



Board Elects New Officers, Addresses Drought Issue

(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 to all PGA WEST homeowners by Cassie Gertz, Association Manager.)

The Board met June 4 for the first time following the recent election. At this meeting, the Board elected the following officers to serve until May 2016:

- Deborah Brill, President
- Mickey Evans, Vice President
- Russ Roehrkasse, Secretary/Treasurer

Gary Dolenga, Dick Moore, Sarah Murr and Penni Sturgill will serve as Directors.

There were many items on the June 4 Board agenda. In this e-mail, I will discuss the following topics:

- CVWD Mandates Water/Drought Restrictions
- Board Updates Code of Ethics and Conduct
- Board Approves Recording Policy
- The Signature Repairing, Painting Exterior Wall
- Committee Chairs Named
- Revised Vendor Rules and Regulations Approved
- Landscape Oversight Committee Revisions
- New Board, Committee Minutes Now Available Online

CVWD Mandates Water/Drought Restrictions

At its June 4 meeting, the Board had a lengthy discussion about the effect of California's drought on the Master Association. As you may know, Coachella Valley Water District's (CVWD) Board of Directors adopted new water-use restrictions and drought penalties on May 12, 2015, in order to comply with state mandates. These restrictions are now in effect. The Board expects increases in the Master Association's water costs as result.

During the Board meeting, Bryan Jensen, president of our landscape contractor, Hort Tech, presented the Board with information about the Master Association's current water use and CVWD's mandated 36 percent reduction of our allotted water. Bryan said If the Master Association continues to use water at the current rate, our water costs could increase by \$60,000 per year.

An additional restriction placed by CVWD prohibits the watering of landscape that creates runoff onto streets. This situation is evident on PGA Boulevard. CVWD has the ability to fine violators or ultimately cut off water.

CVWD categorizes our current water usage rate as "efficient." As a result, there is no easy solution to CVWD's water reduction mandate. We will either need to pay more for water, reduce water for a portion of the year, or make changes to the landscape, such as turf reduction.

The Master Association maintains 23 acres of turf and nearly one acre of flowers. Turf reduction is by far the only meaningful way to reduce water usage. CVWD rebates on turf removal are currently available and could help offset the potential cost of re-landscaping.

The Board discussed possible short-term and long-term options. Due to the clear sense of urgency, the Board decided to "dry down" the perimeter turf around the exterior walls of PGA

WEST during the summer months (June to September). This "drying down" excludes PGA Boulevard, which will experience no change in watering patterns. To dry down simply means to reduce the water applied to the turf, but provide enough water to keep the shrubs and trees alive. This is only a temporary solution until the Board can consider additional measures. You will begin to notice the perimeter landscape along Avenue 54, Madison Street, Airport Boulevard and Avenue 58 showing signs of reduced watering. The Board will closely monitor this process, and although the situation is not ideal, we appreciate your support and understanding during this time.

This was not an easy decision for the Master Association Board to make. The Board will continue to discuss this subject, with input from both the Landscape/Hardscape and Landscape Oversight Committees.

Because of the complexity of the issue, the Board appointed an *ad hoc* committee to work with Hort Tech. Together, they will recommend to the Board the next steps to take in the near term. I will continue to keep you informed as the Board makes decisions.

Board Updates Code of Ethics and Conduct

The Board reviewed and discussed the Code of Ethics and Conduct for Board members. The Board made minor revisions to the Policy, and all Board members agreed to sign the revised Code of Ethics and Conduct.

In addition, the Board discussed the Conflict of Interest Policy. Dave Peters, our legal counsel, pointed out that the conflict of interest statement in our Code of Ethics and Conduct is more applicable for our Board than having a separate conflict of interest policy. As a result, the Board voted to eliminate the previous Conflict of Interest Policy.

[Code of Ethics and Conduct](#), approved June 4, 2015

Board Approves Recording Policy

After several months of discussion, draft policy revisions and comments from homeowners, the Board approved a Recording Policy that will be used for all Regular and Executive Session Board meetings. The Association Manager may use the recordings for the preparation of "draft" minutes. Recordings shall be maintained for a period of 60 days, after which they will be destroyed unless otherwise determined by the Board. Recordings will not be available for homeowners. The recordings will be used to ensure accuracy of the minutes.

[Recording Policy](#), approved June 4, 2015

The Signature Repairing, Painting Exterior Wall

California West Communities, the developer of The Signature at PGA WEST, has advised the Board they are making necessary repairs to the exterior wall on PGA Boulevard. The repairs are all being done at Cal West's expense. After the repairs are completed, Cal West will begin repainting the wall. The Board authorized Cal West to use the new proposed wall color, "Teddy Bear." Painting a larger section of the wall with the new color will enable homeowners to get a better idea how the color will blend in with landscaping. The Landscape/Hardscape Committee has recommended to the Board that all exterior walls maintained by the Master Association be repainted in "Teddy Bear." The Board is expected to make a final decision on the color this fall. I would like to thank the homeowners who provided feedback on the proposed perimeter wall paint color; the Board appreciated your comments.

Additionally, The Signature's road work continues along the Boulevard near the Nicklaus and Private Clubhouse entries. As always, traffic revisions are in place and are well marked. Please be cautious around these areas.

Committee Chairs Named

With a new Board in place, some changes to Committee Chairs also needed to be made. The new appointments made by the Board are:

- Compliance Committee Chair: Gary Dolenga
- Community Services Committee Board Liaison: Mickey Evans
- Governing Documents Committee Chair: Dick Moore

Committees Chairs continuing in their role:

- Communications: Sarah Murr
- Community Services: Bob Brown
- Landscape/Hardscape: Penni Sturgill
- Landscape Oversight Committee: Perry Koon

The Board also voted to eliminate the Legal and Personnel Committees.

Revised Vendor Rules and Regulations Approved

The Community Services Committee provided the Board with a proposed revision to the Vendor Rules and Regulations document. The changes include rules about using restrooms

designated for vendors and maintenance workers, prohibiting audible music from vendor vehicles, and clarifying that no construction is allowed on Sundays and designated holidays. The Board discussed the changes, made one addition prohibiting vendor solicitation of homeowners, and approved the revised Vendor Rules and Regulations.

This document is provided to every vendor at PGA WEST. All vendors are required to sign the document, acknowledging they understand and agree to adhere to it.

While these rules and regulations apply to vendors only, it's important for homeowners to know the general rules, parking and traffic regulations the vendors agree to.

[Vendor Rules and Regulations](#), approved June 4, 2015

Landscape Oversight Committee Revisions

The Board reviewed and approved revisions to the Landscape Oversight Committee's Charter and Request for Proposal (RFP). The revised [Charter](#) clarifies reporting structure and committee composition. It also adds the ability for the Committee to spend up to \$1,000 on costs related to the duties of the Committee.

The Committee has updated the [RFP](#) to more accurately describe its scope of work, phases of work, and timeline. In addition, the Committee would like to reach beyond the Coachella Valley in its search for a landscape design firm. The Committee will explore landscape design firms in Southern California, Nevada and Arizona. The targeted release date for the revised RFP is mid-June.

New Board, Committee Minutes Now Available Online

Much of the information in this message has been highlights from the June 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 June Board meeting, the Board approved [minutes](#) from its May meeting.

In addition, the Board accepted minutes from four committees. Here are links to those Committee Minutes:

- [Community Services Committee Minutes](#) (Feb. 18, 2015)
- [Community Services Committee Minutes](#) (March 18, 2015)
- [Community Services Committee Minutes](#) (April 15, 2015)

- [Governing Documents Committee Minutes](#) (Feb. 23, 2015)
- [Landscape Committee Minutes](#) (Feb. 20, 2015)
- [Landscape Committee Minutes](#) (March 9, 2015)
- [Landscape Committee Minutes](#) (April 13, 2015)
- [Landscape Committee Minutes](#) (April 29, 2015)
- [Landscape Oversight Committee Minutes](#) (Feb. 19, 2015)
- [Landscape Oversight Committee Minutes](#) (April 9, 2015)

June Reminders

Finally, a few reminders:

Board Meetings: The Board typically does not meet in July and August. This doesn't mean your Board and Management are taking part of the summer off. They are still working on projects to improve the community. The next regularly scheduled meeting is set for Thursday, September 3 at 2 pm at the Res I office.

Tree Trimming: As I mentioned in my May Monthly Message, tree trimming of *Washingtonia Robusta* and *Filifera* palm trees on Master Association property will begin in late June. Expect minor traffic revisions while this work is being done.

If you have questions about any of the items in my Manager's Monthly Messages, please feel free to contact me. I welcome your thoughts.

Best regards,

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