



MONTAGE NEWS - May 2009

Welcome to spring here in the valley. I hope your properties all survived the recent winds without damage. As you probably know there were many trees downed by the winds. Rio del Sol up the street lost 5 of their tall palm trees along Gerald Ford. The crowns were broken off. Luckily Montage did not lose any (this year). We are accumulating funds in our Reserve Account to pay for replacements should any of our palms be destroyed.

Making sure your trees are properly pruned each fall is the best way to prevent losses of branches or entire trees.

NEIGHBORHOOD WATCH

Montage Home Owners Listen Up

ONE STEP BEYOND SECURITY

By Pam Price

There is more homeowners can do to bump up their security routine. According to Steve Kaufer at www.maximumsecurityinfo we all have the potential to decrease our vulnerability factor when it comes to home invasions. First of all says Steve "we all have a security system with door, window and motion sensors that is worth around \$1,500. Whether or not you choose to arm it there are measures you can take to lessen your chances of being a victim."

If your car is in the garage do not open the garage door until you are ready to leave. The least amount of exposure that would invite an intruder starts right here. Make sure your side door in the garage is locked at all times. Keep your patio gate locked from inside whether you are home or not. Some homeowners have a "no solicitors" sign posted. Have the access gate on your side yard locked as well. "Having an alarm system is a deterrent to a thief. It is still necessary to provide the names of neighbors who can be contacted if the alarm is activated, especially for part time residents." Kaufer, who currently has contracts with about 25% of our homeowners, said he offers the first 90 days complimentary with Maximum Security for Montage homeowners signing a one year contract.

Candie Kaufer, a Montage homeowner is the co-owner of Maximum Security. She and her brother Steve Kaufer will provide advice from time to time on security issues for this column.

Next month a report on successful security measures used by neighbors in adjacent gated communities. Remember if you are interested in volunteering for COPS (Citizens on Patrol Services) call (760) 770-0340.

ARCHITECTURAL & LANDSCAPE

The A & L Committee is recommending that homeowners who have fruit trees on their property set out bait traps for rodents. Some residents have reported an increase in rodent feeding which is a good indicator of an increase in the rodent population. They are especially attracted to fruit trees. Please be a responsible neighbor and help with rodent control.

Our mailboxes often become "bulletin boards" for the posting of various notices. If you need to post something, please use the blue "painters" tape. It does not leave the sticky residue as does regular tape and it is easier to remove.

Please remember to keep the sensor switch for your garage lights in the "on" position. Those lights are part of our street lighting and neighborhood watch program. If you would like a switch lock so you don't have to worry about that switch, email sandynips@hotmail.com and we'll see that you get the switch lock. No charge and free installation if necessary. REPEATED FAILURE TO KEEP THESE LIGHTS ON AT NIGHT COULD RESULT IN A VIOLATIONS LETTER AND EVENTUALLY A FINE.

The results of the community walk-through the first week in April found most of the residents of Montage are doing their part as responsible and conscientious homeowners. A few residents do need to do some "refresher" painting of gates, shutters and stucco. Some of us need to pay more attention to turning on those garage lights. Overall, our community continues to show as a very pristine and impressive place to reside.

Please remember to put your trash cans back out-of-sight after the trash truck has emptied them.

The A & L Committee will be submitting its recommendations and bids for painting of the gates, entry cleaning, stop sign costs and new gardeners at the May Board meeting. They have been working hard to make improvements and keep our community beautiful.

FRONT YARD LANDSCAPE LIGHTS

The Board will be reconsidering the new program for maintaining the developer installed front yard landscape lights at the May Board meeting. We have received an opinion from our lawyer expressing concerns over increased liability exposure to the Montage HOA from this program.

For now, 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 325-9500.

At least until the May Board meeting, Desert Properties Light Maintenance is performing the inspections on the first Tuesday of the month and repairs soon after.

WEB SITE

Log on to ppminternet.com, click on Access My Association Website and enter Montage. Current news, security alerts, and gate codes are available to registered homeowners. Register online in the Special Services pull down icon.

We are looking for a volunteer Montage webmaster to work with Jennifer to keep the website up to date and expand its capabilities to provide email alerts of security problems to all registered homeowners.

PARKING

Owners with tenants are reminded that they should provide a copy of the Montage Rules and Regulations to their tenants. If tenants violate the rules; the homeowners will be called in for hearings and possible fines.

Enforcement of the parking rules is now going on in earnest. Flagrant violators are being scheduled for hearings with the Board, potentially resulting in assessment of fines beginning at \$100 and up to \$500 for repeat offences. Homeowners that continue to violate the parking and other rules will be assessed increased fines monthly until the violations end.

On street parking is only allowed for temporary parking by service workers and guests. Residents (including tenants) are expected to park their

vehicles in their garages, with the garage door shut. Parking in the driveway is permitted, however it is not as safe as the garage.

STREET SWEEPING

Our streets are swept on Thursdays. Please make sure all cars are off the street during that time frame.

DOGS

Please, if you think you need to walk them to do their "business" other than in your yard - walk them in the street or outside the gates. If any homeowner observes dogs on peoples 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. Urination on lawns causes large yellow (dead) spots.

NEXT BOARD MEETING

The next Board meeting will be Thursday, May 14, 2009 at 3:00 PM at Personalized Property Management 68950 Adelina Road, Cathedral City.

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*