

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

The Board had a "Regular" meeting prior to the March 15<sup>th</sup> Annual Meeting. In that meeting the Board approved the roll over of a CD maturing soon, the Review of 2007 Financial Statements, filing a lien against a home significantly delinquent in payment of assessments and the purchase of security caps for the gate operators (to reduce the potential for tampering).

The Annual Meeting was a great success; we had a quorum (79 ballots submitted).

Marty Delbow of the Cathedral City Finance Committee provided a presentation on the status of finances in the City and options for the future. They are dismal without sources for new revenues, such as a \$20 per month per parcel voter approved tax increase. The City Finance Committee requests feedback and input from Cathedral City residents. They meet monthly. Time and location of their meetings are available on the City website.

The election resulted is a tie vote for two candidates. Per the direction of the Property Manager in these instances the Board is required to vote to break the tie. As the Board prepared to select the winner by their vote, Sandy Nips graciously withdrew her name from consideration. The Board applauds Sandy for relieving them of that difficult decision.

A good time was had by all at the pot luck and there was enough food to feed twice the number of people. Thank you all that participated in the cooking and the eating.

Below I will address some of the items brought up during the Open Forum.

## **BULBS FOR GARAGE LIGHTS**

The Board approved the purchase of SwitchLocks designed to prevent inadvertent

turning off of your home's switch that controls the photo cell for your garage lights. Each Board member has been distributing them to areas within the community. Most have been delivered. We will make additional attempts during the balance of March then mail them to the remaining owners.

The A&L Committee will then begin enforcing the new rule requiring all garage lights be turned on during hours of darkness.

The cost of operation of your garage lights will be approximately \$20 per year if you have 13 watt Compact Florescent Bulbs. It was reported by one homeowner that switched to the CFL bulbs they last many times longer than the 50 watt flood light bulbs originally installed.

## **PARKING ON STREET**

The streets within Montage are narrow. When cars are parked on street it becomes more dangerous for other vehicles to pass and it is an impediment to emergency vehicles. Please remember that homeowner's are required to park their vehicles in their closed garage or in their driveway. Guests are encouraged to park in your driveway, but may park in the street not to exceed 72 hours in any 7 day period. Please observe these rules for the safety of the community.

## **DRAINING POOLS**

We understand that from time to time it is necessary to drain swimming pools. All water on the streets ends up in the retention basin. The retention basin has lost much of its capability for percolating water into the soil. As a result when water is drained from a pool it stands at the bottom of the retention basin for several days.

To minimize standing water, we request that homeowners schedule pool draining in advance by submitting an Architectural Variance Form to

the A&L Committee for approval. This will allow coordination of the scheduling of pool draining and the treatments of the retention basin by Vector Control.

### **RETENTION BASIN**

The retention basin is still functioning as designed. The dry well (the manhole near the street) still percolates water. And it is periodically cleaned to remove accumulated trash that is washed in from the streets. The over flow opening (near the back wall) still functions to provide for overflow of excessive water into the Rancho Mirage storm drain system.

The problem is that over the years the soil at the bottom of the basin is losing its percolating ability. This is caused by fine silt, sand and pool filter cleaning residue being flushed into the retention basin. At some point in the future it may be necessary to dig out that clogged soil and replace it. In the mean time we will all need to try to minimize runoff and coordinate pool draining.

### **TERMITE INSPECTION**

During the initial grading of Montage the soil was treated for subterranean termites. The company providing the treatment provided a 5 year guarantee of their work. That 5 year period will be expiring shortly. It is suggested that homeowners contact a reputable firm that provides termite inspections. These are normally done at no cost. If subterranean termites are found, contact Jennifer Zeivel at PPM.

### **WATER RUNOFF**

Homeowners were requested to periodically inspect their landscape irrigation systems while their sprinklers are running for excessive runoff. This costs you money on your water bill, contributes to the problems with the retention basin and will hasten the deterioration of the asphalt on the streets.

This problem is not limited to homeowners with plush landscaping. Desert landscaped yards can also have problems as a result of broken sprinkler heads and irrigation lines.

If you observe excessive runoff either talk to your neighbor or report it to Jennifer Zeivel at PPM

### **DOGS**

Please, if you think you need to walk them to do their "business" other than in your yard - walk them outside the gates. If you observe dogs on yards, please try to identify the home of the dog and report it to Jennifer at PPM. A \$100 fine will be assessed the homeowner.

### **BAGGING TRASH**

When filling your waste container for street pickup please remember to bag all trash carefully. The trash truck drivers frequently "spill" some of the contents of the containers on to their trucks or the street. The likelihood of the spilled trash being spread around the neighborhood is significantly reduced if the trash is in bags. This is especially true for such items as packing materials and shredded documents.

### **NEXT BOARD MEETING**

The next Board meeting will be May 8, 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

Foot note: This is a special opportunity for the Newsletter. It is going out with a special mailing for the results of the Board election at the annual meeting. The newsletter normally has to be submitted to PPM by the 1st of the month to be included in the following month's mail out.