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# RES I NEWSLETTER

JULY 2025

EDITION 2



Hello  
Summer

Welcome to the July 2025 edition of our Homeowners' Association (HOA) quarterly newsletter! We are delighted to share updates, important information, and highlights from around our beautiful and vibrant community. Our goal is to keep every resident and homeowner informed, engaged, and proud to call PGA WEST RES I home. Thank you for being part of what makes our community such a special place to live.

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## Message from the President

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Dear Homeowners,

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. We hope this newsletter finds you well.

I want to take a moment to offer special thanks to Carol Nolte for all her hard work and efforts leading our Communication Committee for the past 3 years. She has transitioned that role to our new Board Director Pete Giulioni ([peter.giulioni.jr@gmail.com](mailto:peter.giulioni.jr@gmail.com)) and we encourage you to reach out to him with ideas, questions, or concerns at any time.

*Jim Young*

President of the Board of Directors

# MESSAGE FROM MANAGEMENT

To say that time flies is truly an understatement, it is hard to believe 2025 is already half over! Perhaps time feels like it is moving so quickly because our team is deeply committed to our guiding principle: "We Work Hard to Make You Happy." These words are printed on a large banner in the Association office, as a daily reminder to our staff to exhibit commitment to achieving that professional goal.

As the mid-year mark passes, 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.

## Operations at-a-Glance

So far in 2025, our HOA staff has successfully processed and closed 4,716 work orders across a wide range of service categories. These numbers reflect the effort and dedication of staff as they work to keep the community well maintained and visually appealing for all residents. Here is the breakdown:

- Landscaping: 1,282
- Irrigation: 1,323
- Lighting: 767
- Pest Control: 444
- Maintenance: 444
- Pool & Spa: 210
- Roof Repairs: 90

- Stucco Repairs: 47
- Concrete Repairs: 12
- Termite Issues: 4
- Miscellaneous Requests: 93

Please continue to report any maintenance concerns/issues via the HOA website [pgawest.org/work-orders](http://pgawest.org/work-orders).



## Capital Projects & Contractor Highlights

Our contractors have been hard at work. MC Painting has completed stucco and trim painting on 61 units and will begin painting an additional 72 units starting in mid-July. Looking ahead to the second half of the year, 135 more units will receive fresh trim paint as part of our ongoing reserve maintenance plan.







**Roof Asset Management (RAM)** completed Phase 1 of the Tile Roof Project in mid-June 2025, which included removing and resetting roof tiles, replacing underlayment, and upgrading vents and metal components on 49 buildings (139 units) and the former roofing contractor, BRS completed 14 buildings (49 units). The Phase 2 contract has been awarded to RAM. Currently there are 15 buildings (23 units) in progress. This is a critical investment in the longevity of the community's homes.

**Valley Pools** has been working with the Association's Pool Committee, testing some new equipment, and servicing each of the 54 pools and spas three times per week, cleaning, sand blasting pool tile, and performing acid washes to brighten the plaster on some pools and spas. Also, during the season, Valley Pools was busy turning on and off pools and spas in accordance with the successful On-Demand Pool and Spa Heating Program.



**From June 1 through October the pools are not heated by the Association, but spas will be heated upon request.**

[pgawest.org/work-orders](http://pgawest.org/work-orders)

### **Safety & Signage Improvements**

You may have noticed that 48 stop signs in the RES I area have been replaced to improve safety and visibility.

In addition, we have begun replacing all street sign letters with new acrylic, reflective lettering. The updated signage is designed to ensure better legibility both during the day and at night. We anticipate that all signs will have new lettering by the end of July.

A new speed monitoring device has been purchased. This electronic sign will rotate throughout the RES I community as a friendly (but firm) reminder to maintain safe speeds. Please remember, the RES I community speed limit is 20 MPH. Please comply with this and keep our neighborhood safe.



Pool Hours  
6:00 AM - 10:00 PM  
7 Days a Week

# Community Tips & Resources

- Recycling Do's and Don'ts: Did you know plastic bags and pizza boxes aren't recyclable in our bins? For a full list of guidelines, check the city's recycling page.  
<https://www.burrtec.com/barrel-guide/>.
- Stay Connected: Sign up for email updates by emailing [nayelyl@pgawest.org](mailto:nayelyl@pgawest.org). When a homeowner signs up for electronic notification they are automatically signed up for all email communications including important Association documents as well as the newsletters. It's a good idea to update your email address(es) at least once a year and include your spouse/partner's email address too!

## Looking Ahead: Budget Season

Planning is already underway for 2026. We held our Budget Kickoff Meeting on June 4, 2025, and the Management Team is working closely with the Finance Committee to develop both the operating and reserve budgets. Stay tuned for more updates as we move through this important process.

On behalf of the Management Team, thank you for your continued support, involvement, and pride in your community. We look forward to what the rest of 2025 will bring. Staff will continue working hard to satisfy the RES I Owners by providing timely maintenance and operation for this outstanding Association.



## Quarterly Highlights

- Pool WiFi: In mid-June Spectrum began installing new Wi-Fi transceivers.
- Updated Modems: Spectrum is offering an upgraded modem for all PGA WEST RES I homeowners. Call Spectrum Bulk Billing Customer Service (833-697-7328) and if you would like to set an appointment for the service person to come to your home and trade out your current modem for the upgraded version. The entire transaction takes about 30 minutes.
- Updated: PGA WEST RES I Website  
[www.pgawest.org](http://www.pgawest.org).

Kelly McOgalliard General Manager  
Marcus Rivera Operations Manager  
Samuel Lopez Maintenance Manager

# Committee Updates & Reminders

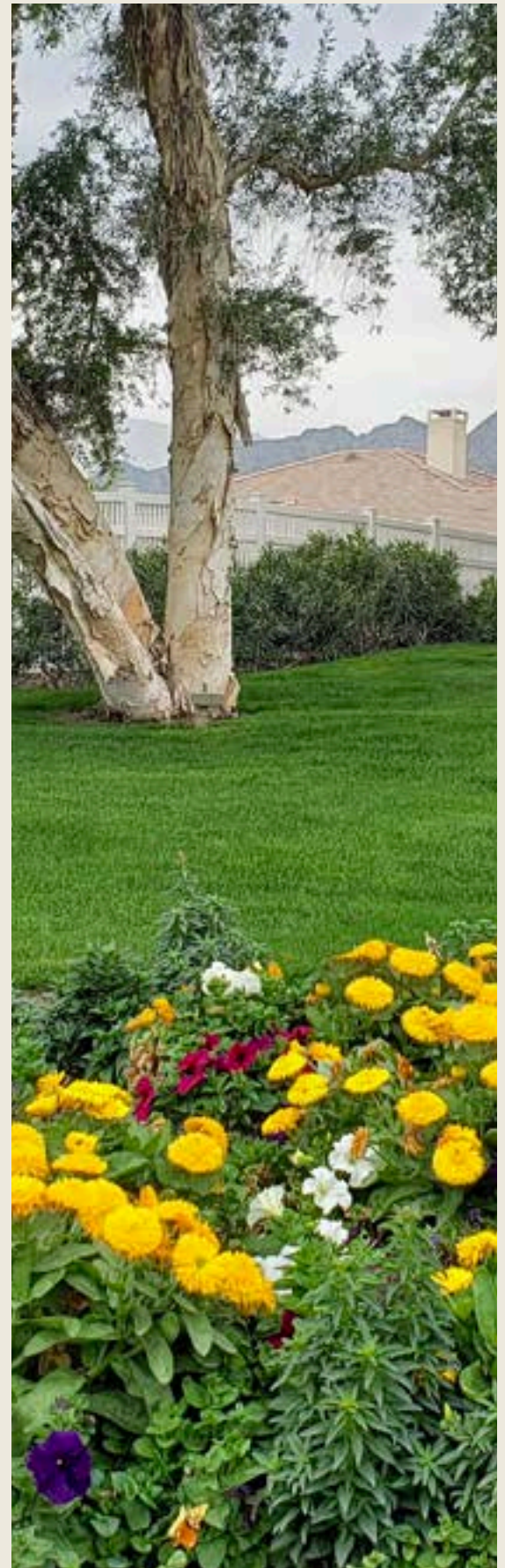
## Landscaping Committee

The Landscape Committee and Management have been hard at work coordinating fall plantings and planning for winter color.

The Association completed a formal bidding process for the 2025/2026 Landscape Maintenance Contract - inviting eight Companies to bid, and receiving bids from seven Companies including our current contractor, Sunshine Landscape. PWLC II has been selected as our new landscaping contractor for the 2025/2026 contract year effective September 1, 2025.

<https://conta.cc/44Ag42T>

The Board of Directors, the Landscape Committee, and the RES I Management Team would like to sincerely thank Sunshine Landscape for sixteen years of service and wish them success in their future endeavors.







## 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. If you plan to make changes to the interior of your condominium, and the work involves a load bearing wall, please submit your plans and application to the Architectural Committee. Forms are available online and at the HOA office.

**Shade Structures:** On July 7th, your HOA Board of Directors met in an open meeting to consider adoption of a proposed Architectural rule regarding residential shade structures. Following brief discussion, the Board of Directors voted unanimously in favor of adopting the Architectural rule with one minor modification. Please refer to Item 28 of the Association's Architectural Rules and Guidelines. The clarification establishes that Residential live load standards are acceptable.

<https://www.pgawest.org/architectural>

If you are currently considering adding a shade structure to your home and have any questions, please contact the Association via email at [reply@pgawest.org](mailto:reply@pgawest.org), or at (760) 771-1234 extension 15 or 13.



**ARCHITECTURAL**





## Compliance Committee

**Speed Limits:** Please keep your vehicle's speed at or below the posted speed limits, and watch for cyclist and folks walking in our neighborhood.

**Quarterly (April-June) Compliance Reporting:** Parking violations for this period were slightly up - with parking against traffic (12) and blocking mailboxes and driveways (29) the most common ticketed violations. Speeding continues to be a concern with 38 violations during the period, a majority of which were on Oak Tree. Failure to stop (3) violations were cited, but summertime when there are fewer folks around, often sees a spike in occurrences. Remember, homeowners are responsible for their guests, tenants and vendors.

	April	May	June
<i>Parking against traffic</i>	2	6	4
<i>Parked blocking mailbox, etc</i>	4	15	10
<i>No visible parking pass</i>	0	0	0
<i>Golf cart left visible</i>	3	1	0
<i>Miscellaneous</i>	1	6	3
<b>Noise violations</b>	<b>April</b>	<b>May</b>	<b>June</b>
<i>Noise violations</i>	0	1	0
<b>Speeding violations</b>			
	<b>April</b>	<b>May</b>	<b>June</b>
<i>5-10 mph over</i>	10	11	11
<i>11+ mph over</i>	1	1	4
<b>Speeding Violations Locations</b>			
	<b>April</b>	<b>May</b>	<b>June</b>
<i>Oak Hill</i>	4	0	3
<i>Oak Tree</i>	7	12	11
<i>Winged Foot</i>	0	0	1

**Trash Collection:** Garbage, trash and recyclable pick up by Burrtec is on Monday - any exceptions due to holidays will be communicated to Homeowners in advance.

Garbage must be sealed in plastic bags and placed in its appropriate Burrtec Barrel - curbside after 12:00 noon on Sunday. Burrtec will not pick up garbage that is not in the appropriate Burrtec barrel. Recyclables must be placed in a designated recycling Burrtec barrel.

Please be reminded it is a finable violation to place trash in another homeowners barrel.

## Infrastructure & Reserve Committee

At the May 29<sup>th</sup> HOA Board meeting, the Board unanimously approved creating the Infrastructure & Reserve Committee and appointed Robbie Banks to serve as the chairperson <https://conta.cc/43HjUXL>.

The formation of the Infrastructure & Reserve Committee is a pivotal step in safeguarding and enhancing our community's infrastructure. This committee will work closely with our Management Team to focus on key areas which the Association is responsible for such as roofing, electrical systems, irrigation, roads, signage and administrative buildings among other things ensuring they are maintained and improved for the benefit of all.

As a community of 1,422 residences, we have a large and complex infrastructure that is aging in the order of 40 years. It benefits our community to have Board oversight over the long-term planning, maintenance, repair and replacement of our infrastructure.

Critical to our mission is strategic financial planning, with a clear alignment between our reserve funds and cash flow. This ensures we have the necessary resources to support our community's needs while promoting transparency and accountability.



You may already have witnessed the work of the committee as we are implementing our strategic plan to replace the tile roofs of our buildings over the next few years. Over the past year approximately 150 homeowners had their roofs replaced and the work continues.

We invite all residents to join us in this collaborative effort to build a stronger, more resilient community. Together, through the Infrastructure/Reserve Committee, we can ensure our neighborhood remains a place we're all proud to call home.

Please note - routine maintenance on community facilities, such as repairs to common area 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](http://pgawest.org/work-orders).

Visit [pgawest.org/news-notice](http://pgawest.org/news-notice) for the most recent communication from the HOA office.



# NEWS & NOTICES



- **HOA Dues:** Please remember that monthly assessments are due on the 1<sup>st</sup> of each month. Late payments will incur a, 10 % late fee and are subject to 12% interest, if the assessment for the HOA and Master Association are not posted by the close of business on the 15<sup>th</sup> of the month. If you have any questions about your balance, please contact the HOA office.
- **Pet Etiquette:** All pets must be leashed in common areas, and owners are responsible for cleaning up after them.

- **Snakes and Varmints:** It's summer and that means that as in the past, we are likely to experience an uptick in the number of snakes and other varmints homeowners and their guests might encounter. Be vigilant and safe.

<https://conta.cc/4dRIERC>

- **Golf Course Sprinklers:** If the PGA WEST golf course sprinklers are spraying water onto your home or patio, you can have the system adjusted. Please contact Golf Course Maintenance at (760) 564-4463 or email, [mceja@pgawest.com](mailto:mceja@pgawest.com) include a photo, identify which golf course, the closest property address and/or hole number to request a sprinkler adjustment.



## 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.



- **Summer Storm Preparedness** – **Atrium Drains:** Monsoonal weather can occasionally affect the Coachella Valley during the summer. To help protect your home, please take a moment to check your atrium drain.

\*Ensure the drain is clear by running water through the atrium inlet and confirming it exits at the curbside.

\*Do not cover the drain, as this can prevent water from escaping and potentially lead to flooding.

\*Maintain clearance at the weep screed, the small metal flashing located just below the exterior stucco wall's bottom edge. This feature is designed to drain moisture and prevent water damage.



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

- **Reminder to Spa Users**

\*When you turn the knobs to activate the jets, they will run for the time you have selected. When the time has expired the jets will turn off.

\*If you decide to leave the pool before the time runs out, please do not turn off the timers manually.

\*Let the timer continue to run and it will turn off by itself. Forcing the knob to the off position may break the mechanism.



# RES I Bulletin Board



## Board Meeting Schedule

The next HOA Board meeting is on **Thursday, July 31<sup>st</sup> 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 of Directors for those who cannot join in person.

## Contact Information

- HOA Office: (760) 771-1234
- Email: [reply@pgawest.org](mailto:reply@pgawest.org)
- Website: [www.pgawest.org](http://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!

