

Palomar Estates West Resident Association

Board Meeting Minutes – October 7, 2025

Call to order:

October 7, 2025, meeting of the PEWRA (Palomar Estates West Residents Association) board is called to order at 6:30 pm

In attendance: Cathie Byrd, President/ Garry Larson, Vice President / Jo Gehringer, Secretary / Michael Ach, Director / Rick Towle, Director.

In Absentia: Jesse Nieto, Director/ Susan Friedman, Treasurer

Review of Minutes: Minutes of the August meeting (September Meeting cancelled) were provided by the Board and management team. Motion to approve by Michael Ach and seconded by Garry Larson. A unanimous vote for approval by present board members. Minutes to be added to website and posted in card room for resident review.

Treasurer Report: Sep 2025

Checking Account

Beginning Balance	\$	13625.35
Deposits	\$	1477.00
Disbursements	\$	2984.67
Ending Balance	\$	12117.68

Savings Account

Beginning Balance	\$	3032.17
Deposits	\$	0.12
Disbursements	\$	5.00
Ending Balance	\$	3027.29

Breakfast Club Report: Sep 2025

Beginning Balance	\$	3587.72
Deposits	\$	338.38
Disbursements	\$	467.433
Ending Balance	\$	3458.67

Social Connection Report: Sep 2025

Beginning Balance	\$	1696.09
Deposits	\$	2828.00
Disbursements	\$	158.52
Ending Balance	\$	4365.57

Management Reports:

Treasurer's Report:

- August/September report as reported and posted.

Management Report:

- 8 homes currently on the market, 3 homes in escrow. 2 homes changed ownership in the month of September with a price range of \$300,000 -\$475,000

Maintenance Report:

- Replaced Lighting in the Pavilion
- Completed carwash repairs and now open
- Replaced handrail in swimming pool
- Replaced lighting in the Jacuzzi pump room
- Retaining wall on the left hand side of the laundry building is repaired and right side repair is in progress.
- Laundry facilities to be re-opened as soon as new equipment is delivered

Haven Management Report:

Deferred – Katie Davis not in attendance

OLD BUSINESS:

- Rules & Regulations Committee – committee has submitted edited PEW Rules and Regulations to management for review. Goal is to finalize review with management by end of 2025, begin process of resident review and then publish new rules in 2026.

NEW BUSINESS:

- Speeding Issues - Management has requested the PEW Board to submit a proposal for Solar powered speed signs, rubberized speed bumps and stop signs to be added to the park infrastructure.
- Pavilion Kitchen update – Management has requested the PEW Board to submit a proposal for changes to kitchen equipment and layout.
- Chili Cook Off – scheduled for Nov 15. There will be chili tasting, prizes awarded and also volunteer recognition.
- Annual Food Drive and Toys for Tots Drive – Nov 15 to Dec. 16 last year was a great success with over 2000 pound of food collected for the county food bank and 3 pickup trucks full of toys for the Marine Corp. Toy Drive. Information about drop off will be found in the Hilltopper (Food at Space #454 and Toys at Space #440) or who to contact for a pickup if unable to drop off.
- EDCO Trash Pick-up - Management and the PEW RA Board are discussing possible options to facilitate the efficiency of EDCO trash pickup.

- Car Wash = a towel ringer is being purchased and will be installed at the Car Wash recently reopened on Sierra St.
- PEW Club activity report – **GARDEN CLUB** – Merlin Chancellor gave a report on the recent activity of the Garden Club. The club had a booth at the recent Rancho Vallecitos craft fair and through sales was able to add \$120 to the club funds. They plan to also host a booth at the upcoming PEW craft fair on Nov. 22. A Mosaic workshop given by Cathy Byrd is planned field trips as well and a Tea Party is upcoming (see Hilltopper for details). Merlin also brought a generous amount of seed packets that were donated to the club and told attendees they could help themselves to the seeds. Garden club meetings are on the first Monday of each month and anyone is invited to attend.
- **Guest Speaker** - Michelle Bender / San Marcos City Manager – Ms. Bender gave a development update for the City of San Marcos. Topics included:
 - PUBLIC -
 - Fire station upgrades and a new station in Las Posas area
 - A pilot program on traffic flow and development of a Control system
 - San Marcos Blvd. reconstruction and addition of a 'multiway'
 - Street and Pavement rehabilitation.
 - PRIVATE –
 - Kaiser Hospital parking lot expansion
 - North City – Central Park
 - North City – Grocery store, office building new hotel, expansion of existing Hampton Hotel (2027).
 - North City – Student Housing
 - North City - Affordable Housing, 222 apartment home (2026) with underground parking. 16.5 acre development of housing. public park, playground, dog park, etc.
 - OCCR – The Row - 200 Housing units and retail spaces with 1 acre park (2026-2027)
 - New Scripps medical facility planned

Questions for Ms. Bender included – (responses in italics)

- Dual speed lanes on San Marcos Blvd. -
- Designated speed limits for Golf carts on public streets -
- Affordable Housing definition? *Determined by cost of living index for area. 11% of San Marcos housing inventory is 'affordable'.*
- Sears Building – *demolished and plans for housing development*
- 55+ mobile Home communities - *San Marcos emergency ordinance has been extended to October 2026.*
- **X** crossing lanes on Rancho Santa Fe and San Marcos Blvd. to alleviate school dismissal congestion. – *initial review demonstrated this would not alleviate congestion but potentially increase it due to timing of lights and pedestrians.*

- Mobile Home Park rent control issues. - *There is a rent review hearing process through the San Marcos City Council.*
- Commercial Property – *The City owns several commercial properties that generate income from tenant rents well as rental income from 60 % of City Hall tenants.*
- Senate Bill 79 – *Density Bonus / reduced parking legislation. SM city council has assigned employee Michael Lieberman to follow activity and impacts of this senate bill.*
- Highway 78 trash cleanup – *Hwy 78 is under authority of Caltrans not the City of San Marcos.*
- Property owner sale of Mobile Home Park at end of lease term - *Recommendation to have a park representative to become advocate and follow any actions or applications for changes.*

Resident Comments/Questions:

- Pool use by nonresidents – continued concern about use of pool by non-residents of park. If residents feel there are non-park residents without pool passes, using pool they should report to the office, including information and time of occurrence so the office can attempt to verify via camera surveillance.
- Street patches – resident concerned that recent street ‘patching’ will not withstand damage from winter rains, etc. If patches disintegrate, that should be reported to the office asap.
- Clubhouse open until 10 PM – questioned why clubhouse and supplies found within kitchen and meeting rooms are vulnerable to ‘looting’ with clubhouse being mostly unused later in the evening. It was suggested that the clubhouse front doors be locked earlier with only access through the pool gates remain open until 10PM.

The next meeting is scheduled for November 4, 2025

Meeting adjourned at 7:35 PM by Cathie Byrd, PEWRA President

Respectfully submitted,

Jo Gehringer

Jo Gehringer

PEWRA Secretary

Cc: Palomar Estates West Resident Association Board

PEW Management

Haven Management

Official file