

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

We had Holiday lighting at our gates this year! I hope you all appreciated them. We had some complaints that the wreaths on the Gerald Ford gate were removed before New Years. This was due to a contract misunderstanding. This will not happen again in the future.

After the Board did a detailed analysis of the Reserve Study consultant's recommendation for funding our reserves, we were able to establish an alternative strategy to achieve the same long term funding. This alternative would require only a 10% per year increase per year in the foreseeable future or about \$1.30 increase for reserves in 2009 rather than the \$15 recommended by the consultant. The ultimate decision will be made by the Board you elect in the March 15<sup>th</sup> annual meeting.

### **COMMUNITY MESSAGE BOARD**

I hope you all have found the message board. The 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.

Agendas will be posted there at least 4 days before each of the above meetings. Please stop by frequently to see what is coming up.

### **THEFTS IN MONTAGE**

Please remember to only provide your service workers the Service gate code that only works 7:00AM to 5:00 PM Monday through Saturday. Not the Homeowner's gate code that works 24/7.

Also remember to park your vehicles in your garage and keep your garage closed at all times. 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 you inspect your property to make sure that all lights are in working order, landscaping has been properly maintained and any necessary painting is done.

### **DOGS**

Please, if you think you need to walk them to do their "business" other than in your yard - walk them outside the gates.

### **NEXT BOARD MEETING**

The next Board meeting will be the annual meeting on March 15, 2008 at the Braille Institute at the Southeast corner of Da Vall and Ramon at 11:00 AM.

You will be receiving your ballot package during February. It is VERY important that you complete and return it within the prescribed time frame. The ballots are used to establish the quorum at the annual meeting. Last year the Board was forced to impose a \$10 Special Assessment because a quorum was not established at the scheduled annual meeting and the cost of a continued meeting was required.

We are planning to have a pot luck luncheon while the votes are being counted by the Inspector of Elections during the official meeting. Note: anyone wishing to observe the vote counting process is allowed to by the new laws governing HOA elections.

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