



MONTAGE NEWS - July 2009

During June we experienced problems with the Gerald Ford entrance gate. Intermittently the gate would not open. Our gate maintenance company said it was due to a wiring problem. Hopefully they have corrected the problem once and for all.

If you experience problems with the gates in the future, just go to the other gate to enter. And, call PPM at 325-9500 to report the problem.

The perimeter palm trees have now been trimmed for the year. We are working with Nissho of California, our new landscape company to ensure that the problems with debris falling into adjacent yards will not recur in the future. They tried their best to clean up their mess, I hope to the satisfaction of all homeowners affected.

The A & L committee members completed cleaning the old tape residue off the mailboxes. This effort saved the community \$550 in charges by a contractor to do the work. Good work A & L Committee! Sandy Nips recommends that if you have to post things on the mailboxes in the future you use blue painters tape, it leaves less residue.

The painting of the entrance gates should be completed by the time you receive this Newsletter or shortly thereafter.

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. The project would be funded as maintenance from our Reserve accounts and have a negligible affect on future dues requirements.

NEIGHBORHOOD WATCH

By Pam Price

It has become evident after two incidences reported to the Cathedral City Police Department since our last newsletter that more aggressive home security is essential. I recently contacted Maximum Security (770-0777) to have my existing alarm system connected. I recommend their efficient service and excellent introductory offer (3 months complimentary with a one year contract).

I recommend all homeowners consider activating their alarm system regardless of whomever they select.

I urge all homeowners to be monitor any suspicious vehicle or activity in Montage. I have requested extra patrols from the CCPD but it still remains our responsibility to report anything irregular by calling 770 0303. You will be asked for the address where this is observed.

In May a part time homeowner, at the time out of town, was the victim of a break in. Two white trucks were seen on the resident's driveway, the next night the home was broken into from the backyard, with glass doors smashed.

Should you notice anything similar it would be wise to check with your neighbor to report unidentified vehicles in their driveway. Collectively we can make a difference.

ARCHITECTURAL & LANDSCAPE

It has been reported that several homeowners have not had their front and back yard palm trees pruned to date. The flowers from the trees blow into your neighbor's pools. They clog pool filters and absorb the chlorine in the pool. Also, if left on the trees, they will develop fruit – attracting flies and rats. If you haven't had your pruned yet – it is time to now.

If you receive a violation letter and have already resolved or are in the process of resolving the violation, please notify Jennifer Zeivel at izeivel@ppminternet.com or 325-9500.

COMMUNITY LANDSCAPE LIGHTS

In early June vandals struck our perimeter light fixtures along Da Vall again. It cost the Association \$733.70 to repair the damage. If you observe any such activity please notify the Cathedral City Police and Jennifer Zeivel. It sure would be nice to be able to send the bill to some kid's parents.

The maintenance of the developer installed front yard landscape lights is continuing. Last month the photocells for 13 homes were replaced. These are the "eyes" on the side of one of the posts for your landscape lights. If the photocell isn't

working your lights will either not work or stay on all the time.

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 zeivel@ppmineternet.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 ppmineternet.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. If parking

in driveway, please make sure the vehicle is not hanging out in the street.

STREET SWEEPING

Our streets are swept on Thursdays. Please make sure all cars are off the street.

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.

Keeping your backyards free of dog feces will help to eliminate fly problems.

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