



MONTAGE NEWS - October 2009

Welcome back seasonal residents and welcome to our new homeowners. I hope you all like the new look of the Gerald Ford entrance. The Board will be looking for your feedback at the March 20, 2010 Annual Homeowner meeting. This will determine whether to do similar refurbishing of the Da Vall entrance.

At the March 2010 Annual meeting we will also have elections for 4 members of the Board. Please think about running and becoming involved in your Community. Applications for the ballot will be transmitted in January. Ballots will be sent in February. It is very important that you send in or bring your ballot to the Annual Meeting. With the current State laws, ballots received before the beginning of the Annual Meeting will determine if a quorum is achieved. If not, the meeting and election will be legally required to adjourning to a later date. This occurred in 2007 and resulted in a \$10 Special Assessment to offset the additional, unbudgeted cost for additional ballots, meeting room and Inspector of Elections expenses.

In case you didn't notice, Montage had a partial power outage the night of September 11th. Power was out on Gerald Ford, most of Matisse and most of Da Vinci. It was on again before morning. The good news is that the Gerald Ford entrance gate battery backup system worked perfectly. The entrance gates opened and remained open until power was restored. This gate is our only means of entering and exiting Montage during a power outage.

The towing contract is in place, the signs are in place and we will be towing resident's vehicles habitually parked on the street after a warning is posted to the vehicle. If you or your guests find a notice on your windshield that you think is in error call Jennifer at PPM immediately or the vehicle will be towed the NEXT time it is observed parked in violation of the Montage Rules.

ADVERTISIZING IN THE NEWSLETTER

The Board is considering adding advertising to the Newsletter, based on a request from a non-Montage owner owned firm. The Board would appreciate your feedback on this cost

offsetting/revenue generating option. The Board will consider approval at their next meeting

If there are no serious objections, the Board desires that any Montage homeowner that wishes to participate be given priority in the placement of their advertising. Those would be followed by advertising from non-Montage resident's firms.

If you have an opinion on this please contact Jennifer Zeivel at jzeivel@ppmineternet.com or 325-9500.

If you would like to participate, also contact Jennifer. She will provide the current rate structure.

NEIGHBORHOOD WATCH

Submitted by Pam Price

Any homeowner with a blue V-91 sign in their yard, are you aware that this company no longer exists? Could the burglars know that? I recommend anybody who has this sign displayed remove it immediately. This is a false sense of security and a total waste and plus home is not armed.

Now let's talk about windows. Candy Kaufer, of Maximum Security says "as the weather improves residents may wish to keep their windows open." She recommends "if your home is monitored, contact your security company and have them install a secondary contact which allows your window to be open and your system armed. Go to your local hardware store and purchase an inexpensive 'window lock' and have this installed so it locks your window at the position where you have your secondary alarm contact installed.

Continue to be vigilant about your garage door in the closed position and make sure your front patio light is on every night. Together we can upgrade our security and make Montage a safer, secure neighborhood.

If you have any recommendations email me at: pamprice57@gmail.com

ARCHITECTURAL & LANDSCAPE

Submitted by Sandy Nips

Mesquite trees continue to be a problem for residents. We had 3 homeowners' trees fall within the past month and four were removed from curbside on Da Vall due to leaning and falling. **PLEASE** keep your mesquite trees thinned out and properly trimmed so you do not have the expense of having them removed. It's time to have any deciduous trees trimmed, if you have not done so.

The semi-annual walk through will be the first week in November, so please freshen up your property's appearance. Check your garage lights and communicate with your neighbor if you see their lights not on nightly.

We continue to keep the community's appearance as one of our top priorities. We ask that you help us in that endeavor.

Nissho of Ca., our Montage gardeners, recommends that homeowners buy a product called Talstar and treat all of your agaves with it. There is an agave beetle that shows no preference for variety and is attacking all species of agaves. Play it safe and protect your desert plants. It's easy to apply. It's recommended the treatment be applied in November.

Also, please make sure you trim trees in your back yard so that fruit, blooms and leaves are not dropped into your neighbors' yards. We are receiving complaints that some trees have not been trimmed for two or more years and rats are running along the walls to get to the fruit. Please be considerate and a good neighbor.

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 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, 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.

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