



## Board Approves Pro-Forma Operating Budget for 2016

***The following message is the latest in an on-going series of e-mails from the PGA West Master Association Board, describing the Board's decisions, challenges and priorities. This message is being sent by Michelle Howard, General Manager, on behalf of the Master Association Board of Directors.***

At the November 5, 2015 meeting, the Master Association Board approved a pro-forma operating budget for the fiscal year ending December 31, 2016. The monthly assessment will remain at \$78.00 per home. As noted in the Master Association CC&Rs, the monthly assessment for homes inside the Norman gate will be \$156.00 per home. Homeowners will receive the approved budget information in the Annual Mailing package that will be sent out by November 30, 2015. Please note that your residential association will communicate the full monthly assessment to homeowners. The full monthly assessment will include the Master Association assessment plus the residential association assessment.

In this November "Manager's Monthly Message," I'll provide 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.

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

- Going Green
- Update on Weiskopf Entry Area/Gate
- Signature Update
- Landscape Architect H.S.A. Design Group
- New Board, Committee Minutes Now Available
- November Reminders

## Wanna Go Green?

More than 35 percent of all PGA WEST homeowners have opted to "Go Green," which means they receive information such as the Annual Mailing package from the Association electronically. This saves money and is good for the environment. To "Go Green," visit [www.pgawest-ma.com](http://www.pgawest-ma.com) and click on the "Go Green" tab on our home page.

## Update on Weiskopf Gate Projects

Modifications to the golf cart path that is behind the Weiskopf Entry Gate has been completed. The Club cut back the curbing, reduced the height of the street center bump, installed rows of half discs across the width of the cart path and installed new stop signs. This project was intended to enhance the safety for both golf carts and vehicles. The perimeter wall on both sides of the Weiskopf Gate were reduced to three (3) feet and wrought iron was installed on the top of the remaining block wall allowing greater visibility on the West and East corridor for golf carts.

The Weiskopf Gatehouse has been painted and new landscape has been installed just in time for the holiday season. Homeowners are encouraged to stop by the Weiskopf Gate to view the recent improvements.

## Signature Update

Signature models for Estates, Haciendas and Villas are now open. The Grand Opening of Signature was held on November 12, 2015.

The wall reconstruction sections at the storm drain crossing on the North and South sides of PGA Boulevard are underway; completion is targeted by the end of November.

## Landscape Architect H.S.A. Design Group

The Association has contracted with H.S.A. Design Group to assist with the renovation of common area landscape. The information received from the Landscape Survey will be a

useful tool for this project as it holds the feedback from the 500+ homeowners who responded with their likes, dislikes and what they would like to see in our community. To access the Landscape Survey results and comments [click here](#).

Founded in 1992 by Mike Horton and Chuck Shepardson in Palm Desert, CA, HSA Design Group was created as a professional services firm providing Landscape Architecture and Land Planning solutions for projects throughout the western states. HSA Design Group specializes in large-scale master planned communities, yet enjoys the challenges of designing an intimate garden.

With more than forty years combined experience, Mike Horton and Chuck Shepardson are recognized by resort developers as leaders in their field. Together, they take an active role in orchestrating a diverse and talented team, providing their clients with a hands-on, principle involvement approach throughout each step on every project.

## New Board, Committee Minutes Now Available Online

At the November meeting, the Board approved minutes from its [October 8th](#), [October 12th](#) and [October 20th](#) meetings.

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

- [Community Services Committee Minutes](#) (September 16, 2015)
- [Landscape/Hardscape Committee Minutes](#) (September 14, 2015)

## November Reminders

**Perimeter Wall Painting:** The perimeter wall painting started on November 16, 2015 and will take approximately ten (10) weeks to complete, according to the contractor.

**Palmer Gatehouse Upgrades:** The Palmer gatehouse upgrades have been completed.

**Annual Mailing Package:** Homeowners will receive the Annual Mailing package from the Master Association during the first week of December. This package includes the 2016 Pro-Forma Operating Budget, Reserve Study Update, insurance disclosures and useful information on how to notify and communicate with the Association.

**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](mailto:pgacommand@yahoo.com) to update your account.

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The next regular Board meeting is scheduled for 2:00 P.M. Thursday, December 3, 2015 at the Private Clubhouse. We'll post the agenda on our [website](#) and at the Master Association office four (4) days before the meeting.

If you have questions, please feel free to contact the Master Association management office at 760-564-3858.

Michelle Howard, CMCA, AMS, PCAM  
General Manager  
PGA West Master Association

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