



## **MONTAGE NEWS - September 2009**

Summer is almost over, so we will be glad to see more Montage homeowners back. I hope this letter finds you well and ready to begin another beautiful fall season.

The August Newsletter generated more feedback than I have ever received. I thank the many people that are reading it.

First, I made a mistake, I misrepresented the Montage Rules in the August Newsletter by saying all resident's cars must be parked in the garages. The actual Rules on parking are as follows:

### **B. PARKING (Rules, Page 8)**

No parking is permitted in safety zones, by fire hydrants, in front of mailboxes or in any manner that impedes mail delivery.

1. Occupants' automobiles shall be parked in garages or driveways only. Garage doors may not be left open except as temporarily necessary or while used for entering or exiting.
2. On-street parking is limited to guest vehicles not to exceed 72 hours in one seven (7) day period. Exceptions to this rule require prior approval by the Board of Directors. Vehicles of an employee or agent of an occupant are not considered guest vehicles and shall be parked in garages or driveways of the occupant only, except temporary parking by house cleaners, gardeners, pool service, and other service persons serving the occupant lot. (added January 21, 2005)
3. Temporary overnight parking of commercial vehicles is prohibited without prior permission of the Association's property management.
4. All vehicles or other items parked or stored in violation of the rules will be subject to immediate tow away or such other action deemed necessary by the Board of Directors or the Property Manager. All costs incurred, including attorneys' fees, will be charged to the owner of the unauthorized vehicle and/or the Owner of the applicable Lot.

5. The Association, acting through the Board of Directors, reserves the right to issue warnings, which may be written or verbal, and fines when appropriate, but the issuance of such warnings shall not constitute a condition prior to the removal of any vehicle, parked or stored or in violation. Fines may be issued, when appropriate without prior notice or warning.
6. No vehicle may be double-parked. Any unattended vehicle which is double-parked may be towed without notice.

I thank the owner that pointed out my error. Please read the Rules and make sure if you have guests or tenants that they are familiar with the Rules. Homeowners are responsible if the Rules are violated by anyone at their property. Note the entire Rules and other governing documents are available on the website.

The towing contract is in place and we expect to receive the required signs for posting at the entrances shortly. Towing will commence within a week of their installation.

Also, on dog walking - no we are not really going to "capture" the offending dogs that "go" on people's yards. As was pointed out by one homeowner - the dogs are not the problem, their handlers are the problem. Efforts are intensifying to catch the offenders. At least two homeowners have installed surveillance cameras. Please report any offenders observed.

## **NEIGHBORHOOD WATCH**

Submitted by Pam Price

A Montage resident on Dali reported a suspicious situation at their front screen. It appeared someone attempted to pry off the screen. The resident had been previously robbed of personal effects earlier this year, as the suspect gained entry by removing a screen in the bedroom, reaching through the opening to pilfer her jewelry. This incident was reported to the Cathedral City Police Department.

I bring this up because all residents should be cognizant of any attempts to gain entry. I continue to urge every resident to inform a

neighbor if they plan to be out of town, whether for a few days or a few months. If you haven't already armed your residence, consider doing so now. Maximum Security offers 90 days complimentary when you sign a one year contract. Call 770 0777 for details.

## **ARCHITECTURAL & LANDSCAPE**

Submitted by Sandy Nips

As winter season approaches, it will be safe to work outdoors without getting sunstroke. So take a look around and get started on those "freshen up" projects. Also, September and October are great months to trim your deciduous trees and we have noticed that many trees need to be trimmed. Some of the palm trees also are in need of a trim. The street sweeper has to have clearance of trees in order to clean the area in front of your house.

Don't forget to paint areas that are looking faded. Our desert sun is hard on our paint.

Large rodents have been observed climbing over the walls to get into yards that have lots of fruit trees or flowering palm trees. Please help control the rodent population by setting out bait traps or other means to eliminate those critters and trim your palm trees to eliminate the temptation of rodents.

The Gerald Ford entrance will be refreshed the last week in September. It will be necessary for you to use the Da Vall entrance/exit only at this time. It will take about a week for completion. We will be posting reminders before the work begins. The Gerald Ford entrance and exit will be blocked off from use. Please help us in notifying vendors once we have the exact dates.

Please tell your neighbors if you observe burned out garage lights, overspray or broken sprinklers... It takes all of us to keep the community looking its best.

Please notify PPM if you plan to drain your pool. Remember, that water goes in to the retention basin and it takes several days for it to percolate into the soil, thus becoming a breeding area for mosquitoes. And more specifically, the Board will be considering contracting for the pumping of the retention basin dry well during September. The cost is by the number of gallons of waste water that is pumped. More waste water greater cost.

## **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](mailto: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](mailto: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.

## **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, September 10, 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**