

**CASSIE GERTZ**

Board Approves Perimeter Wall Project, Selects Paint and Gate Colors

(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.)

At the September 4 meeting, the Master Association Board approved several maintenance projects, including the perimeter wall paint and entry/exit gate colors and perimeter wall painting, proposals for interior upgrades to the Palmer gatehouse, exterior painting and landscape changes at the Weiskopf gatehouse and trim painting at the Legends gatehouse.

In this September "Manager's Monthly Message," I'll provide highlights from the September 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.

In addition, this message will also cover the following topics:

- Perimeter Wall Project to Begin in October

- Gatehouse Upgrades in Progress
- Front Entrance Monument Lighting Updated
- Board Monitoring Water Conservation Efforts
- Updates on Committee Actions
- Change in Board Meeting Location
- New Board, Committee Minutes Now Available
- September Reminders

Perimeter Wall Project to Begin in October

The colors selected for the perimeter wall and gates are by the Dunn Edwards paint company. The perimeter wall will be painted in "Teddy Bear" and the entry/exit gates will be painted in "Mink."

The perimeter wall painting is tentatively scheduled to begin in late October and is expected to take approximately 10 weeks to complete, according to the contractor. The entire perimeter wall, including the areas along the Boulevard, is approximately 10 miles long.

Prior to painting, the irrigation along the wall will be changed from spray head irrigation to drip irrigation. This is designed to prevent overspray on the wall, which can lead to damage to the wall in the future. The Board approved the proposal to change the irrigation at the September meeting. This change will take place before the painting begins in October.

In addition, the Board authorized new plants to replace those damaged or killed during the summer. These new plants will be along the perimeter wall and on PGA Boulevard. The plant replacements will follow the completion of the wall painting.

As you can see, there are several major maintenance projects scheduled over the next few months. Please always remain mindful when travelling the Boulevard.

Gatehouse Upgrades in Progress

At the meeting, the Board reviewed and approved proposals for interior upgrades at the Palmer gatehouse. These upgrades include new flooring, cabinets, lighting and interior paint. This project will begin in late September and should be completed by the end of October.

Additionally, the Board approved the exterior painting and new landscaping at the Weiskopf gatehouse and the trim and overhang painting at the Legends gatehouse. These maintenance improvements will help preserve and enhance the community.

Front Entrance Monument Lighting Updated

The Board reviewed the lighting issues at the front entrance monuments on Avenue 54 and

PGA Boulevard. The Board approved a proposal to replace the accent lights on top of the monuments. Those lights have not been operational for some time.

A proposal for lighting replacements on the tiers of the monuments was also considered at the September meeting. The Board agreed to view the monuments after the accent lighting is repaired and discuss the tier lighting repairs at the October meeting.

Board Monitoring Water Conservation Efforts

As I've mentioned in prior e-blasts, Coachella Valley Water District (CVWD) adopted new water-use restrictions and drought penalties as of July 2015. The Master Association Board has taken a proactive approach in addressing these restrictions. In June, the Board voted to "brown down" the perimeter landscape. Additionally, irrigation at Avenue 54 west of Jefferson and Avenue 58 east of Madison was modified to significantly reduce the water applied to the turf.

To "brown down" means to reduce the water applied to the turf, but provide enough water to keep the shrubs and trees alive, so the turf turns brown. The perimeter turf, which is on the outside of PGA WEST's exterior walls, is showing signs of the brown down. Hort Tech, the Master Association's landscape contractor, is continuously monitoring the progress of the brown down and its effect on shrubs and trees.

At the September meeting, Bryan Jensen, Owner and President of Hort Tech, the Master Association Landscape Contractor, updated the Board on the results of the brown down and active water conservation efforts. Bryan reported the active response from the Board to brown down perimeter turf, modify irrigation in less visible areas and the tightly manage the water on PGA Boulevard has been successful: these actions have prevented drought penalties from occurring during the month of July.

Bryan advised the Board that penalties are likely to occur in October and November, during the annual overseed process. As a result, the Board now needs to determine whether it will overseed all, or part, of the Master Association property. The Board felt this decision could not be made during the meeting because a physical review of the areas was necessary, so the Board appointed an ad hoc committee of Board members to determine appropriate areas to overseed.

At the next meeting, Bryan will present the Board an updated report on the conservation efforts. The Board will continue to discuss the status of the drought and consider additional measures if necessary.

Updates on Committee Actions

Community Services: The Community Services Committee has received feedback from the

Board on the Weiskopf entry area and will be discussing a new proposal at its September meeting. The Committee will then make a recommendation to the Board for additional consideration at its October meeting.

Governing Documents: The Governing Documents Committee has completed its recommended changes to the CC&Rs and has submitted the document to the Board of Directors for review.

The Board had a special meeting on Tuesday, September 15 to review the proposed CC&R revisions. The revisions to the Bylaws will be discussed at a special meeting on Monday, October 12.

All CC&R revisions, as well as updates to the Bylaws, are subject to a vote of Master Association homeowners. I will keep you updated on this status of this project.

Landscape/Hardscape: The Landscape/Hardscape Committee submitted a landscape plan for the Weiskopf gatehouse which was approved by the Board at the September meeting. The plan includes removing 600 square feet of turf in front of the gatehouse. For removing this turf, the Master Association will receive a \$600 rebate from the Coachella Valley Water District.

The Board also approved a holiday décor budget for 2015 and the committee will be working on new holiday décor for the coming holiday season.

Landscape Oversight Committee: The ad hoc Landscape Oversight Committee received proposals submitted by landscape architects in July. The Committee will meet in September to consider the proposals and conduct interviews. The Landscape Oversight Committee will then recommend a landscape architect to the Board for its approval.

The Board, in conjunction with input from the Landscape Oversight Committee, is developing a homeowner survey to be sent later this month. This survey will request feedback from you, the homeowners, on various landscape items. This survey will be sent separately from this e-blast so please stay tuned for that message.

The results of the survey will eventually serve as a design tool for the architect, once selected. This will not be the only request for homeowner feedback during this project so we look forward to your continued participation in the landscape renovation project at PGA WEST.

Change in Board Meeting Location

New Meeting Location: The Board voted to move the location of its monthly Board meetings to the PGA WEST Private Clubhouse. Beginning in October, the Master Association Board meetings will be held in the Private Clubhouse. The room location at the Private Clubhouse will be determined later.

New Board, Committee Minutes Now Available Online

At the September meeting, the Board approved minutes from its June 4 meeting. As a reminder, the Board did not meet during the months of July and August, so there will be no Board minutes for those two months. [Click here](#) to view the approved June 4 meeting minutes.

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

- [Community Services Committee Minutes \(May 20, 2015\)](#)
- [Governing Documents Committee Minutes \(March 30, 2015\)](#)
- [Governing Documents Committee Minutes \(June 30, 2015\)](#)
- [Governing Documents Committee Minutes \(July 9, 2015\)](#)
- [Landscape/Hardscape Committee Minutes \(May 27, 2015\)](#)
- [Landscape/Hardscape Committee Minutes \(June 22, 2015\)](#)
- [Landscape/Hardscape Committee Minutes \(July 13, 2015\)](#)

September Reminders

Red Imported Fire Ant Treatment: Coachella Valley Vector Control has scheduled a fire ant treatment for the Master Association areas on Wednesday, September 23. This includes the turf on PGA Boulevard and the perimeter areas of PGA WEST. Please keep your pets off the turf on Wednesday, September 23.

Homeowner Information Updates: With the season fast approaching, it's a good time to consider updating your homeowner account with the Master Association. This would include updating guests, vendors, mailing addresses and contact information. Please call the Command Center at 760-564-5452 or email pgacommand@yahoo.com to update your account.

Minor Street Repairs Approved: The Board approved four minor street and curb repairs along PGA Boulevard. Those repairs are scheduled for the end of September. You may notice minor traffic revisions during this time.

Signature Construction Update: Construction at The Signature development continues. According to CalWest, developer of The Signature, the main entrance is set to open in October. Other areas will still be under construction during this time, so please remain cautious while travelling the Boulevard.

The next regular Board meeting is scheduled for 2 pm on Thursday, October 8, at the Private

Clubhouse. We'll post the agenda on our [website](#) and at the Master Association office four days before the meeting.

If you have questions, please feel free to contact me. As always, I welcome your thoughts.

Best regards,

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