



CASSIE GERTZ

Board Approves 2015 Budget; Master Association Assessment Unchanged

(The following message is the latest in an on-going series of e-mails from the PGA West Master Association Board and its management team, describing the Board's decisions, challenges and priorities. This message is being sent by Cassie Gertz, Association Manager.)

I'm very pleased to tell you that the Master Association Board has approved its 2015 Budget -- and there will be no increase to the Master Association's component of your monthly assessment. The Board's approval took place at its Nov. 6 Board meeting.

In my November "Manager's Monthly Message," I'll discuss the budget decision in greater detail, as well as other highlights from the November Board meeting.

Here are the major topics I'll cover in this e-mail message:

- 2015 Annual Budget Approved
- Annual Budget Report Coming Soon
- Board Accepts Landscape Vision Statement, Approves RFP Process

- Emergency Text Alert System Ready for Sign-up
- Update on The Signature Development
- New Board, Committee Minutes Now Available Online

Most of these items are what I'll call "highlights" from the November Board meeting. Each month, about a week after the Board's regular monthly meeting, I'll send you these highlights as part of my "Manager's Monthly Message."

The actual Board minutes will be available when they're approved by the Board at its *next* meeting. So, the November Board minutes will be posted to our [website](#) after the December Board meeting.

2015 Annual Budget Approved

The Master Association's component of your monthly assessment for 2015 will remain at \$78. That's the same amount as you are paying for 2014. Since 2011, when Master Association monthly assessments were \$88, we've actually had a decrease of \$10/month.

Your residential association will communicate the *full* monthly assessment to you soon. That *full* monthly assessment will include the Master Association component, and the residential association assessment.

All PGA WEST homeowners pay a Master Association monthly component as part of their residential association monthly assessments; homeowners do not pay directly to the Master Association. The Master Association monthly component covers our operating costs, and provides for future reserve funding.

For 2015, the Master Association's Annual Budget is approximately \$3.6 million. Here are the largest budget items:

- **Security.** Nearly half the annual budget is for Security, which includes gates and patrol, and our contract with Desert Security Services.
- **Landscaping.** About 19 percent of the annual budget is for Landscaping, which includes our contract with Hort Tech.
- **Administration and Professional.** This category accounts for about 10 percent of our budget. It includes property management, legal and office expenses.

The complete Annual Budget Report will be available at the end of November. To review our current financial documents, [click here](#).

Annual Budget Report Coming Soon

In a few weeks, you will receive our Annual Budget Report. The Budget Report contains various disclosures required by law, and as a homeowner at PGA WEST, you are entitled to receive

them.

A summary of the 2015 Annual Budget, discussed above, is part of the Annual Budget Report. Here are some of the other items in the Budget Report:

- Reserve Study, Executive Summary
- 2014-15 Insurance Disclosure
- Annual Policy Statement
- Summary of Alternative Dispute and Internal Dispute Resolution Laws
- Summary of Policies and Procedures of Lien Rights and Other Legal Remedies for Default in Payment of Assessments

You will receive the Budget Report one of two ways: by US Mail, or electronically -- as part of our Go Green program.

As I mentioned in October's Manager's Monthly Message, I strongly encourage you to sign up for our Go Green program. You will still receive all the materials you're legally entitled to -- but you'll get them faster, cheaper and greener.

Nearly 950 of you have signed up to Go Green. That's more than 32 percent of all PGA WEST homeowners. Going Green helps keep Master Association costs down and is environmentally responsible. Signing up to Go Green takes less than a minute.

[Click here](#) to Go Green. Not sure if you've already signed up to Go Green? [Send us a note](#) and we'll let you know.

Board Accepts Landscape Vision, Approves RFP Process

The first thing visitors to PGA WEST see is the entry at Avenue 54 and PGA Boulevard. The next thing they see is the landscaping along the Boulevard, leading to the Private and Tournament Clubhouses.

These are the areas that create the first impression upon entering our community. That's why the Master Association Board is studying significant upgrades to the entry and improvements to landscaping on the PGA Boulevard median.

At November's Board meeting, the Board accepted a Vision Statement presented by the Landscape/Hardscape Committee. This Vision Statement will guide the process of evaluating landscape possibilities:

"To enhance the aesthetic value of PGA WEST, by balancing architectural and landscape design with environmental sustainability."

The Board will be selecting a landscape architect to assist in developing our long-term

landscape plans. At its November meeting, the Board approved a Request For Proposal (RFP) process to select a landscape architect. The selection process is expected to be complete by March 2015.

[Click here](#) to read a summary of the Landscape/Hardscape RFP Process.

Emergency Text Alert System Ready for Sign-up

As I mentioned in my October message to you, the Master Association Board has approved an emergency text alert system as part of its overall communication program.

This text alert system is designed for emergencies -- when the news is immediate and perishable -- like floods, earthquakes, power outages, road closures, criminal activity, or even a mountain lion sighting. The Board is using a simple "opt-in" system based on text messages. Our sign-up process is now available.

To join our emergency text alert contact list, [click here](#).

The enrollment takes less than a minute. As with our e-mail list, we will not share your cell number with any person, organization or business.

We hope we don't need these alerts often, but when an emergency arises, we'll be glad we have the text alert system in place.

Update on The Signature Development

Grading continues at The Signature's 42-acre site at the southern end of PGA Boulevard, between the PGA WEST Private Clubhouse and Tournament Clubhouse. The work is progressing on schedule, and home construction should begin in early 2015. According to California West Communities, the developer, models representing the 230 residences are expected to open in July 2015. The Master Association is working closely with the developer to make sure the new community meets all of our requirements.

During construction, disruption to PGA WEST homeowners should be minimal. Currently, Coachella Valley Water District crews are completing work on a water line on PGA Boulevard between the Jack Nicklaus residential gate and the Weiskopf residential gate. The work should take about 10 days. It's expected to be completed by Nov. 21. Expect minor temporary traffic revisions. These revisions will be easily navigated and clearly marked by signs and CVWD crews.

At the November Board meeting's Study Session, California West shared its Street Improvement Plan. This project will modify the median on PGA Boulevard to accommodate a left turn into the Signature's main entrance. Construction on this project will begin in late January 2015, following

completion of the Humana Challenge. The project should last six to seven weeks.

New Board, Committee Minutes Now Available Online

Much of the information in this message has been highlights from the November Board meeting. These highlights are not official Board minutes. The official Board minutes are posted on our website, after they are approved by the Board.

At the November Board meeting, the Board approved minutes from its Oct. 2, 2014 meeting. [Click here](#) to read the Oct. 2, 2014 Board minutes.

In addition, the Board accepted minutes from the Governing Documents Committee. Here are links to those minutes:

- [Governing Documents minutes](#) (Aug. 26, 2014)
- [Governing Documents minutes](#) (Sept. 15, 2014)

The next Board meeting is set for Thursday, Dec. 4, at 1 pm. This meeting will be held in the Conference Room at Res I, 54320 Southern Hills.

Keeping up on what's happening within PGA WEST helps strengthen our community. I encourage you to attend the Board meeting to stay up to date on issues important to all of us. The meeting agenda will be posted on our website's [Calendar](#), and at the Master Association office, at least four days prior to the meeting.

Wishing You a Happy Thanksgiving

We're less than two weeks from the Thanksgiving holiday weekend. I'd like to take this opportunity to wish you and your family a Happy Thanksgiving.

Holiday time is a good opportunity to remind PGA WEST homeowners with golf carts about the rules already in place to keep the community safe.

Per California law, golf carts are considered motorized vehicles. This means children and young adults without drivers' licenses may not drive golf carts in PGA WEST, as described in our PGA WEST Master Association [Rules and Regulations](#). There have been a number of accidents in the community over the years involving children driving carts.

If children staying with homeowners are caught violating this rule, the homeowner will incur a substantial fine. For the safety of children and the community, our security patrol aggressively enforces this rule.

As you may know, I've been your Association Manager for less than two months. It is truly a privilege working with you to enhance our community.

Many of you offered words of support and encouragement following my October e-blast. I thank you for your kind words, and I promise to work hard to earn your trust.

Please feel free to contact me anytime -- if you have a question, an issue to be addressed, or simply want to say Hi. My office is at the Weiskopf Residential Gate, near the Tournament Clubhouse: 56144 PGA Blvd. My office phone is: 760-564-3854

Happy Thanksgiving!

Best regards,

Cassie Gertz
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PGA WEST Master Association
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