



MONTAGE NEWS - June 2009

During May we experienced an unusual infestation of flies. We don't normally get infestations until August, when the monsoons blow the flies up from the post-harvest rotting produce in the fields in the South valley.

Homeowners should try to do everything possible to try to minimize the attraction and breeding of flies on their property. This includes washing out trash containers, keeping trash containers closed, picking up and bagging canine droppings from your property.

At the May Board meeting the painting of the entrance gates was approved. The painting should be done soon. They also approved the cleaning of the residue from tape used to post messages on the mailboxes. Bids from commercial firms were obtained; the cost would have been \$550. The A & L Committee has volunteered to do this work in exchange for additional money to go to landscaping improvements. If anyone wishes to volunteer to help them please contact Sandy Nips at sandynips@hotmail.com. Also, if you must post something on the mailboxes, please use blue painters tape – it leaves less residue.

Consideration of a project for refreshing the stamped concrete in the entrances was postponed until the July Board meeting to allow collection of additional information from the bidders. Based on bids obtained this project will cost \$15,000 to \$20,000. It would be funded as maintenance from our Reserve accounts and have a negligible affect on future dues requirements.

NEIGHBORHOOD WATCH

Thanks to our alert homeowners, we have a report that on the morning of May 16th, a homeowner observed "...a strange guy going to the gate on Gerald Ford on Matisse." When observed by a Montage resident e "looked back and went out the Da Vall Gate". The unidentified man was blonde, around 6 ft., skinny/slim. The homeowner observed him walking out the Da Vall gate. This resembled a previous description of a man observed here a few months ago.

Now that summer is upon us and some homes are vacated it is imperative we continue to be vigilant.

It was a year ago June 16th that I was robbed on my driveway, just before midnight. I urge you to be wary of cars that tailgate and might follow you to your home, especially at night.

By reporting any suspicious activity, letting a neighbor know when you are out of town and properly securing your home we will all benefit. The Palm Springs Police Department has a neighborhood watch program and advises homeowners to lock all doors when you leave, even for five minutes and that includes the sliders. Also, keep that garage door closed, even if you are nearby.

For a copy of their Home Security Survey Form call (760) 778 8421.

ARCHITECTURAL & LANDSCAPE

The A & L Committee is happy to announce that the Board approved the hiring of Nissho of California as the new gardeners for Montage. Nissho was a unanimous choice of the A & L Committee during the interview process. We know that they will provide us with all of the landscaping services our community requires to maintain a pristine appearance. Please be patient with them as they familiarize themselves with our needs and requests. Palm trees will be trimmed soon and summer color will be planted as well.

The A & L Committee meets once each month to discuss improvements, violations, and other issues that are relevant to Montage's well being. If you have suggestions or concerns, you may email them to sandynips@hotmail.com. or any member of the committee you know.

Please check regularly to make sure that **both** of the lights above your garage door are lit. Please check to see if some of your exterior trim needs to be painted or perhaps even your stucco. Keeping up appearances helps all of us to maintain higher home values and sales potential.

If you're planning any changes to the exterior of your home that are visible from the street, you need to file a variance request with the A & L Committee. That form is available on the web site, from a committee member or PPM. We try to process requests as quickly as possible so please be thorough with your information when completing the form.

Also, please notify PPM or the A & L Committee if you plan to drain your pool. The water goes in to the retention basin and we need to make sure it doesn't get too much at one time. We also try to avoid having water in the basin if we are spraying for mosquitoes.

Overall, we find that most of our residents are conscientious about their property's appearance. Pat yourselves on the back and keep up the good work.

If you receive a violations letter and are unable to correct the problem within the specified timeline, you should contact Jennifer Zeivel at PPM or one of the members of the A & L Committee to let them know when you will be able to resolve the problem.

Ignoring a violation letter will definitely result in a fine. That fine will increase monthly until the problem is resolved. And all fines will be collected. On the other hand, if you make contact we are very willing to try to work with you to resolve problems with in a reasonable time frame and without any fines.

FRONT YARD LANDSCAPE LIGHTS

The Board has approved the continuation of maintaining the developer installed front yard landscape lights at the May Board meeting. This decision was considering the opinion from our lawyer expressing concerns over increased liability exposure to the Montage HOA from this program. The Board reasoned that the benefits of the program outweighed the risk.

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 325-9500.

Desert Properties Light Maintenance will be 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 still 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

Dog walkers need to keep to the streets. Anyone caught letting their dog urinate or "do their business" on another homeowners property will be assessed a \$100 fine. There are no common areas within the Montage gates, except the retention basin. The areas along the walls by the mailboxes are private property, maintained by the adjacent homeowner. Please respect homeowner's

property and keep your dog on the street area only.

NEXT BOARD MEETING

The next Board meeting will be Thursday, July 9, 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*