



MONTAGE NEWS - November 2009

Hello again. And welcome back seasonal residents and welcome to our new homeowners. There are several new things happening within Montage. Read the articles below to get some insight as to what is potentially coming with the Newsletter, the website, the perimeter landscaping and the new budget.

Finally, the majority of the problems with occupants parking their cars on the street overnight seem to be resolved. The Board has been working diligently on this for months. And now our efforts are bearing fruit.

The most frustrating thing in this and other rules violation items is that some homeowners ignore repeated requests and fines for infractions. This draws out to process toward correction/compliance with the rules. Many homeowners continually complain about the violations, but the Board must follow the violation procedures contained within the rules. Those procedures take months if there is not voluntary correction/compliance.

Ignoring requests for correction/compliance has only resulted in successive fines of \$100, then \$250, then \$500, then initiation of legal proceedings toward a Court order for enforcement. We have to date ALWAYS been successful in obtaining compliance with the rules. Sometimes it just takes longer.

NEWSLETTER RE-DESIGN PROJECT

The Board will be considering the development of a "new" redesigned Newsletter at the November Board meeting. This would potentially include more articles contributed by Montage homeowners to expand the sense of community, as well as more general interest articles about neighbors and topics "inside the gates."

As mentioned in last month's Newsletter the Board will also be considering adding advertising to the Newsletter, based on a request from a non-Montage resident's firm. The Board would appreciate your feedback. The Board will consider approval at our next meeting

If you have an opinion or would like to participate please contact Jennifer Zeivel at izeivel@ppmineternet.com or 1-760-325-9500.

NEIGHBORHOOD WATCH

Submitted by Pam Price

"Emergency Preparedness Recommendations" from Karen Greenbaum, Commissioner for the City of Rancho Mirage on Emergency Preparedness

1. Secure Your Stuff Conduct a "hazard hunt" to help identify and fix things such as unsecured televisions, computers, bookcases, furniture, unstrapped water heaters, etc. Securing these items now will help to protect you tomorrow.

2. Secure Your Stuff Kitchen - Unsecured cabinet doors fly open during earthquakes, allowing glassware and china to crash to the floor. Push-Open/Push-Close Earthquake Cabinet Latches.

3. Secure Your Stuff Secure refrigerators and other major appliances to walls using earthquake appliance straps.

4. Secure Your Stuff Gas appliances should have flexible connectors to reduce the risk of fire.

5. Secure Your Stuff Collectibles, pottery objects, and lamps can become deadly projectiles. Use either hook and loop fasteners on the table and object, or non-damaging adhesives such as earthquake wax to secure breakables in place. Move heavy items and breakables to lower shelves.

6. Secure Your Stuff Mirrors, framed pictures, and other objects should be hung from closed hooks so that they can't bounce off the walls. Pictures and mirrors can also be secured at their corners with earthquake putty. Only soft art such as tapestries should be placed over beds or sofas.

7. Secure Your Stuff Televisions, stereos, computers and microwaves and other electronics are heavy and costly to replace. They can be secured with flexible nylon straps and buckles for easy removal and relocation.

8. Secure Your Stuff The ground swells and rolls of an earthquake can cause anything resting on shelf or counter tops to fall - TVs, stereos, computers, microwaves, lamps, etc. An easy way to protect against these types of losses is to use Velcro or other similar products.

9. Secure Your Stuff Secure the tops of all top-heavy furniture, such as bookcases and file cabinets, to a wall. Be sure to anchor to the stud, and not just to the drywall. Flexible fasteners such

as nylon straps allow tall objects to sway without falling over, reducing the strain on the studs. Loose shelving can also be secured by applying earthquake putty on each corner bracket.

ARCHITECTURAL & LANDSCAPE

Submitted by Sandy Nips

The A & L Committee will be conducting its semi-annual walk through on Sunday, Nov. 1st. We hope to find nothing to report other than everyone has trimmed their trees, pulled weeds, freshened up paint on gates, shutters, garage doors, etc. Also, we hope that all garage lights are on at night with both bulbs burning. Please take the time to check. It's getting dark much earlier and we rely on those lights as part of our community security.

The winter flowers have been planted and we hope you enjoy the colors. Geraniums and petunias were planted this year.

Please call Personalized Property Management at 1-760-325-9500 to report problems such as broken sprinklers, fallen trees or shrubs, burned out lights, entry/exit gate issues, etc. It isn't necessary for you to try to find a member of the A & L Committee to report problems or issues. If your neighbor is a part-time resident, I'm sure they'll appreciate your help.

We have been slowly making renovations to our perimeter landscape by removing overgrown plants, adding boulders and converting curbside areas to light maintenance desertcape. We will be making these changes in phases and hope that you notice and appreciate the cleaner appearance of the perimeter. We also plan to make a few changes to the retention basin soon.

Thank you for maintaining your property so that Montage can remain a pristine community in this part of the valley

COMMUNITY LANDSCAPE LIGHTS

The maintenance of the developer installed front yard landscape lights is continuing. As mentioned previously, your garage lights are not covered by this program, because occupants can control them from the switch by your front door. So they remain your responsibility and must be on at night. If you did not receive a Switch Lock to aid you in keeping visitors, housekeepers, etc. from turning that switch off, please contact sandynips@hotmail.com

Any homeowner wishing their front yard landscape lights NOT be maintained as part of this program should notify Jennifer Zeivel at jzeivel@ppminternet.com or 1-760-325-9500.

Desert Properties Light Maintenance will be performing the inspections on the first Tuesday of the month and repairs soon after.

NEW MONTAGE WEB SITE DESIGN

The Board will be considering a proposal from a homeowner to design a new "improved" website at the November Board meeting. This version would allow residents to log in directly to our own Montage website without going through the PPM website first.

The plan includes an update of the website design and consideration of some new features which would allow greater interaction among Montage residents, among other improvements.

Bill Lewis, Montage resident, has volunteered to be the Web liaison for our Montage Website. This should improve the timeliness of information available on the website and offer us a "go-to" person for any suggestions you may have relative to site information and features.

Log on to ppminternet.com, click on My Association at the top, click on Associations w existing websites and enter Montage. Current news, security alerts, governing documents (including the Montage Rules) and gate codes are available to registered homeowners. Register online in the Special Services pull down icon.

STREET SWEEPING

Our streets are swept on Thursdays. Please make sure all cars, including service workers, are off the street. Also, be sure that trees are trimmed and don't interfere with the street sweeper.

NEXT BOARD MEETING

The next Board meeting will be Thursday, November 12, 2009 at 3:00 PM at Personalized Property Management 68950 Adelina Road, Cathedral City. The Board will be adopting the 2010 Budget.

Check the community message board on the wall by the retention basin or the web site for the agenda. It will be posted at least 4 days before the meeting.

Tom Tousignant, President