

SEPTEMBER 2026

EDITION 3



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NEWSLETTER



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RES I Board of Directors



*Jim
Young*



*Bob
Shipley*



*Keith
McAslan*



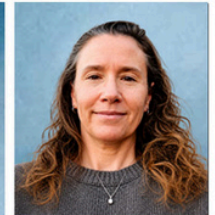
*Laurel
Klaus*



*Jay
Agoado*



*Pete
Giulioni*



*Renee
Dockweiler*

Message from the President

Board Update: Landscape, Operations and Planning

As summer 2026 comes to an end, we look ahead to fall and the important work underway for our community.



Jim Young

President of the Board of Directors

The past several months have presented challenges, including the transition to our new landscape company, PWLC II, as well as irrigation issues and prolonged periods of extreme heat. After 12 months of working together, the Association and PWLC II continue to work together to address the unique landscape needs of our large community and meet the expectations of the Board, Management, and Homeowners.

In order to focus on ongoing landscape challenges, the Board recently reorganized management responsibilities to strengthen landscape and irrigation oversight. Our former Landscape Manager, Marcus Rivera, who served as Assistant General Manager for more than two years, has returned to landscape and irrigation oversight, bringing his expertise back to the area where he has extensive experience. He also oversees pest control and lake maintenance. The Board and Management will continue to closely monitor operations and work with the contractor to improve consistency and service.

As mentioned, summer heat presents an obstacle for Landscape Maintenance. From June through September 16, 2026 La Quinta experienced 11 days with temperatures exceeding 115°F, including a high of 120°F in August. As we move into fall, fresh ryegrass lawns, seasonal flowers, replacement of declining plant material, and focused attention to soil amendements and fertilization will help bring renewed color and vitality to the community.

The Association has also implemented a new work-order follow-up process. Work orders that remain open for more than 14 days will be reviewed by staff, and homeowners will receive a written update regarding the status of their request and anticipated next steps. This process is intended to improve communication and ensure homeowners remain informed when a request requires additional time to resolve.

As previously communicated, the Association is investigating the feasibility of installing one or more wells on Association property. Currently, potable water is used for irrigation and lake maintenance, which is considerably more costly than a non-potable water source. The development of a non-potable water source could provide a long-term opportunity to reduce these costs. The process has proven more complex, including challenges related to power availability from IID. We continue to explore this opportunity and will keep homeowners apprised of any significant developments.

The tile roof underlayment replacement and tile reset project, including repairs to damage discovered during the process, is ongoing. To date, work has been completed for 93 buildings, encompassing 307 homes, or approximately 23% of the Association's condominium units.

This work has been funded through reserves, with a significant portion of the funding made possible by the Association's 2023 investment policy revision, which substantially improved returns on invested funds.

Finally, the Board and Management are actively working on the 2027 operating and reserve budget, including operating expenses, contracts, utilities, maintenance needs, reserve funding, and future projects. Additional information will be shared with homeowners as the budget process progresses.

Message from Management

Dear Homeowners,

As summer draws to a close and we prepare for fall, we would like to share several seasonal reminders and important community updates. A few simple steps now can help protect your home, support efficient Association operations, and keep PGA WEST Residential Association looking its best.

- **Association Insurance Renewal:**

The Association's insurance policies renew on Oct 1, 2026. We encourage homeowners to ask their individual insurance broker to review the Association's Certificate of Insurance and the information provided by Prendiville Insurance. This review can help owners understand how the Association's coverage relates to their individual policies.

The Association will provide the Certificates of Insurance for the policy period 10/01/26 – 10/1/27 to homeowners who receive emails from the Association on September 25, 2026.

- **NOTE:** The Association's deductible is \$50,000 for water claims and \$10,000 for fire and other covered property claims. Because these deductibles may affect an owner following a covered loss, homeowners should discuss appropriate coverage with their individual insurance broker, including earthquake insurance and loss assessment coverage.

- **Fall Landscape Maintenance:**

Annual lawn scalping is underway in preparation for winter overseeding. Because overseeding and flower planting can create dust and debris, homeowners may wish to schedule window cleaning after both activities are complete.



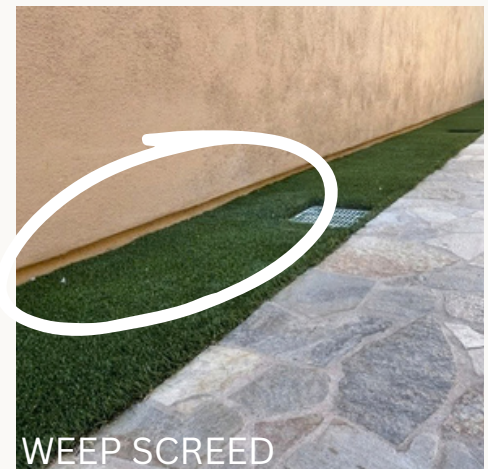
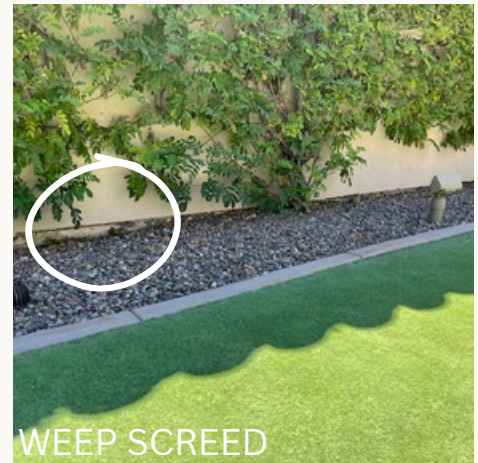
- **Prepare for the Rainy Season:**

El Niño is strengthening, and SoCA may experience increased rainfall this season. Please clear and flush your atrium drains, confirm that water flows properly to the street curb, keep each drain uncovered and free of obstructions and maintain proper clearance at weep screeds.

These simple steps can help reduce the risk of water intrusion when rain arrives. If a condominium landscape drain is not draining freely, please submit a work order to the Association.

Thank you for taking these seasonal steps and for your continued partnership in keeping PGA WEST Residential Association beautiful, well maintained, and prepared for the future.

Kelly McGalliard CCAM/AMS/PCAM
General Manager



Committee Reports



Compliance Committee - Jay Agoado:

This Summer started off in typical fashion. The number of citations issued from mid-May to mid-July was the most we have seen for the last three years. Everyone needs to slow down, and owners/landlords need to do a much better job of explaining the rules to their guests/tenants/ vendors.

Although most citations are a result of homeowners' actions, we are still finding that either homeowners don't realize that they are responsible for their guests' actions or guests have no knowledge of a single rule of ours.

Also, a quick reminder, the HOA follows CA laws, e.g. parking in front of a mailbox or driveway is not allowed here or anywhere in the state of CA.

By following our rules it will make PGA WEST RES I a much safer community for everyone to enjoy.

[CLICK HERE TO VIEW THE COMBINED COMMUNITY RULES AND REGULATIONS](#)





Architecture Committee - Jay Agoado:

If you have any questions about whether permission is needed for a project, please reach out and the Architecture Committee will guide you.

Many homeowners like to come to the committee and ask if a project is even feasible before spending any money and we are happy to help. If a project is something that needs a city/county permit, then it will require approval from the Architecture Committee.

This summer has been quite busy with applications as homeowners are preparing for the upcoming season. We have seen plenty of backyard projects i.e. pool renovations, patios, outdoor kitchens, etc.

Most of these projects will be enhancing our neighborhood's beauty and value. It is important to provide the committee as much information and detail about your project as possible. This will expedite the approval process.





Landscape Committee - Laurel Klaus & Marcus Rivera:

As mentioned in an earlier communication from the Landscape Committee,

- Scalping began on Sept 15th on Congressional and Riviera. Scalping on the Palmer side is expected to be completed by Sept 18th.
- Scalping began on Oak Tree on or about Sept 21st. Scalping on the Stadium side is scheduled to be completed by September 29, 2026.
- The irrigation will be checked immediately following scalping and prior to overseeding. The irrigation will be checked again following overseeding.
- Overseeding began on Sept 21st on Congressional and Riviera. It will follow the same pattern/route as scalping.
- Tree trimming will begin on or about Oct 19th and is expected to be completed by Nov 25th.
- Flower planting will begin on or about Oct 19th. The high visibility beds will be planted first with geraniums. The remaining flower beds will be planted with a vibrant mix - schedule to follow. We anticipate flower planting will be completed within 30 days.
- Fall plant replacement will begin on or about Oct 5th and plant replacements will continue through the season.
- Please Note: all dates are approximations and are weather dependent.



Finance Committee - Keith McAslan

Keith McAslan your Board Treasurer, presented the following report during the August HOA Board Meeting.

KEY FINANCIAL HIGHLIGHTS – Month of July 2026

July 2026 closed with a net operating surplus of \$62,900 against a budgeted deficit of (\$27,527) – a favorable variance of \$90,427 for the month.

Total operating receipts were essentially on plan (\$973,632 actual vs. \$970,354 budget, +0.3%), so the favorable result was driven almost entirely by expenses, which came in \$87,150 (8.7%) under the monthly budget.

The favorability is concentrated almost entirely in two categories:

1. Utilities were \$31,830 favorable to the budget primarily due to a credit received in July in the amount of \$22,454 from CVWD for the water overcharges earlier in the year (NOTE: this is the result of management aggressively pursuing a credit from the water utility. Utilities were well under budget by (+\$31,830), led by Water (+\$23,683) and Gas (+\$5,833).
2. Landscape Maintenance was \$66,367 under budget for the month, primarily because no Palm Tree Trimming cost was recorded in July (\$0 actual vs. a \$53,438 monthly budget) – that invoice was pulled forward and paid in June to cover two months of service.

Partially offsetting these gains:

- Pool & Spas ran (\$10,175) over budget, driven by Pool Maintenance Supplies (\$12,288) due to the vendor falling behind on their billing and us not accruing for the anticipated expense;
- Trash Removal ran (\$2,119) over budget on higher Trash Supplies/Fuel costs.
- Pest Control ran (\$2,117) over budget due to an unbudgeted Termite Inspect & Treatment charge.



Pools Committee – Keith McAslan:

The in-house pool staff spent the Summer working diligently to keep the pools clean - fighting with the winds, trimming of the palm trees and debris from the mowing operations. However, now that we are in mid-September the palms are trimmed and the pools and spas are pristine once again.

KEY FINANCIAL HIGHLIGHTS – Year to Date as of July 31, 2026

The Association remains solidly ahead of budget for the year: year-to-date net receipts (receipts less disbursements) of \$390,797 are \$236,309 favorable to the YTD budget of \$154,488.

Total assets decreased month-over-month from \$18,048,757 in June to \$17,777,719 in July, (\$271,037), (1.5%).

Accounts Payable dropped sharply (from \$288,226 to \$116,858), consistent with the June-end Palm Tree Trimming invoice being paid off during July.

2027 Assessments

The 2027 RES I Assessment Packet will be sent in late November 2026 by email or mail, based on each homeowner's notification preference.

This packet contains important information regarding your 2027 HOA dues, including the amount of your assessment, along with the 2027 Association Budget and Reserve information.

Please review your packet carefully, as it provides the financial information you will need for the upcoming year.

If you have not received your assessment packet by December 10, 2026, please email nayelyl@pgawest.org or call the HOA office at 760-771-1234.

Master Association Report – Gavin Schultz:

The Master Association meets monthly - usually on the second Thursday of each month at 1:00 p.m. The last meeting was on Sept 10th the following issues were discussed:

- A recent blitz to address the speeding issues on Tanglewood and Shoal Creek has been very successful.
- We are working on addressing the non-functional turf (NFT) issue along 54th between Jefferson and Madison. Budgetary costs are being prepared for compliance with CA Assembly Bill 1572, which mandates NFT conversions be completed by 2029.
- Action was taken to approve adoption/approvals for appointment of the Auditor, FY2027 Reserve Study, and improvements to the Weiskopf gatehouse, which houses Master Association administrative personnel.
- Work to install additional lighting along PGA Blvd. has been completed.
- Refurbishment and desert scaping on the Laurels gate has been completed. This is one of the most heavily used gates in the community, servicing Res I and Res II.

RES I

Bulletin Board



Board Meeting Schedule

The next HOA Board meeting is on **Thursday, November 5th, at 1:00 PM** in the PGA West Residential Association Member Service Center (54-320 Southern Hills). All homeowners are welcome and encouraged to attend either in person or via Zoom.

Meeting minutes will be posted online after they are approved by the Board.

RES I Contact Information

- HOA Office: (760) 771-1234
- Email: reply@pgawest.org
- Website: www.pgawest.org
- Master Association:
760-564-3858
- Command Center/Palmer Gate
760-564-5452
- Stadium Gate:
760-564-3159

Improved Work Order Access: We are preparing to launch Manage Casa, a new software platform that will give homeowners better access to work order information through the Owner Portal. Homeowners will be able to view work order status and receive notifications when a request is received and completed. We will share additional information as implementation approaches.

Thank you for taking the time to read our quarterly newsletter. We wish all residents a wonderful season ahead and look forward to seeing you at an upcoming Board meeting!

With warm regards,
The Homeowners' Association Board

