these procedures were conducted in a timely manner, the revision went into effect. One rule had many unintended consequences and created unhappiness among many Homeowners. Efforts are now being made to change this rule.

**YOU GUESSED IT!** It is the overnight street parking rule **1.3.6** in the **Combined Community Rules and Regulations**. Here is the wording of this rule.

**OVERNIGHT PARKING (10:00 pm-7:00 am) IS LIMITED TO A TOTAL OF FIVE VEHICLES PER Dwelling Unit.** No more than two vehicles per Dwelling Unit may be parked overnight on the street and only when the garage and driveway have been used to their fullest capacity.

### Here is the proposed wording:

No more than 2 vehicles per Dwelling Unit may be parked on the street at any time during the hours of 12:00 am to 7:00 am. Rule 1.3.1 requires the garage to be used to full capacity before parking on the street. Private driveways are encouraged to be used for parking before street parking when at all possible.

This revised rule accomplishes our objective of no more than 2 cars per unit parked overnight on the street and encourages Homeowners to use their garage and driveway before parking in the street. The new wording is much more workable for homeowners. It takes the judgement out of determining whether or not to issue a citation. Finally, it enables Gates and Patrol and the HOAs to use their limited resources more efficiently.

As you are aware, PGA WEST driveways are not all the same. Some driveways are very short and some are bordered by bushes. It is difficult to fit two cars in some driveways while allowing passengers to enter or exit the vehicle. In some units, the golf cart cannot exit the driveway without moving cars parked in the driveway.

At this point the revised working of Rule 1.3.6 has been approved by the Master Association and the RES I Board. Once all Boards have voted, and if they approve the change, it will sent out to all Homeowners in PGA West for a 28-day comment period. Everyone will have a chance to voice their opinion on whether to change the rule or not. After 28 days, all comments will be considered, and the Master Board will make the final decision. Once you have received the proposed rule change, we encourage your comments to your respective Boards or to the Master Assn.

**NOTE: If you have studied the CCR&Rs carefully, there is no rule that limits the number of vehicles proposed to be on the street during the day and early evening. The above rule addresses only OVERNIGHT STREET PARKING which is in effect from 12:00 am to 7:00 am.**

Many homeowners enjoy having guests for dinner parties and gatherings at their homes. Sometimes many people gather at homes throughout the community for various reasons. If a parking restriction before midnight were enacted, where would guests park when attending functions at neighborhood homes? We do encourage homeowners to use driveways whenever possible and use their garages for parking cars.



## WILDLIFE AT PGA WEST

Many of us moved to PGA West because of its beauty. The trees, grass, flowers and lakes are an oasis in the middle of the desert. Many animals feel the same way and have also decided to spend time here.

We enjoy watching our animal friends, but we must be mindful that they are not domestic animals and we should not treat them as such. Feeding them creates dependency and often the food we give them is not suitable for their digestive systems. Where wild animals find food is where they will congregate, which sometimes causes problems or threats to our safety and to the safety of our own pets.

If a wild animal becomes a threat or a nuisance, please report the situation to your HOA. There are agencies that can handle the removal of threatening animals such as snakes, rodents, skunks, etc.

Enjoy the wildlife but please do so at a distance. Please do not let your children chase them or throw things at them, because some animals will become aggressive if they feel threatened.



### FEEDING WILD ANIMALS:

The **COMBINED CCRRs §6.3** prohibits feeding and/or interacting with wild animals. **HOMEOWNERS WHO HAVE VIOLATED THIS RULE HAVE BEEN FINED AS MUCH AS \$500 FOR A FIRST OFFENSE.**

Feeding wild animals is bad for their health and it results in making them unafraid of humans. They can also become reliant on a domestic source of food.



# SB 1383.... WHAT IT MEANS TO YOU

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California's SB 1383 is the most significant landfill waste reduction mandate adopted in California in the last 30 years.



The goal of SB 1383 is to reduce organic waste landfill disposal by 73% from 2014 levels. California residents and businesses will be required to sort and separately collect:

**FOOD SCRAPS**  
**YARD DEBRIS**  
**FOOD-SOILED PAPER**



All businesses and residents will need to separate the above items from their trash and recycling.



BLUE CONTAINER...for collection of non organic recycling  
GREEN CONTAINER...to be used for organic waste, including grass, weeds, flowers, leaves and food waste  
GRAY CONTAINER...(perhaps the one you already have) which will be used for non-recyclable waste.

At the moment just be aware that this change is coming.  
Many homeowners have questions about  
the size and location of these new containers.  
As the time grows near, your many questions will be answered.

If you wish to learn more about SB 1383, you can follow this link  
to read Burrtec's explanation of SB 1383.  
<https://www.burrtec.com/recycling-legislation>



In our society there are rules for almost everything we do. We have **FEDERAL** rules, **STATE** rules, **CITY** rules....and yes, **HOMEOWNER ASSOCIATION** rules. Without rules, there would be chaos. It is important to know the local rules we live by.

At PGA WEST there are FOUR Associations plus the Golf Club.

1. **PGA West Residential Association (RES 1)**
2. **Residential Association 2 (RES 2)**
3. **Fairways Residential Association**
4. **Master Association**

Each of these Associations has its own governing documents known as **Bylaws** and **CC&Rs** (Covenants, Conditions and Restrictions). These are specific to each individual Association.

The **Master Association** is responsible for all the entrance gate houses, PGA West Boulevard and all the exterior areas surrounding our residential associations.

The **GOLF CLUB AT PGA WEST** is responsible for maintenance of all the golf courses and Club Grounds. The Club property is reserved specifically for club members and their guests.

Each month you pay your dues to **PGA WEST RESIDENTIAL ASSOCIATION (Res 1)**. Included in those dues is a certain percentage assessed by the Master Association. The Master Board is comprised of members from each of the three Residential Associations.

The **Master Association** has a set of rules called the CCR&Rs (Combined Community Rules and Regulations). Each Residential Association follows these Combined Rules. When you receive a citation, it is because you have violated one of the rules in the CCR&Rs. The most common infractions are Speeding and Parking violations. Other violations include Noise, Conduct, Unregistered Rental Properties, Pet violations, etc. The Master Association hires patrols whose job it is to circulate around the three HOAs and they also are available when a complaint is called in.

We strongly encourage all of our Homeowners to be knowledgeable of the rules. You may always find them on the Res I website under GOVERNANCE. Go to [pgawest.org](http://pgawest.org) to see this information. There is a wealth of other information on the website. We hope you will take a look.

You may also know that each Homeowner is responsible for any violation incurred by the guests and vendors they have allowed to enter through PGA West gates. Most visitors respect the speed signs posted at all of our gates. However, some may not. To ensure that all guests understand our basic rules, the Master Association has added the following language to the entry passes guests must place on their dashboards.

Below you will see what is printed on the back of the newer visitor passes. The guard at each gate is asked to hand the pass to each visitor and vendor with this written message face up, so the guests will read the brief list of rules to follow. We hope this helps bring awareness of the rules to both our guests and our homeowners.

### **BELOW YOU WILL SEE WHAT IS GIVEN TO EACH GUEST AND VENDOR AS THEY ENTER THE GUARD GATES.**

**This will be printed on the reverse side of the guest pass**

#### **Welcome to PGA WEST, an ACTIVE Community**

Your safety is our concern.

As a guest, please make yourself aware of our rules.

- DO NOT SPEED.
- Cars and golf carts must STOP at all stop signs.
- Noise Rules are in effect. Check with the owner for details.
- Be aware of pedestrians, bikers, golf carts.
- Parking: Use the garage and driveway first.
- Ask the owner for specific overnight parking rules.
- Do not block driveways, fire hydrants or mailboxes.
- Park with the flow of traffic.

***Please do not walk, jog, bike or let your dog run on the golf courses. They are private property.***

## DWELLING LIVE

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

### DWELLING LIVE

On the internet to:

[pgawestgate.com](http://pgawestgate.com)

♦You will need to type in your email address and 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.

♦You may also enter the names of vendors you wish to admit on a regular or temporary basis.

## Check your **PERMANENT LIST** on DWELLING LIVE

**[www.pgawestgate.com](http://www.pgawestgate.com)**

Many of us have friends and vendors who come to our homes regularly. If a person or a vendor is on your PERMANENT LIST with Dwelling Live, they may enter any PGA West gate at any time.

When they enter, you are responsible for the actions of these guests, and your vendors who do not have their own transponder.

**If any guest, who enters with your permission, is cited for speeding, or parking illegally, or any other infraction, you are held responsible and will be required to pay the fine for such a violation.**

Please check your **PERMANENT LIST** on Dwelling Live website. Be sure you trust those on that list and delete any entries that are out-dated. You may be saving yourself a future fine by doing so.