

### **MONTAGE AT MISSION HILLS NEWS ...**

At the November Board meeting the 2008 budget was adopted. The budget contained a \$6 increase in the monthly assessments, \$4 of this increase is for the increase in the Mission Hills Social Membership fees we are required to pay.

Also the 2008 Reserve Study update was approved. A new reserve study is required every 3 years by Davis-Sterling Act that governs common interest developments. The new study recommends an increase in reserve contributions to \$14.90 per home per month for 2008; the budget contains a contribution of only \$12.59 per home per month in conformance with our 2005 reserve study. The new study also recommends the reserve contribution be increased to \$27.53 in 2009 (an increase of approximately \$15 per home per month + \$2. for the 2008 deficiency).

I plan to have an analysis of the reasons for the significant increase recommended by the new study for the January Board meeting. Consideration of how to address the increases will need to be addressed in development of the 2009 budget by the Board.

### **COMMUNITY MESSAGE BOARD**

To meet the requirements of a new law effective January 1, 2008 a message board has been installed on the wall of the well site adjacent to the retention basin.

The message board will be used for the required postings of Board meeting announcements and agendas. Also for postings Board Committee meetings and agendas.

### **THEFTS IN MONTAGE**

One more theft has been reported to me. Bicycles were stolen from the back of a vehicle parked on the street. The thieves cut the chain that secured the bicycles.

Please remember to park your vehicles in your garage and keep your garage closed at all

times. Also, be vigilant of suspicious vehicles and activities within the neighborhood.

If you have a theft please report it to Jennifer Zeivel at Personalized Property Management as well as the police. Jennifer is keeping a log of incidents. Jennifer can be reached at 325-9500 or [jzeivel@ppminternet.com](mailto:jzeivel@ppminternet.com)

### **ARCHITECTURAL & LANDSCAPE**

The A&L Committee requests that all homeowners inspect their property to make sure that all lights are in working order, landscaping has been properly maintained and any necessary painting is done. Please make sure that the A&L Committee doesn't have a reason to send you a letter requesting work to be done.

### **DOGS**

The "Potty Police" will catch you and turn you in if your dog "goes" on another homeowner's property. The homeowner will be assessed the fine.

### **ELECTION OF NEW BOARD MEMBERS**

A reminder: At the annual meeting in March 15, 2008 there will be 4 Board positions up for election. If you would like to be considered for election to the Montage at Mission Hills Homeowners Association Board of Directors please submit a resume (up to 1/2 page) for publication with the ballots by February 1, 2008.

**Don't wait – do it now, it's not too early.**

### **NEXT BOARD MEETING**

The next Board meeting will be January 10, 2008 at the Braille Institute at the Southeast corner of Da Vall and Ramon at 5:00 PM.

Hope to see you all there. Homeowners will be encouraged to make their comments and suggestions for future topics during the "Open Forum" item on the agenda.

**Tom Tousignant**, *President*  
Board of Directors