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NEWSLETTER

OCTOBER 2025

EDITION 3



WELCOME BACK

Friends & Neighbors

Welcome to the October 2025 issue of the RES I Homeowners' Association (HOA) quarterly newsletter! As we kick off a new season here at PGA West RES I, we're excited to share updates, important information, and community highlights. Our goal is to keep every resident and homeowner connected, informed, and proud to be part of our vibrant neighborhood. Thank you for contributing to what makes our community such a special place to call home.

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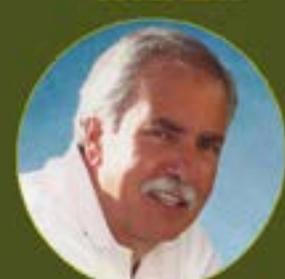
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Message from the President

We hope this newsletter finds you well. As another season unfolds, we reflect on both our accomplishments and the opportunities ahead. Your continued involvement and feedback play a crucial role in fostering a welcoming, safe, and thriving neighborhood.

Our HOA remains engaged with Roof Asset Management (RAM) on phase 2 of the tile roof underlayment replacement and tile reset project. We are pleased to report outstanding progress and positive results. Following Storm Hilary in Aug 2023, we received reports of more than 300 roof leaks. After the recent rains in August and September of this year, that number dropped to just 11 leaks.

While weather and permit approval may occasionally result in delays, the project remains close to its scheduled timeline. This is a critical investment in the longevity of our community's homes. This multiyear project will continue until all 526 buildings have been completed.

Once a building is finished, its roof component in the Reserve Study is reset with a 30-year life expectancy. This ensures the Association will be financially prepared when it is time to replace the underlayment again in the future.

Earlier this year, the Board and Landscape Committee decided it was time to go out to bid for the new landscape maintenance contract starting July 2025. After a thorough review process, the Association selected PWLC II as our new Landscape Contractor. Details are in the Landscaping Committee report.

Your HOA Board is also exploring innovative strategies to reduce costs and enhance water service delivery. We are currently investigating the feasibility of installing on-site wells to source non-potable water for irrigation. With the water budget currently exceeding \$650,000 annually and expected to rise, the installation of wells could provide substantial long-term savings.

Legislative Compliance (AB 1572) prohibits the use of potable water for irrigating nonfunctional turf and requires HOA compliance by Jan 1st, 2029. If we succeed in sourcing non-potable water, we may not need to significantly reduce turf areas to comply with this law.

We are also evaluating the potential to bring pool and spa maintenance in-house. We have asked our management team to conduct a feasibility study.

Our goal is to improve service quality, but the Board will weigh expected benefits against overall costs before any decisions are made.

Rising insurance costs continue to impact both individual homeowners and the Association. This industry-wide trend has led to significant increases in our annual premiums over the past several years – for example:

- **2023:** \$778,720
- **2024:** \$919,121 or a 18.03% year over year increase
- **2025:** \$1,541,229 or a 67.7% year over year increase
- **2026 (projected):** \$1,745,115 or a 13.23% year over year increase



While these escalating costs present a financial challenge, it is important to note that the Association is insured to its full insurable value. This is consistent with the CC&R's requirement to be fully insured to replacement value and ensures that homeowners can obtain financing and refinance their mortgages when needed.

In 2024, the Board made the difficult decision to reduce earthquake coverage to only include common areas. This cost-saving measure helped offset some of the premium increases; however, it places greater responsibility on homeowners to secure their own earthquake loss assessment coverage and **earthquake insurance for the interior of the units and personal property.**

The Board, together with our insurance broker, Prendiville Insurance, remains committed to closely monitoring market conditions and will continue to seek competitive bids from multiple carriers at each renewal cycle.

We are looking forward to reporting progress on current projects, and we will keep you updated as your Association moves forward.

Jim Young

President of the Board of Directors

Message from **MANAGEMENT**

Operations at-a-Glance

Your Association staff, pictured below, manage, administer, maintain common areas, maintain the irrigation system, provide lake maintenance, exterior pest control and vendor contract oversight. Please feel free to stop by the Association Member Service Center at 54-320 Southern Hills, where you can meet your staff, place a work order, and attend HOA Board of Directors' meetings.



We would like to share what your Board of Directors, Committees, Management Team, and Staff have been working on to enhance and preserve the appearance of your community, protect property values, and improve your homeowner experience.

So far in 2025, the HOA staff has successfully processed and closed 6,524 work orders across a wide range of service categories. There are an additional 357 work orders that are in progress. These numbers reflect the effort and dedication of staff as they work to keep the community well maintained and visually appealing for all residents.

Please continue to report any maintenance concerns/issues/requests via the HOA website pgawest.org/work-orders.

Capital Projects & Contractor Highlights

Our contractors have been hard at work. MC Painting has completed stucco and trim painting on 268 units. Looking ahead to 2026, 134 units will receive fresh trim paint, and 143 units will receive new stucco and trim paint as part of our ongoing maintenance plan.



Valley Pools continues working with the Association's Pool Committee, testing new equipment, and servicing each of the 54 pools and spas three times per week. They also sand blast pool tile, and perform acid washes to brighten the plaster on some pools and spas.

Last season's 'on-demand' pool and spa heating program was very successful; so, beginning Nov 1st the pool and spa heating schedule will once again be 'on-demand'. You may request that a pool and or spa be heated for up to two and a half months at a time.

Please access the Association's website pgawest.org/work-orders create a work order citing the pool and/or spa number, and the length of time that you would like for the pool and/or spa to be heated.

In the interest of conserving natural gas, and Association resources, we ask that you please only request heating of the pools and spas for the period that you will be using them.



Safety & Signage Improvements - You may have noticed that 48 stop signs in RES I have been replaced to improve safety and visibility. All street sign letters have been updated with new acrylic, reflective lettering.

A new speed monitoring device has been purchased. This electronic sign will rotate throughout our RES I community as a friendly reminder to maintain safe speeds. Just a reminder, unless otherwise posted our RES I community speed limit is **20 MPH**. Please help keep your neighborhood safe.

A Note From Your HOA Treasurer



Budget Season is Underway – Planning is underway for 2026. We held our first Budget Workshop on Sept 18th, and a second one is scheduled for Oct 24th. Your Management Team is working closely with the Finance Committee and the entire Board to develop both the operating and reserve budgets.

From a financial standpoint, we are projecting a net excess revenue from the 2025 operating budget, which will be applied to the 2026 budget. Because of prudent oversight of invested funds by the Investment Committee and the Board, the reserve interest for 2025 is expected to be approximately \$611,000, and while this does not translate to a reduction in assessments, it does help to offset increases.

Stay tuned for more updates as we move through this important process. Thank you for your continued support, involvement, and pride in your community. The final 2026 RES I HOA Budget Packet will be emailed to homeowners who are signed up for electronic notifications; otherwise, homeowners who are not signed up will receive packets in the mail.

Gavin Schutz
Treasurer



Thanks for Keeping Our Community Clean!



Thank you for helping keep our community clean and attractive! As a reminder, trash pickup is every Monday, and items may be placed curbside after noon on Sunday in the proper Burrtec barrels. Please ensure all garbage is securely bagged, and remember—trash cans must now be stored in an alcove, garage, or behind a gate so they're not

visible from the street or common areas. If you rent your home, please make sure your tenants receive Association updates and understand these rules to avoid citations. Your cooperation keeps PGA WEST looking its best!



How is My Monthly HOA Assessment Calculated?

It's budgeting time, and you may be asking how your monthly HOA Assessment is calculated. Each assessment is made up of three different components: the Master Association assessment, RES I operating costs and RES I capital costs.

The Master Association is a separate HOA responsible for maintaining PGA Boulevard, all the security gates, and the entire exterior perimeter of PGA WEST. The Master Association has its own Board and annual budget. The cost of maintaining the Master Association's responsibilities is shared equally among all PGA WEST homeowners. Historically, the monthly assessment for the Master Association is approximately \$110/residence.

RES I operating costs consist of landscaping, common area maintenance, insurance, and all other costs of maintaining our RES I community on a day-to-day basis.



RES I capital costs consists of expenses associated with the repair or replacement of long-term, or capital assets. These assets include roadways, roofs, pools, and spas and other items which need to be replaced or repaired infrequently, but at a much higher cost. Cost of these repairs and replacements are estimated and broken down on a yearly basis. This estimate is prepared by outside experts who generate a reserve study. The reserve study then is used as a basis to add a monthly cost for capital items to our assessment.

Both capital costs and operating costs are allocated to the various types of homes within RES I depending on whether they are specific to that type of home or benefit all homes equally.

Each year, the reserve study (i.e., capital costs), operating expenses and Master Association assessment are combined to generate a monthly assessment which is charged to each homeowner.

Please remember that monthly dues are due by the 1st of each month. Late payments received after the 15th of the month, will incur a fee. If you have any questions about your balance, please contact the HOA office, or you can view your account history and balance, as well as make a payment on the Association's website <https://www.pgawest.org/make-a-payment>.

Member Service Office Hours
Monday-Friday 8:00 AM-5:00 PM

Reminders & Notices

AMEX GOLF TOURNAMENT

The AMEX Golf Tournament is scheduled for Jan 22-25, 2026.

Please refer to earlier HOA announcements for details
<https://conta.cc/3K77q4f>

For tournament or band inquiries
email: info@theamexgolf.com

PET ETIQUETTE

All pets must be leashed in common areas, and owners are responsible for cleaning up after them. Let's keep our green spaces pleasant for all.

ROOF MOUNTED A/C UNITS

Roof-Mounted A/C Units: If you plan to service or replace a rooftop air conditioning unit, notify the Association before any work begins by calling (760) 771-1234.

GOLF COURSE SPRINKLERS

If the PGA WEST golf course sprinklers are spraying water onto your home or patio, you can request that the system be adjusted. Please contact Golf Course Maintenance at (760) 564-4463 to request a sprinkler adjustment.



STORM PREPAREDNESS ATRIUM DRAINS

Rainy weather occasionally affects the Coachella Valley. Protect your home, check your atrium drain to ensure it is clear and working properly.

Your Voice Matters

We invite you to be an active part of our community. Whether volunteering, sharing ideas, or simply saying hello to neighbors, every contribution helps make our neighborhood a better place for everyone.

COMMITTEE UPDATES & REMINDERS



Landscaping Committee

PWLC II, our new landscaping contractor for the 2025/2026 contract year, officially began service on September 1st. They came highly recommended by a neighboring community, and we were impressed by the quality of their work. While they've made a promising start, PGA WEST RES I is a large and complex property, so there is a natural learning curve. We appreciate your patience and understanding as they become more familiar with our landscaping standards and expectations.

The PWLC II team supporting RES I is led by Account Manager Terry Wolfgram, with Luis Umana overseeing the Palmer Side and Adrian Mendoza overseeing the Stadium Side. Together, they will help guide the transition and ensure that the quality of landscaping meets or exceeds the Association's standards.

As for projects, Phase 1 of the Oak Hill North Wall landscape rejuvenation has been completed, and Phase 1 of the Fairways Lake project is scheduled to begin in November.

Please remember to submit all landscape requests through the Association's work order system so they can be tracked and addressed efficiently.



Architectural Review Committee

Exterior Modifications: Planning to make changes to your home's exterior? Be sure to submit a formal application to the Architectural Review Committee before starting any work. Please refer to the Architectural Rules and Guidelines Architectural Guidelines If you have any questions, please contact the Association via email at reply@pgawest.org, or at (760) 771-1234 extension 15.



Burretec Services Available for Residents:

Burretec offers a Backyard Receptacle Retrieval Service (YARD SERVICE), which allows homeowners to have their Burretec containers for trash, recyclables, and green waste collected from and returned to a predesignated location. This service is ideal for residents who are unable to place their bins out after noon on the day before collection and retrieve them before dusk on collection day.

In addition, Burretec provides Large Item Disposal through its Bulky Item Pickup service, typically scheduled on your regular trash collection day.

To arrange for either service, please contact Burretec directly at (760) 340-2113.

Visit <https://www.pgawest.org/> — your go-to source for community news, updates, and resources. Easily access documents, notices, pool heating schedules, and online services anytime. Stay informed and connected with everything happening at PGA WEST RES I.

Compliance Committee

Speed Limits: Please remember to keep your vehicle at or below the posted speed limits and be mindful of bikers and walkers throughout the neighborhood. This includes golf carts.

Earlier this year, at the July 31, 2025 Board Meeting, the Board approved revised Combined Community Rules and Regulations (CCR&Rs). For moving violations, the fine multiplier now applies on a vehicle-by-vehicle basis (including golf carts) and only in cases of repeated violations by the same vehicle within a 13-month period. The Master Association Board formally adopted these CCRR's on September 11, 2025.

Recap Compliance Violations

	July	Aug	Sep	
Failure to Stop				
Failure to Stop		1	0	1
Parking Violations				
	July	Aug	Sep	
Parking against traffic		1	2	0
Parked blocking mailbox, etc		8	5	3
No visible parking pass		1	0	0
Golf cart left visible		1	0	0
Miscellaneous		2	0	0
Noise violations				
	July	Aug	Sep	
Noise violations		0	0	0
Speeding violations				
	July	Aug	Sep	
5-10 mph over		5	13	2
11+ mph over		4	5	5
Speeding Violations Locations				
	July	Aug	Sep	
Oak Hill		1	0	0
Oak Tree		5	8	2
Hermitage		1	0	0
Oakmont		1	8	2
Riviera		1	0	0
Winged Foot		0	2	1
Shoal Creek		0	0	1
Jack Nicklaus		0	0	1

At the September 18, 2025 Board meeting, the RES I Board also approved revised CCRRs to bring the Master Association's rules in line with the recent passage of AB 130.

From July through September, citations declined overall, with a brief spike in August driven by speeding and parking violations. Failure to stop remained steady with one citation in both July and September. Parking issues—mainly blocking mailboxes or driveways—fell each month, showing improved compliance. No noise violations occurred. Speeding rose sharply in August, especially along Oak Tree and Oakmont, then dropped significantly in September. Overall, the statistics show a mid-summer surge followed by a steady decline, indicating better adherence to traffic and parking rules by the end of the quarter.



Infrastructure & Reserve Committee:

As a community of 1422 residences, we have a large and complex infrastructure that is aging. It benefits our community to have insights into long-term planning, maintenance, repair and replacement of our infrastructure.



As part of our ongoing review of the Association's infrastructure, the Infrastructure and Reserve Committee is currently assessing the age and condition of the community's electrical distribution system. A recent meeting with a representative from Imperial Irrigation District (IID) provided valuable insights and guidance. One important takeaway is that IID requires specific clearance around electrical transformers, 10 feet in front and 4 feet on each of the remaining sides.

While we recognize the desire to screen these utility boxes for aesthetic purposes, maintaining these clearances is critical to ensure IID can safely access and service the equipment. To enhance their appearance after surrounding vegetation is removed, the Association will be painting the transformers with a fresh coat of paint.

This maintenance is essential, as these transformers supply power to both the common areas and individual units throughout the community.

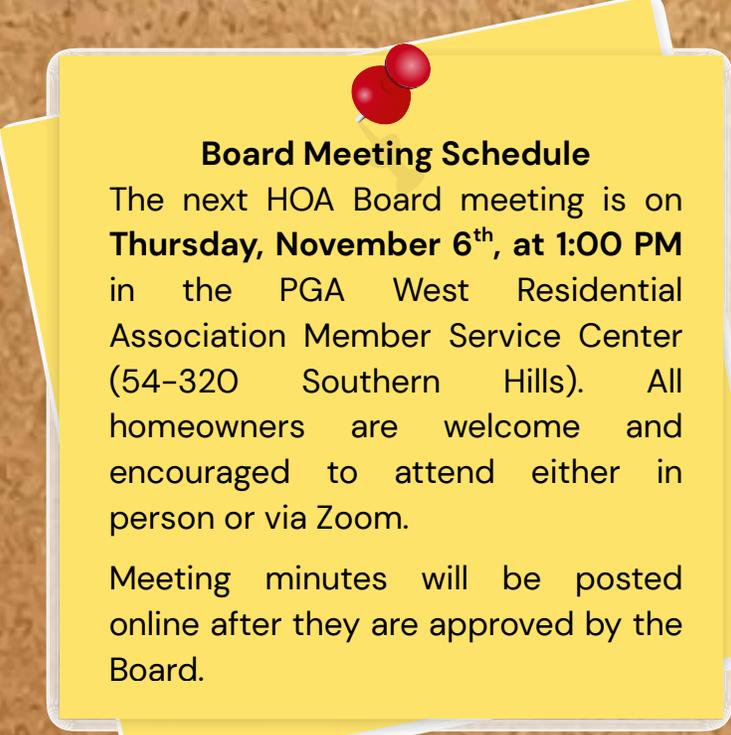
We recently met with the manufacturer of our irrigation system and discovered that we currently have a state-of-the-art system. We believe significant water savings can be had with robust management of this system and in cooperation with our new Landscaping Contractor, we are in the process of implementing a supplemental training program for the 9 "irrigators" on our staff to better manage irrigation water distribution.

All this work will be managed in a financially responsible manner, and we are working with the Finance Committee to ensure we have the funds available for these solutions.

Please note - routine maintenance on community facilities, such as repairs to irrigation, common and limited common area ambient lighting, pools, and common areas, continues to be ongoing. As in the past, please report any maintenance concerns directly to our Management Team via the HOA website pgawest.org/work-orders.



RES I Bulletin Board



Board Meeting Schedule

The next HOA Board meeting is on **Thursday, November 6th, 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

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

